

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, March 13, 2025, 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 Tyler Lamkey and Tina Lamkey, owners of the property at 633 William Street, who are proposing to relocate the existing accessory garage structure on the lot.

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 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-A-2) requires "On the secondary street the front yard shall be a minimum of thirteen feet for a fifty foot wide lot,...". The applicants are proposing to relocate the existing accessory garage structure so that it will have a setback for the Secondary Front Yard of 3'-6" from the north property line to the face of the building, and 2'-0" from the north property line to the face of the roof eave.

The legal description of the property at 633 William Street is as follows:

LOT 36 IN THE SUBDIVISION OF BLOCK 12 OF QUICK'S SUBDIVISION OF THAT PART LYING NORTH OF LAKE STREET OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Zoning Board of Appeals meeting packet, which includes a copy of this zoning variation application, will 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