

**MINUTES OF THE MEETING OF THE
VILLAGE OF RIVER FOREST
ZONING BOARD OF APPEALS**

November 9, 2023

A meeting of the River Forest Zoning Board of Appeals was held at 7:30 pm on Thursday, November 9, 2023, in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

I. CALL TO ORDER

Chairman Martin called the meeting to order. Meeting started by calling roll. Upon roll call the following persons were:

Present: Chairmen Martin, Members Dombrowski, Plywacz, Shoemaker, Davis, Lucchesi, Price

Absent:

Also present at the meeting:

Luke Masella, Deputy Village Clerk

Anne Skrodzki, Village Attorney,

Clifford Radatz, Secretary.

II. APPROVAL OF THE MINUTES FROM THE MEETING OF THE ZONING BOARD OF APPEALS ON OCTOBER 12, 2023

A **MOTION** was made by Member Plywacz and seconded by Member Lucchesi to approve the minutes from the October 12, 2023, meeting.

Ayes: Members Dombrowski, Shoemaker, Plywacz, Price, Lucchesi, Davis

Nays:

Motion passed.

III. PUBLIC HEARING – ZONING VARIATION REQUEST FOR 214 GALE AVENUE – BUILDING HEIGHT OF AN ACCESSORY STRUCTURE.

Secretary Radatz swore in those who wished to testify.

Chairmen Martin invited the applicant to the podium to present the application.

Ms. Kristin Vogel, owner of the property, gave background on the application for a variance at 214 Gale Avenue. She stated that they are asking for the variance to make the garage architecturally compatible with the size of their home.

Member Dombrowski asked if there will be any differences in the size of the footprint.

Ms. Vogel stated the footprint will be very similar to the existing garage.

Member Plywacz asked if the garage will be closer to the property lines.

Ms. Vogel confirmed the proposed garage would be closer to the rear property line.

Chairmen Martin asked Ms. Vogel if they would like to state the hardship that the applicants face.

Ms. Vogel stated the hardship is the need for architectural consistency between the garage and the home. Ms. Vogel also noted that they attempted to keep the garage as small as possible.

Chairmen Martin asked if anyone else in the audience would like to speak regarding the variance application.

Member Shoemaker asked why the relocation for the garage is needed.

Ms. Vogel stated they would like more room to utilize their backyard. She also noted they plan to utilize permeable pavers for the new surfaces in the backyard.

Member Lucchesi asked if there is a bathroom in the existing garage.

Ms. Vogel stated no.

Member Lucchesi asked why a bathroom is proposed for the new garage.

Ms. Vogel stated that it would be for people to utilize when in the backyard so as to not have to go inside the home.

Chairmen Martin asked the applicant why they did not address other portions of Section 10-8-6-A of the Village code regarding habitable living spaces in accessory buildings. He noted that the applicant is seeking two variances, one for height and another for the creation of a habitable space.

Ms. Vogel stated that she thought a bathroom by itself would not count as a habitable living space.

The Architect for the project, David Moriello, asked the Board if the bathroom would be permissible if it was placed at grade level.

Chairmen Martin stated that that design is not currently in the plans before the Board.

Chairmen asked if the applicant thought the Board would overlook the second-floor bathroom.

Ms. Vogel and Mr. Moriello apologized and stated they were not attempting to sneak the bathroom through the application process.

Laura Maychruk, a neighboring homeowner, made public comment in support of the requested variance.

Chairmen Martin closed the public hearing portion of discussion.

Member Dombrowski asked Secretary Radatz if the applicant would need two variances for the second-floor bathroom.

Mr. Radatz stated only one variance would be needed because the portions of code regarding height and habitable spaces for accessory buildings are in the same section of code.

Ms. Davis stated she was concerned with the objections raised by the emails from neighbors that were not in favor of the variance.

A **MOTION** was made by Member Dombrowski and seconded by Member Price to recommend approval of the proposed variation to Section 10-9-6 (Height Regulations for an Accessory Structure) to the Village Board of Trustees for 214 Gale Avenue.

Ayes: Members Dombrowski, Shoemaker, Price

Nays: Chairmen Martin, Members Davis, Lucchesi, Plywacz

Motion failed.

IV. NEXT MEETING

Next meeting is scheduled for December 14, 2023

V. PUBLIC COMMENT

Rainier Ramos, representing a Mosaic Montessori school, asked the Board for a Special Use permit to allow them to open a new school at 7777 Lake Street, which is located in the C3 Zone.

Chairmen Martin asked if the applicant has filed an application yet.

Rainier stated they have not.

Chairmen Martin stated the Board cannot consider this request until they file an application.

Chairmen Martin told Mr. Rainier to contact Matt Walsh regarding the application.

The Zoning Board discussed the proper procedures to be followed to apply for a Special Use Permit.

VI. ADJOURNMENT

A Motion was made by Member Lucchesi, seconded by Member Davis to Adjourn.

Ayes: Chairmen Martin, Members Dombrowski, Plywacz, Shoemaker, Davis, Lucchesi,
Price

Nays:

Motion Passed.

Meeting Adjourned at ^{8:07}~~7:37~~ p.m.

Respectfully Submitted:



Clifford E. Radatz, Secretary



Date: 12/14/2023

Frank Martin, Chairman
Zoning Board of Appeals