

**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, October 17, 2024, 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 Matt and Liz Heintz, owners of the property at 1105 Park Avenue, who are proposing to construct accessory structures on the property.

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 the Zoning Ordinance.

The applicants are requesting major variations to Section 10-9-7 of the Zoning Ordinance.

Section 10-9-7 of the Zoning Ordinance (10-8-7-C-1) requires the minimum side yard setback to be equal to 10 percent of the lot width or 5 feet, whichever is greater. The minimum required side yard setback for this property is 20 feet. The applicants propose to construct an accessory pergola structure with a setback of 13'-6" from the north property line and an accessory outdoor fireplace with a setback of 8'-5" from the north property line.

Section 10-9-7 of the Zoning Ordinance (10-8-7-A) requires a front yard setback based on the average of the existing front yard setbacks of the homes along the same side of the street and on the same block. The average front yard setback has been calculated to be 52.43 feet. The applicants propose to construct an accessory pergola structure with a setback of 44'-7" from the west property line.

The legal description of the property at 1105 Park Avenue is as follows:

LOTS 7 AND 8 IN BLOCK 3 IN SUBDIVISION OF PART OF NORTHWOODS, BEING THE NORTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 1, 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 7 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