

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, August 10, 2023, 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 Alfredo Moreno, owner of the property at 7821 Thomas Street, who is proposing to construct a one story addition onto the existing home.

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 major variation to Section 10-9-7 of the Zoning Ordinance.

Section 10-9-7 of the Zoning Ordinance (10-8-7-B) requires the primary building to maintain a setback from the rear property line not less than fifteen percent of the depth of the lot or twenty six feet two inches, whichever is greater. The proposed addition to the house will have a setback of 5 feet to the western portion of the rear lot line and the roof eave will have a 3 foot setback.

The legal description of the property at 7821 Thomas Street is as follows:

THE EAST 60 FEET OF LOT 22 AND EAST 60 FEET OF THE SOUTH 20 FEET OF LOT 23, THE EAST 80 FEET OF THAT PART OF LOT 23 LYING NORTH OF SOUTH 20 FEET THEREOF AND EAST 80 FEET OF LOT 24 ALL IN HENRY E. GRAVES SUBDIVISION OF BLOCK 10 IN SNOW AND DICKINSON'S ADDITION TO RIVER FOREST BEING A SUBDIVISION OF PARTS OF SECTIONS 1 AND 2, 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 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 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 participate in the hearing by visiting www.vrf.us/zoningvariation.

Sincerely,
Clifford Radatz
Secretary, Zoning Board of Appeals