



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, July 13, 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.

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.

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 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.

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 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 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.