



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, September 10, 2020 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 a major zoning variation submitted by Brad Ament and Georgina Fabian, owners of the property at 7820 Augusta Street, who are proposing to construct a one 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 a major variation to Section 10-9-5 that would allow the addition to increase the Lot Coverage area from 3,107 square feet (31.68% of the Lot Area), to 3,569 square feet (36.39%). The Zoning Ordinance allows a maximum Lot Coverage of 30% of the area of the lot.

The applicants are also requesting a major variation to Section 10-9-7 that would allow the north wall of the addition to the home to have a rear yard setback of 5'-6 3/8" from the north property line to the wall, and a setback of 3'-7 3/8" to the fascia board of the roof overhang of the addition. The Zoning Ordinance requires a minimum rear yard setback equal to 15 % of the Lot depth or 26'-2", whichever is greater.

The legal description of the property at 7820 Augusta Street is as follows:

THE EAST HALF OF LOT 13 (EXCEPTING FROM SAID TRACT THE WEST 6 INCHES THEREOF) AND THE EAST HALF OF THE SOUTH 40 FEET OF LOT 14 IN HENRY E. GRAVES SUBDIVISION OF BLOCK 10 IN SNOW AND DICKINSON'S ADDITION TO RIVER FOREST, A SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 1 AND THE EAST 17 ACRES OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT PARTS CONVEYED TO THE CHICAGO AND WISCONSIN RAILROAD COMPANY), 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