



**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 of the Village of River Forest, County of Cook, State of Illinois, on Wednesday, December 20, 2017 at 7:30 p.m. at the Community Room of the Municipal Complex, 400 Park Avenue, River Forest, Illinois on the following matter:

The Zoning Board of Appeals will consider a zoning variation application submitted by Carla and Mark Tomassini, owners of the property at 1431 Monroe Avenue, who are proposing to construct an addition onto the existing home.

The applicants are requesting variations to Section 10-9-7 of the Zoning Code for the purpose of removing the existing one-story north wall of the building which maintains a non-conforming side yard setback of 3'-0", and to reconstruct a new two-story wall at the same non-conforming setback, and which will reproduce the non-conforming combined side yard setback of 12.3% of the lot width. The Zoning Code requires a minimum 5'-0" side yard setback (10% of the lot width) and a combined side yard setback equal to 25% of the lot width.

The applicants are also requesting a variation to Section 10-9-5 of the Zoning Code that requires that the Floor Area Ratio (FAR) not exceed 0.40 for lots less than twenty thousand square feet in area. The FAR of the existing house is approximately 0.3177. The applicants propose to construct an addition that will increase the FAR to 0.4858.

The legal description of the property at 1431 Monroe Avenue is as follows:

LOT 5 IN BLOCK 5 IN O. C. BRAESE'S SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

All interested persons will be given the opportunity to be heard at the public hearing. A copy of the meeting agenda will be available to the public at the Village Hall.

Clifford Radatz
Secretary
Zoning Board of Appeals