

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

November 14, 2024

A meeting of the River Forest Zoning Board of Appeals was held at 7:30 pm on Thursday, November 14, 2024, 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 at 7:30 pm. Meeting started by calling roll. Upon roll call the following persons were:

Present: Chairman Frank Martin Members Gary Dombrowski, Chris Plywacz, Mary Shoemaker and Corina Davis

Absent: Member Ron Lucchesi and Sheila Price

Also present at the meeting: Jessica Spencer, Assistant Village Administrator, Clifford Radatz, Secretary, and Anne Skrodzki, Village Attorney.

**II. APPROVAL OF THE MINUTES FROM THE MEETING OF THE ZONING BOARD OF APPEALS ON OCTOBER 17, 2024**

Chairman Martin asked if there were any comments about the minutes from the last meeting, there were none.

**A MOTION** was made by Member Dombrowski and seconded by Member Plywacz to approve the minutes from the October 17, 2024 meeting.

Ayes: Members Dombrowski and Plywacz

Nays: None

Motion passed. Chairman Martin and Members Shoemaker, and Davis were not in attendance at the last meeting and therefore abstained from this vote.

**III. APPROVAL OF FINDINGS OF FACT FOR THE ZONING VARIATION REQUEST FOR 506 EDGEWOOD PLACE**

Chairman Martin introduced the Findings of Fact and asked for any corrections or additions, there were none.

**A MOTION** was made by Member Dombrowski and seconded by Member Plywacz to approve the findings of fact for the zoning variation request for 506 Edgewood Place.

Ayes: Members Dombrowski and Plywacz

Nays: None

Motion passed. Chairman Martin and Members Shoemaker, and Davis were not in attendance at the last meeting and therefore abstained from this vote.

#### **IV. APPROVAL OF FINDINGS OF FACT FOR THE ZONING VARIATION REQUEST FOR 1105 PARK AVENUE**

Chairman Martin introduced the Findings of Fact and asked for any corrections or additions, there were none.

**A MOTION** was made by Member Dombrowski and seconded by Member Plywacz to approve the findings of fact for the zoning variation request for 1105 Park Avenue.

Ayes: Members Dombrowski and Plywacz

Nays: None

Motion passed. Chairman Martin and Members Shoemaker, and Davis were not in attendance at the last meeting and therefore abstained from this vote.

#### **V. CONTINUATION OF PUBLIC HEARING – ZONING VARIATION REQUESTS FOR 633 ASHLAND AVENUE**

Chairman Martin introduced the topic, explaining that the public hearing was opened at the October meeting and was continued to tonight as the original publication listed one variation, instead of two.

The property owner, Steve Hoover, introduced himself in the event of additional discussion. As he was sworn in at the last meeting, he was not sworn in again this evening. There was no additional discussion or public comments, so the public hearing portion was closed.

**A MOTION** was made by Member Dombrowski and seconded by Member Plywacz to recommend to the Village Board of Trustees the approval of variations to Sections 10-9-5 and 10-9-7 for 633 Ashland Avenue.

Ayes: Members Dombrowski, Shoemaker, Davis, and Plywacz

Nays: None

Abstain: Chairman Martin

Motion passed.

Chairman Martin stated that the motion passed with a vote of 4-0. Attorney Skrodzki clarified that the draft findings of fact will be updated to reflect this vote, but no other changes would be made unless directed by this committee.

#### **VI. APPROVAL OF FINDINGS OF FACT FOR THE ZONING VARIATION REQUEST FOR 633 ASHLAND AVENUE**

**A MOTION** was made by Member Dombrowski and seconded by Member Plywacz to approve the findings of fact for the zoning variation request for 633 Ashland Avenue.

There was no additional discussion.

Ayes: Members Dombrowski, Shoemaker, Davis, and Plywacz

Nays: None

Abstain: Chairman Martin

Motion passed.

#### VII. PUBLIC COMMENT

John Becvar, RF Township Supervisor, as well as Trustee Helene Connelly introduced themselves to the committee. He explained that he has been working with President Adduci and Village Administrator Walsh to collaborate, when possible, on aging in place and other aging topics. In addition, the Supervisor's office introduced Trustee Connelly as a liaison to this committee.

Chairman Martin clarified that this committee considers applications from residents and projects directed by the Board. Supervisor Becvar understood.

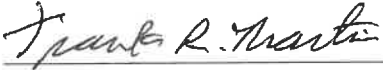
#### VIII. ADJOURNMENT

A **MOTION** was made by Member Davis to dismiss the meeting, seconded by Member Plywacz to adjourn. A unanimous voice vote passed the motion.

Meeting Adjourned at 7:39 p.m.

Submitted:

  
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Clifford E. Radatz, Secretary

  
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Frank Martin, Chairman  
Zoning Board of Appeals

Date: 3/13/2025