

**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, June 9, 2022 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 Karuna and Viresh Rawal, owners of the property at 1443 Forest Avenue, who are proposing to construct a two story addition onto the existing home.

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 10-9-7 that would allow the north wall of the home, which has a non-conforming side yard setback of 2.76 feet, to be extended at the First Floor level by 5 feet matching the non-conforming setback of 2.76 feet. They are also requesting a variation to extend the north wall at the Second Floor level by 25 feet 2 ½ inches matching the non-conforming setback of 2.76 feet.

The Zoning Ordinance allows additions to buildings which do not meet the side yard setback requirement, but the setback of the addition must maintain either a three-foot side yard or a side yard that is the same width as the current side yard, whichever is wider; and the length of the addition is limited to a length of twenty feet.

The legal description of the property at 1443 Forest Avenue is as follows:

LOT 1 IN CELANO'S SUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 6 IN OWNER'S SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST 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 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