

# PUBLIC MEETING AGENDA - VILLAGE OF RIVER GROVE, COOK COUNTY, ILLINOIS



## LEGAL NOTICE

NOTICE AND AGENDA OF A HEARING OF THE ZONING BOARD OF APPEALS CONCERNING THE VARIANCE APPLICATION OF LUIS E COLMENARES TO ALLOW FOR A DETACHED GARAGE AT 8720 PALMER STREET AND A SIDE YARD SET-BACK LESS THAN 10% AT 8718 PALMER STREET; AND PROPOSED TEXT AMENDMENTS BY THE BOARD OF TRUSTEES UNDER ORDINANCE NO. 2025-27 (SIGN REGULATIONS) AND ORDINANCE NO. 2025-28 (ALLOW INDOOR ENTERTAINMENT AND INDOOR RECREATION IN MANUFACTURING DISTRICTS)

**TUESDAY, JANUARY 13, 2026 AT 7:00 PM**

Senior Community Center/ Courtroom, 2607 N Thatcher Ave, River Grove, IL 60171

(All cell phones must be silenced or turned off prior to and during all meetings of the Board)

Prior to and at the Public Hearing on Tuesday, January 13, 2026, all interested persons may file with the Village Clerk written comments and may be heard orally with respect to any issues regarding the Application for Variance of Luis E Colmenares and the proposed text amendments under Ordinance No. 2025-27 and Ordinance No. 2025-28. Written comments are invited and may be sent in advance of the Public Hearing to the River Grove Village Clerk, 2621 Thatcher Ave, River Grove, Illinois 60171, or by email to [publiccomment@rivergroveil.gov](mailto:publiccomment@rivergroveil.gov).

Any individual may email any public comments to [publiccomment@rivergroveil.gov](mailto:publiccomment@rivergroveil.gov). Emails received by 5 p.m. the night of the meeting will be read or summarized during the public comment session. Individuals desiring to attend the public meeting in person will be heard.

## AGENDA

(1) **CALL TO ORDER:** By Chairperson of the Zoning Board of Appeals (Time: \_\_\_\_\_)

(2) **ROLL CALL ATTENDANCE; Establishment of Quorum:** By Secretary of the Board:

Linda Snyder       Mario Novelli       George Obrzut       Joseph Kosik  
 Donald L. McElhattan       Craig Matz       Mabel Dieterle

(3) **NOTICE:** Acknowledging Publication and Notice of the Public Hearing by the Secretary or Counsel for the Board, and presentation of the Certificate of Publication.

(4) **PRESENTATION OF APPLICATION FOR THE NECESSARY VARIANCE FOR A STAND ALONE GARAGE AND NON-CONFORMING SIDE YARD SET BACK.**

- a. List of all property owners within 250' of the subject property.
- b. Affidavit of Service of Notice of Hearing on all property owners within 250' of the subject property, including copies of certified mail receipts, return receipts and undelivered notices.
- c. Evidence of posting of notice of the public hearing on the subject property.
- d. Evidence of ownership of the subject property.

- e. Plat of survey of the subject property.
- f. Site location map of all properties within 200 feet of the subject property.
- g. Evidence in support of the variance to the approved multi-family dwelling unit development presented by applicant.

(5) COMMENTS AND QUESTIONS FROM THE BOARD MEMBERS

(6) COMMENTS AND QUESTIONS FROM THE PUBLIC (provide name and address)

(7) BOARD DISCUSSION AND RECOMMENDATION

**(8) PRESENTATION OF ORDINANCE NO. 2025-27 AND ORDNANCE NO. 2025-28 REGARDING  
TEXT AMENDMENTS TO SIGN REGULATIONS AND ALLOWING INDOOR ENTERTAINMENT  
AND INDOOR RECREATION AS A SPECIAL USE IN THE MANUFACTURING DISTRICTS**

(9) COMMENTS AND QUESTIONS FROM THE BOARD MEMBERS

(10) COMMENTS AND QUESTIONS FROM THE PUBLIC (provide name and address)

(11) BOARD DISCUSSION AND RECOMMENDATION

(12) **ADJOURNMENT** (Time: \_\_\_\_\_ )