

LEGAL NOTICE/NOTICE OF PUBLIC HEARING

Notice is hereby given to all interested persons that the City of Berwyn Zoning Board of Appeals will hold a public hearing on Wednesday, the 18th day of January, 2017, in the City of Berwyn Council Chambers on the second floor, located at 6700 West 26th Street, Berwyn, Illinois, at the hour of 7:00 P.M. or as soon thereafter as the business of the Zoning Board of Appeals permits, to consider the following:

The request of Petitioner Jorge Jimenez for a Conditional Use to operate a Banquet Hall use, and for a Variation for a reduction in the required number of parking spaces at property located in the C-2 General Commercial Zoning District at 6505 – 6511 W. Cermak Road, Berwyn, Illinois, and legally described as follows:

LOTS 1, 2, 3, 4 AND 5 IN BLOCK 3 IN GROH AND CHRISTIAN'S SUBDIVISION OF THE NORTH ½ OF THE NORTH EAST ¼ OF THE NORTH EAST ¼ OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS: 16-30-205-004-0000, 16-30-205-005-0000, 16-30-205-006-0000 & 16-30-205-007-0000
COMMONLY KNOWN AS: 6505-6511 W. Cermak Road, Berwyn, Illinois.

The Petitioner seeks to redevelop the existing funeral home building(s) into a banquet hall and four (4) residential apartments. Modifications to the buildings are interior only; no exterior modifications are planned. The banquet hall/meeting room use requires a conditional use in order to operate in the C-2 General Commercial Zoning District. The Petitioner also requests a Variation from Section 1258.11 (Off-Street Parking and Loading) and Section 1276.06 (Compliance with Parking Requirements When Changing Use) of the Zoning Code of the City of Berwyn requiring parking to comply with Code requirements where buildings are converted to a use permitted in the C-2 General Commercial Zoning District. Petitioner proposes to retain the current sixteen (16) spaces provided on-site.

During the Public Hearing the Zoning Board of Appeals will hear testimony from and consider any evidence presented by persons interested to speak on this matter. In addition, objections and other comments, if any, relating to the proposed Conditional Use and Variation request may be submitted to the Building Director, 6700 West 26th Street, Berwyn, Illinois, prior to 4:00 P.M. the day of the Public Hearing.

The Public Hearing may be continued from time to time without further notice, except as otherwise required under the Illinois Open Meetings Act.

Dated this 30th Day of December, 2016

By Order of the City of Berwyn Zoning Board of Appeals
Lance Malina, Executive Secretary.