

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 21st day of December, 2016, 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 Berwyn Apartments, L.P./Rodger Brown, for a Variation to allow first floor residential units and a Variation for a reduction in required parking spaces at property located in the C-2 General Commercial Zoning District at 3133-3137 S. Oak Park Avenue and at 3145 S. Oak Park Avenue, Berwyn, Illinois, and legally described as follows:

LOTS 33 THROUGH 38, BOTH INCLUSIVE, IN BLOCK 2 IN BERWYN, BEING A SUBDIVISION OF BLOCKS 4, 5, 12, 13, 20, 21, 28, 29, 34, 35, 36 AND 39 IN LAVERGNE, BEING A SUBDIVISION OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS: 16-31-200-013-0000 and 16-31-200-014-0000

COMMONLY KNOWN AS: 3133 – 3137 S. Oak Park Avenue, and 3145 S. Oak Park Avenue, Berwyn, Illinois

The Petitioner seeks to redevelop the existing three (3) story hotel building on the property into 28 apartments, and to demolish an existing retail space for use as parking for the residential apartments. First floor residential units are prohibited in the C-2 General Commercial Zoning District, and a variation is therefore required from Section 1258.04 (Conditions of Residential Use) of the Zoning Code of the City of Berwyn in order to allow the proposed first floor residential units. The Petitioner also requests a Variation from Section 1254.10(E) (Off-Street Parking) requiring one parking space per dwelling unit for multi-family buildings, in order to provide 23 parking spaces, instead of the 28 spaces required for the building by the Zoning Code of the City of Berwyn.

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 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 4th Day of December, 2016

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