

CITY OF BERWYN

LEGAL NOTICE/NOTICE OF PUBLIC HEARING

Notice is hereby given to all interested persons that the City Council of the City of Berwyn will hold a public hearing on Tuesday, the 23th day of August, 2022, 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 City Council permits, to consider the following:

The request of the City of Berwyn (the “Applicant”), for approval of a Map Amendment to rezone property located within what is presently the I-Industrial Zoning District, at the address commonly known as 3100 S. Ridgeland Avenue, Berwyn, Illinois (the “Property”) (also designated in some County websites as 6415 Stanley Avenue). The Map Amendment proposes rezoning the Property to a C-3 Depot Mixed-Use Zoning District designation. The Property proposed to be rezoned is legally described as follows:

ALL THAT PART OF LOT 1 LYING EAST OF A LINE DRAWN PARALLEL WITH THE WEST LINE OF SAID LOT FROM A POINT IN THE NORTH LINE THEREOF 32.39 FEET EAST OF THE NORTHWEST CORNER THEREOF AND EXTENDING ACROSS SAID LOT TO THE SOUTH LINE THEREOF, IN LYLE’S RESUBDIVISION (EXCEPT LOT 21 AND DEPOT LOT) IN FLEMING AND SILL’S RESUBDIVISION OF BLOCK 1 IN FLEMING AND SILL’S SUBDIVISION OF BLOCK 1 TO 16 IN LAVERGNE AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3100 S. RIDGELAND AVENUE, BERWYN, ILLINOIS.

PIN: 16-31-206-003-0000

The Property is currently improved with a 1000 square foot single-story masonry garage building. The Applicant proposes the Map Amendment to C-3 Depot Mixed-Use Zoning District in order to help make this corner parcel more conducive to development, given its location, surrounding and nearby uses, and unusual shape.

A Map Amendment allowing the Property presently located in the I-Industrial Zoning District at 3100 S. Ridgeland Avenue to be rezoned to a designation of C-3 Depot Mixed-Use Zoning District may be granted where the standards applicable to a map amendment set forth in Section 1252.03 of the Zoning Code of the City of Berwyn are found to have been met.

During the Public Hearing the City Council 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 Map Amendment request may be submitted to City Clerk Margaret Paul at mpaul@ci.berwyn.il.us, or at 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 8th Day of August, 2022

By Order of the City of Berwyn City Council Margaret
Paul, City Clerk