

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, November 14, 2024, 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 Steven Hoover, owner of the property at 633 Ashland Avenue, who is proposing to construct an addition onto the existing house.

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 major variations to Sections 10-9-5 and 10-9-7 of the Zoning Ordinance.

Section 10-9-5 of the Zoning Ordinance (10-8-5) allows a maximum Floor Area Ratio of 0.40 (40 percent of the lot area). The proposed addition will increase the Floor Area Ratio to approximately 0.4572.

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 proposed addition has a setback for the Secondary Front Yard of 13'-2" from the north property line to the face of the building. The roof eave has a depth of 2'-0", so that the setback to the fascia board of the eave is only 11'-2".

The legal description of the property at 633 Ashland Avenue is as follows:

LOT 44 IN BLOCK 2 IN RIVER FOREST, BEING A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SURVEYED FOR THE SUBURBAN HOME MUTUAL LAND ASSOCIATION ACCORDING TO THE PLAT THEREOF RECORDED JUNE 23, 1890 AS DOCUMENT 1291334, 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