



**LEGAL NOTICE  
ZONING BOARD OF APPEALS  
RIVER FOREST, ILLINOIS**

Public Notice is hereby given that a public hearing will be held by the Zoning Board of Appeals (ZBA) of the Village of River Forest, County of Cook, State of Illinois, on Thursday, January 9, 2020 at 7:30 p.m. in the First Floor Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois on the following matter:

The ZBA will consider an application for a major zoning variation submitted by Chris and Dionna Plywacz, owners of the property at 243 Park Avenue, who are proposing to construct a second story addition to an existing one-story residence on a corner lot and rebuild a first story roof to match an existing non-conforming front and secondary front yard setback.

Section 4-8-5 of the Village Code provides the Zoning Board jurisdiction to hold public hearings and offer recommendations to the Village Board concerning variations to Zoning Ordinance.

The applicant is requesting a variation to Section 10-8-5 that would allow the property to have a Lot Coverage equal to 33.8% of the Lot Area. The Zoning Ordinance allows a maximum Lot Coverage equal to 30% of the Lot Area. The applicant is also requesting a variation to Section 10-8-7 that would allow a front yard setback of 31 feet 3 ½ inches and a secondary front yard setback of 3 feet 1¼ inches. The Zoning Ordinance requires a minimum front yard setback of 31 feet 5¼ inches and a secondary front yard setback of 13 feet.

The legal description of the property at 243 Park Avenue is as follows: LOT 1 (EXCEPT THE SOUTH 2 FEET) OF BLOCK 4 IN CONWAY'S RESUBDIVISION OF RANSON'S SUBDIVISION OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

A copy of the application will be available to the public at Village Hall and on the Village's website at [www.vrf.us/zoningvariation](http://www.vrf.us/zoningvariation) no less than 15 days prior to the public hearing. The Zoning Board of Appeals meeting packet will also be available at [www.vrf.us/meetings](http://www.vrf.us/meetings) no less than 48 hours prior to the public hearing.

All interested persons will be given the opportunity to be heard at the public hearing. **For public comments to be considered by the Zoning Board of Appeals and Village Board of Trustees in their decision, they must be included as part of the public hearing record.** Interested persons can learn more about how to participation in the hearing by visiting [www.vrf.us/zoningvariation](http://www.vrf.us/zoningvariation).

Sincerely,  
Lisa Scheiner  
Secretary, Zoning Board of Appeals