



**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 Thursday, May 13, 2010 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 Scott and Julie Moller, owners of the property at 1006 Forest Avenue. The applicants wish to construct a masonry garden wall (fence) in the secondary front yard along the south and west property lines. Section 4-8-4 of the Village Code provides the Zoning Board jurisdiction to hold public hearings and offer recommendations to the Village Board concerning variations to the fence code.

The applicants seek a variation to Section 4-8-3(A) of the Village Code which states that the height of a fence in the secondary front yard shall be limited to a maximum height of four feet. The applicants propose to construct the masonry wall five feet in height. The applicants also seek a variation to Section 4-8-2(B) of the Village Code which states that the setback of the fence be equal to or greater than the lesser of the front yard setbacks of the buildings located on said corner lot or adjacent interior lot. The applicants propose to construct the masonry wall with a setback that ranges between zero and five feet from the south property line. The secondary front yard setback at 1006 Forest Ave (said corner lot) is 27.25 feet, and the front yard setback at 7922 Augusta St (adjacent interior lot) is 27.9 feet. The lesser of the two setbacks is at 1006 Forest Ave. Therefore, the required setback of the masonry wall is 27.25 feet.

The legal description of the property at 1006 Forest Avenue is as follows:

THE EAST 169 FEET 9 INCHES OF LOT 11 AND THE EAST 169 FEET 9 INCHES OF LOT 12 IN BLOCK 7 IN WEIL AND VINSON'S SUBDIVISION OF BLOCKS 1 & 7 IN SNOW AND DICKENSON'S ADDITION TO RIVER FOREST, BEING 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, 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.

Phil Cotter
Secretary
Zoning Board of Appeals