

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, May 11, 2023, 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 Paul A. Harding, FAIA and Cheryl Harding, owners of the property at 559 Ashland Avenue, who are proposing to construct a detached Garage.

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 a variation to Section 10-9-7 (10-8-7-C-2c) that would allow the roof overhang of the proposed garage to project 2 feet into the required setback at the south side of the property. The Zoning Code requires a 3-foot side yard setback for accessory buildings which are located in the rear thirty percent of the lot, but allows the roof overhang to project 1 foot into the required yard setback.

The applicants are also requesting a variation to Section 10-9-6 (10-8-6-A) of the Zoning Code which limits accessory structures to eighteen feet in height. The applicants propose to construct a garage with a height of 20 feet.

The legal description of the property at 559 Ashland Avenue is as follows:

LOT 34 IN BLOCK 2 IN PART OF RIVER FOREST, BEING A SUBDIVISION OF PART OF SECTION 12 AND 11, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, SURVEYED FOR THE SUBURBAN HOME MUTUAL LAND ASSOCIATION, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 23, 1890 IN BOOK 43 OF PLATS PAGE 20, AS DOCUMENT 1291334, 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 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 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