



VILLAGE OF RIVERSIDE, ILLINOIS  
PLANNING AND ZONING COMMISSION SPECIAL MEETING  
Minutes

*I. Call to Order:*

The Special Meeting of the Village of Riverside Planning and Zoning Commission was held on Wednesday, September 15, 2023. Chairperson Henaghan called the Special Meeting to order at 7:00 p.m.

*II. Roll Call*

Commissioner Mathews  
Commissioner Marhoul  
Commissioner Miller  
Commissioner Layng  
Commissioner Brom  
Chairperson Henaghan

*Absent:* Commissioner Pelletier

*Also Present:* Village Planner Cyran

*III. Visitors, Petitions, Citizen Requests, and Communications:*

None.

*VI. New Business:*

A. PZ 23-0006 – Variations to Parking Lot Requirements – 2710 S. Harlem Avenue

1. PUBLIC HEARING to consider an application for variations from Section 10-9-5 (Perimeter Parking Lot Landscaping) to allow a landscape buffer of 7 feet, 11 inches wide between Harlem Avenue and the parking lot on 2710 S Harem Avenue.

Assistant Village Manager Ashley Monroe provided background information on the property and described the request for variation.

Chairperson Henaghan swore in Dr. Nourahmadi. Dr. Nourahmadi stated the request is to reduce the width of the landscape buffer between Harlem Avenue and the parking lot by 1 foot from what was previously approved.

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Dr. Nourahmadi also mentioned the previously approved site plan included a fence along the western property line, abutting the alley. He requested the Commission's input on whether the fence could be removed to allow vehicles to access the alley.

Assistant Village Manager Monroe clarified that, while the Commission can discuss removing the fence, a site plan review would be required to formally revise the site plan to remove the fence. She also noted the Village Board recently approved a change to the traffic pattern that would require vehicles exiting the alley to turn right onto Berkeley Road.

Commissioner Mathews proposed the Commission address the request for a variation before discussing the fence. Chairperson Henaghan and Commissioner Marhoul agreed.

Commissioner Marhoul noted there is 1 foot of grass between the property line and the sidewalk. While an approximately 8-foot landscape buffer is proposed, it will appear to be 9 feet wide due to the extra foot of grass on the adjacent property.

2. DISCUSSION, MOTION, AND RECOMMENDATION by the Planning and Zoning Commission to the Village Board regarding the request for a variation set forth in 4.A.1 above.

Commissioner Marhoul moved that the Commission recommend approval of the variation since the change is fairly minimal and the area in question will still have a 9-foot landscaped area. Commissioner Layng seconded the motion.

Commissioner Henaghan reviewed the standards for a variation:

- a) Because of a particular physical or other unusual condition of the specific property involved, a particular hardship or practical difficulty to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out. Such conditions may include, but are not limited to, the presence of an existing use or structure, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extra-ordinary physical condition peculiar to and inherent in the subject property that amounts to more than a mere inconvenience to the owner and that relate to or arises out of the lot and/or the structures thereon rather than the personal situation of the current owner of the lot.

The Commission agreed this standard was met.

- b) The purpose of the variation is not based primarily upon a desire to increase financial gain.

The Commission agreed this standard was met.

- c) The alleged difficulty or hardship has not been created by any person presently having an

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interest in the property.

The Commission agreed this standard was met.

- d) The conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification.

The Commission agreed this standard was met.

- e) The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

The Commission agreed this standard was met.

- f) The granting of the variation will not alter the essential character of the neighborhood.

The Commission agreed this standard was met.

- g) The proposed variation will not impair an adequate supply of light or air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

The Commission agreed this standard was met.

The Commissioners voted on the motion to recommend approval of the request.

AYES: Commissioners Brom, Mathews, Layng, Miller, Marhoul ,and Henaghan.

NAYS: None.

**Motion passed 6-0.**

Chairperson Henaghan then revisited the issue of the fence along the rear property line. She noted that previous approvals of the site were contingent on there being a fence along the rear property line and that the site would not have access to the public alley. Henaghan would like to see more information on the traffic flow and the impact of the traffic on the adjacent residential properties.

Commissioner Mathews noted this is a sensitive topic and that some residents in the area have expressed concerns about traffic flow in the area. He would like additional information before discussing this further.

Commissioner Miller stated that more information about traffic engineering in that area is needed before turning a 16-foot-wide public alley into a public thoroughfare.

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Commissioner Marhoul said additional coordination with the Village in the form of a comprehension plan is needed before decision can be made about the fence.

Commissioner Brom agreed with the other Commissioner's comments and said additional information is needed. Commissioner Layng noted that he wasn't on the Commission when the site plan was reviewed and he would like additional information as well.

Assistant Village Manager Monroe thanked the Commissioners for their comments and said this will direct further discussion with Dr. Nourahmadi and Village staff. If there are any changes to the site plan, the revised plan will be brought to the Commission for review.

VIII. *Information:*

None.

- IX. *Adjournment:* Motion to adjourn by Commissioner Marhoul, seconded by Commissioner Layng.  
AYES: Commissioners Mathews, Marhoul, Miller, Layng, and Brom, and Chairperson Henaghan.  
NAYS: None  
**Motion passed.**

Meeting adjourned at 7:18 p.m.