

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 19th day of April, 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 Phillip Degeratto for a Variation to locate professional and/or commercial business office uses in an A-1 Single-Family Residential Zoning District, at the address commonly known as 3309 S. Harvey Avenue, Berwyn, Illinois, and legally described as follows:

PARCEL 1: LOTS 14 AND 15 IN BLOCK 12 IN SONNENSCHNEIN AND SOLOMON'S SECOND ADDITION TO LAVERGNE IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 16 AND 17 IN BLOCK 12 IN SONNENSCHNEIN AND SOLOMON'S SECOND ADDITION TO LAVERGNE, A SUBDIVISION OF BLOCKS 5, 6, 11 AND 12 IN CHEVIOT'S FIRST DIVISION IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 16-32-121-024-0000

COMMONLY KNOWN AS: 3309 S. Harvey Avenue, Berwyn, Illinois

Petitioner desires to convert the property from its former group home use to leasable professional and/or commercial business office use. Professional and commercial business office uses are not permitted in the A-1 Single-Family Zoning District and a variation to allow such use is therefore required.

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 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 March, 2017

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