



**RIVER FOREST  
ZONING BOARD OF APPEALS  
MEETING AGENDA**

A meeting of the River Forest Zoning Board of Appeals will be held on Thursday, April 10, 2025, at 7:30 P.M. in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

All interested parties are invited to comment on the matters before the Zoning Board of Appeals. If you cannot attend the public hearing but would like to provide input on this matter to the Zoning Board of Appeals you may submit your comments in writing to Clifford Radatz, Building Official, no later than 12:00 Noon on the date of the public hearing. You may also submit your public comments via email in advance of the meeting to: Clifford Radatz at [cradatz@vrf.us](mailto:cradatz@vrf.us). Public comments and any written comments will be read into the public meeting record.

You may listen to the meeting by clicking here: <https://us02web.zoom.us/j/86531530216> or participating in a telephone conference call as follows, dial-in number: 1-312-626-6799 with meeting id: 86531530216

If you would like to participate over the phone, please contact Clifford Radatz by telephone at (708) 714-3557 or by email at [cradatz@vrf.us](mailto:cradatz@vrf.us) by 12:00 pm on the day of the meeting.

- I. Call to Order
- II. Approval of the Minutes from the meeting of the Zoning Board of Appeals on March 13, 2025
- III. Approval of Findings of Fact for the Zoning Variation Request for 633 William Street
- IV. Public Comment
- V. Adjournment

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

March 13, 2025

A meeting of the River Forest Zoning Board of Appeals was held at 7:30 pm on Thursday, March 13, 2025, 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 a roll call the following persons were:

Present: Chairman Frank Martin, Members Gary Dombrowski, Chris Plywacz, Mary Shoemaker, Ron Lucchesi, and Sheila Price

Absent: Member Corina Davis

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

**II. APPROVAL OF THE MINUTES FROM THE MEETING OF THE ZONING BOARD OF APPEALS ON NOVEMBER 14, 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 Lucchesi and seconded by Member Dombrowski to approve the minutes of the November 14, 2024, meeting.

Ayes: Chairman Martin, Members Dombrowski, Plywacz, Shoemaker, Price, and Lucchesi

Nays: None

Motion passed.

Attorney Skrodzki swore in those who wished to testify.

**III. PUBLIC HEARING – ZONING VARIATION REQUEST FOR 633 WILLIAM STREET – SECONDARY FRONT YARD SETBACK**

Chairman Martin introduced the applicants, Tyler and Tina Lamkey, who presented their application. Mr. Lamkey explained that they wish to move the garage 17 feet closer to the sidewalk, which would allow for a larger play area in the backyard.

Member Lucchesi asked what the applicants intend to do with the remaining cement pad. Mr. Lamkey said it would be turned into a basketball court.

Member Shoemaker asked what is the setback from the sidewalk? Mr. Lamkey said that it would be 3' 6".

Chairman Martin noted that the conditions that he must meet may not be applicable to other properties in the same zoning classification. He said that he noted several properties in the neighborhood that do have the same zoning classification, so how has the applicant satisfied this standard for a variation requirement? Mr. Lamkey responded that 18 other properties in the same area have the same set up as he requests. However, his is shorter than other lots in the vicinity. He also noted other homes in the area have other differences, such as an alley or additional space on their property.

Chairman Martin asked if there were any concerns regarding the lot coverage due to the driveway, Assistant Spencer noted that the Building Official had not noted any concerns in his memo. Mr. Lamkey noted that the lot coverage would remain the same, as the movement of the garage would cover the existing driveway space.

Brian Curtis, a neighbor of the applicant, said he had a question about drainage. He noted that there were drainage issues on his property with the existing garage and wanted to make sure there wouldn't be additional concerns on his property.

Mr. Lamkey said that the drainage off the garage currently goes down two downspouts down the back of the structure, and once moved, the drainage will be directed away from this resident's property. Mr. Curtis asked if the slab was even, and Mr. Lamkey responded that yes, the slab was even.

The public portion of the hearing was closed.

Member Plywacz noted that a smaller property makes sense to allow for the movement of the garage, because of safety concerns. Member Dombrowski agreed.

**A MOTION** was made by Member Dombrowski and seconded by Member Plywacz to approve the zoning variation request for 633 William Street.

Ayes: Chairman Martin, Members Dombrowski, Plywacz, Shoemaker, Price, and Lucchesi

Nays: None

Motion passed.

#### **IV. PUBLIC COMMENT**

There was none.

#### **V. ADJOURNMENT**

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

Meeting Adjourned at 7:47 p.m.

