



**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, 2019 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 Bayard & Michele Elfvin, owners of the property at 535 Monroe Avenue, who are constructing an addition onto the existing home.

The applicants are requesting major variations to Sections 10-9-5 and 10-9-6 of the Zoning Ordinance for the purpose of allowing the attic addition to remain which had been inadvertently constructed in violation of the Floor Area and Building Height regulations.

As constructed, the attic includes approximately 474 square feet of area which is defined as Floor Area by the Zoning ordinance, increasing the floor area ratio to 0.454. Section 10-9-5 (10-8-5) of the Zoning ordinance limits the floor area ratio to a maximum of 0.40.

As constructed, the knee walls at the north and south sides of the attic are approximately 3'-4" high. The definition of "Half Story" from section 10-3-1 of the Zoning ordinance limits the height of perimeter knee walls to 2 feet, and any level which exceeds the limits of the definition is considered to be a full story. Consequently, the attic level is considered to be a third story. Section 10-9-6 (10-8-6) of the Zoning ordinance limits the height of buildings to two and one-half stories.

The legal description of the property at 535 Monroe Avenue is as follows:

LOT 18 IN BLOCK 6 IN THE SUBDIVISION OF THE NORTH 600 FEET OF BLOCK 6 AND BLOCK 13 (EXCEPT LOT 1 IN THE COUNTY CLERK'S DIVISION OF SAID BLOCK 13) IN QUICK'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF LAKE STREET, IN COOK COUNTY, ILLINOIS.

A copy of the application and meeting agenda 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