

**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, May 11, 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 major zoning variations submitted by Frank and Jennifer Lesniak, owners of the property at 7960 Chicago Avenue, who are proposing to construct a one story addition onto the existing home and construct a new detached garage.

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 applicants are requesting major variations to Section 10-9-5, 10-9-6, and 10-9-7 of the Zoning Ordinance.

Section 10-9-5 of the Zoning Ordinance (10-8-5) allows a maximum Lot Coverage of 30 percent of the lot area. The proposed additions and the new detached garage will increase the Lot coverage to approximately 32.55 percent.

Section 10-9-6 of the Zoning Ordinance (10-8-6-A) allows a maximum height for accessory buildings of 18 feet, (as measured from Grade, which as defined by the Zoning Ordinance is the elevation at the public walk). The height of the proposed detached garage is 19 feet 8 ½ inches.

Section 10-9-7 of the Zoning Ordinance (10-8-7-C-2-c) requires Accessory buildings to maintain a minimum 3 foot setback from the rear and side property lines when the accessory building is located in the rear thirty percent of the lot. The proposed detached garage is proposed to have a 1 foot 6 inch setback from the north property line (the rear lot line).

The legal description of the property at 7960 Chicago Avenue is as follows:

LOT 13, 14 AND 15 AS A TRACT (EXCEPT THE WEST 63 FEET AND EXCEPT THE EAST 104 FEET THEREOF), IN ALBERT T. VAN ALSTYN'S SUBDIVISION OF BLOCK 4 IN SNOW AND DICKSON'S ADDITION TO RIVER FOREST, MAP OF SAID VAN ALSTYN'S SUBDIVISION RECORDED JULY 26, 1892, AS DOCUMENT 1706742, IN BOOK 52 OF PLATS PAGE 46, IN SECTION 4, 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 participate in the hearing by visiting [www.vrf.us/zoningvariation](http://www.vrf.us/zoningvariation).

Sincerely,  
Clifford Radatz  
Secretary, Zoning Board of Appeals