



**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 of the Village of River Forest, County of Cook, State of Illinois, on Thursday, July 11, 2019 at 7:30 p.m. at the Community Room of the Municipal Complex, 400 Park Avenue, River Forest, Illinois on the following matter:

The Zoning Board of Appeals will consider a zoning variation application submitted by James Durham, owner of the property at 1201 Park Avenue, who is proposing to construct a detached shed accessory building.

The applicant is requesting a variation to Section 10-9-7 that would allow the shed to be constructed with a setback in the Secondary Front Yard of 15 feet.

For a corner lot, the Zoning Code requires a minimum Front Yard setback of 13 feet along the secondary street for a fifty-foot-wide lot, and requires the setback to be increased by two feet for each five-foot increase in lot width, up to a maximum secondary front yard depth of twenty-five feet. For this lot the required Secondary Front Yard setback is 25 feet.

The legal description of the property at 1201 Park Avenue is as follows:

PARCEL 1: THE SOUTH HALF OF THAT PART OF THE WEST 3 ACRES LYING SOUTH OF THE NORTH 450 FEET AND NORTH OF THE SOUTH 90 FEET THEREOF OF THE SOUTH 18 ACRES OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY. ILLINOIS.

PARCEL 2: THE NORTH 50 FEET OF THE SOUTH 90 FEET OF THE WEST 3 ACRES OF THE SOUTH 18 ACRES OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

All interested persons will be given the opportunity to be heard at the public hearing. A copy of the meeting agenda will be available to the public at the Village Hall.

Clifford Radatz
Secretary
Zoning Board of Appeals