



## PUBLIC HEARING NOTICE: APPLICATION FOR MAJOR ZONING VARIATION 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, September 10, 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 Shaun and Julie Krueger, owners of the property at 346 Park Avenue, who are proposing to construct a second story addition onto the existing home.

The applicants are requesting a major variation to Section 10-9-7 that would allow the north wall of the home, which has a non-conforming side yard setback of 2.98 feet, to increase in height from one story to two stories. The applicants are also requesting a variation for a roof overhang of 1'-6" at the second floor level, resulting in a setback of only 1.48 feet to the roof edge.

The Zoning Ordinance prohibits any increase in height of a wall which maintains a non-conforming side yard setback. The Zoning Code requires the roof eave to have a minimum 3-foot side yard setback.

You are receiving this notice because our records indicate that you own property within 250 feet of the subject property.

A copy of the application and meeting agenda 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.

You are welcome to review the application, send correspondence, attend the public hearing, submit evidence, and provide testimony at the public hearing. **For your comments to be considered by the ZBA and Village Board of Trustees in their decision, they must be included as part of the public hearing record.** 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 at [cradatz@vrf.us](mailto:cradatz@vrf.us) or by mailing them to 400 Park Avenue, River Forest, IL 60305. You are also welcome to contact Mr. Radatz at 708-366-8500 if you have any questions. In preparing your comments to the ZBA, please discuss whether or not you believe the application meets the standards that the ZBA must consider when reviewing the application. Those standards are:

1. The physical surroundings, shape, or topographical conditions of the specific property involved will bring a specific hardship upon the owner as distinguished from an inconvenience if the strict letter of the regulations were to be carried out;
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 this Zoning Title, for which no compensation was paid;
3. The conditions upon which the petition for variation is based may not be applicable generally to other property within the same zoning classification;
4. The purpose of the variation is not based predominantly upon a desire for economic gain;
5. The granting of the variation shall not be 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; or,

6. The proposed variation 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;
7. That the granting of the variation would not unduly tax public utilities and facilities in the area;
8. That there is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.

Once the ZBA concludes the public hearing, its members will make a recommendation to the Village Board of Trustees whether the variation should be granted. You will receive notice no less than seven days prior to the date of the Village Board Meeting where the zoning variation application and ZBA's recommendation will be considered.

Sincerely,  
Clifford Radatz  
Secretary, Zoning Board of Appeals

The legal description of the property at 346 Park Avenue is as follows:

LOT 25 IN RIVER FOREST PARK HOMES SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 14446645 IN THE VILLAGE OF RIVER FOREST, IN COOK COUNTY, ILLINOIS.