Submitted:

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Clifford E. Radatz, Secretary

\_\_\_\_\_

Date: \_\_\_\_\_

Frank Martin, Chairman  
Zoning Board of Appeals

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**VILLAGE OF RIVER FOREST ZONING BOARD OF APPEALS  
FINDINGS OF FACT AND RECOMMENDATION REGARDING  
VARIATION RELATED TO SECONDARY FRONT YARD SETBACK  
AT 633 WILLIAM STREET**

**WHEREAS**, petitioners Tyler Lamkey and Tina Lamkey (the “Petitioners”), owners of the property located at 633 William Street in the Village of River Forest (“Property”), requested certain variation from the Village of River Forest’s secondary front yard setback requirements and from the minimum lot size regulations pursuant to Section 10-9-7 of the Village of River Forest Zoning Ordinance (“Zoning Ordinance”) related to the construction of a garage (the “Variation”). The Property is located in the R-2 Single-Family (Detached) Residential Zoning District; and

**WHEREAS**, the Village of River Forest Zoning Board of Appeals (“Board”) held a public hearing on the question of whether the requested Variations should be granted on March 13, 2025, and was held as required by Section 10-5-4(E) of the Zoning Ordinance. At the public hearing, all persons present and wishing to speak were given an opportunity to be heard and all evidence that was tendered was received and considered by the Board; and

**WHEREAS**, public notice in the form required by law was given of said public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said public hearing in the *Wednesday Journal*, a newspaper of general circulation in the Village, there being no newspaper published in the Village. In addition, notice was mailed to surrounding property owners; and

**WHEREAS**, at the public hearing on March 13, 2025, the Petitioners provided information and testimony regarding the requested Variation, testifying, among other things, that the proposed addition would be a relocation of the existing detached garage structure onto what is currently a paved driveway on the lot; and

**WHEREAS**, the Board, having considered the criteria set forth in Section 10-5-4 of the Zoning Ordinance, by a vote of 6 – 0, recommends to the Village President and Board of Trustees that the requested Variation for the Property be APPROVED.

**NOW, THEREFORE**, the Board makes the following findings of fact and recommendations pursuant to Section 10-5-4(E)(2) of the Zoning Ordinance:

**FINDINGS OF FACT**

1. **The physical surroundings, shape, or topographical conditions of the Property constitute a specific hardship upon the owner as distinguished from an inconvenience if the strict letter of the regulations were to be carried out.** The evidence presented at the public hearing established the unique characteristic of the Property that constitutes a specific hardship on the Petitioners, as the Property is situated

on a corner lot with an unusually narrow lot depth. The Board finds this standard has been met.

2. **The aforesaid unique physical condition did not result from any action of any person having an interest in the property, but was created by natural forces or was the result of governmental action, other than the adoption of the Village's Zoning Regulations, for which no compensation was paid.** The Board finds this standard has been met, as the location of the buildings on the Property were established when the structure was built, well before the Petitioner purchased it.

3. **The conditions of the Property upon which the petition for Variations is based may not be applicable generally to other property within the same zoning classification.** The Board found that the conditions on the Property are unique, as the 147' lot depth coupled with the existing setback requirements results in the majority of the rear yard being dedicated to driveway and garage, which the Petitioner seeks to reduce. The Board finds this standard has been met.

4. **The purpose of the Variations is not based predominately upon a desire for economic gain.** The Petitioners noted that their desire for the Variations is not predominantly for economic gain, but instead to allow for them to make the best and safest use of the Property and enhance its livability by increasing the yard space. The Board finds this standard has been met.

5. **The granting of the Variations is not detrimental to the public welfare or unduly injurious to the enjoyment, use, or development value of other property or improvements in the neighborhood in which the Property is located.** The proposed addition would relocate an existing detached garage, which would improve the exterior appearance of the Property by increasing yard and green space, and therefore would not be detrimental to the value of those surrounding properties. In addition, the relocation would bring improvements to drainage by reducing the hardscape and altering the dispersing of water on the site. The Board finds this standard has been met.

6. **The granting of the Variations will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.** The addition would not interrupt the already adequate supply of light or air to the surrounding properties, as it involves a relocation of an existing structure. The Board finds this standard has been met.

7. **The granting of the Variations will not unduly tax public utilities and facilities in the area of the Property.** If granted, the Variation would not unduly burden public utilities or facilities in the area of the Property. This Board finds this standard was met.

8. **There are no means other than the requested Variations by which the hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the Property.** The testimony and evidence presented at the public

hearing showed that the relocation of the detached garage would significantly increase the livability and safety of the Property. The Board finds this standard has been met.

**RECOMMENDATION**

The Board, by a vote of 6-0, for the reasons stated above, recommended to the Village President and Board of Trustees that the proposed Variation to relocate a detached garage on the Property in the R-2 Single-Family (Detached) Residential Zoning District be APPROVED.

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**Frank Martin**  
**Chairman**

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**Date**

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