

## **VILLAGE OF RIVERSIDE, ILLINOIS NOTICE OF PUBLIC HEARING**

Notice is hereby given to all interested persons that a public hearing before the Planning and Zoning Commission of the Village of Riverside will be held on Wednesday, January 5, 2022 at 7:30 p.m., or as soon thereafter as the business of the Planning and Zoning Commission may permit, in Room 4 of the Riverside Township Hall, 27 Riverside Road, Riverside, Illinois, to consider an application from 2720 Harlem LLC/Milad Nourahmadi for a Special Use Permit to allow a parking lot as a primary use at 2710 S. Harlem Avenue in the B1-C Zoning District or, in the alternative, a special use to allow parking in front of a building in the B1-C Zoning District, in the event the 2710 S. Harlem Property is combined with the existing adjacent property at 2720 S. Harlem (which special use applies depends on final design). Site Plan approval and variations related to the parking lot are also sought. It is anticipated that the parking lot will serve the adjacent commercial properties.

Application No.: PZ21-04

Petitioner: 2720 Harlem LLC – Milad Nourahmadi

Property Commonly Known As: 2710 S. Harlem Avenue

PINs: 15-25-407-018-0000 and 15-25-407-019-0000

The Property is legally described as follows:

LOTS 10 AND 11 IN HENRY GROH AND COMPANY’S SUBDIVISION OF THAT PART OF BLOCK 1 LYING SOUTH OF THE ILLINOIS CENTRAL RAILROAD AND THAT PART OF BLOCK 2 LYING NORTH OF RIVERSIDE PARKWAY IN CIRCUIT COURT PARTITION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Proposed Special Use: To grant a special use allowing a parking lot as a principal use (Section 10-5-9/Table 4 (Business Districts Permitted Uses)) at 2710 S. Harlem Avenue in the B1-C Zoning District or, in the alternative, a special use pursuant to Section 10-8-5(A)(2) to allow parking in front of a building in the B1-C Zoning District in the event the 2710 S. Harlem Property is combined with the existing adjacent property at 2720 S. Harlem (which special use applies depends on final design).

Proposed Variations: The variations sought include, but may not be limited to:

- A variation from Section 10-9-7 (Buffer Yards) of the Riverside Zoning Ordinance, which establishes buffer yards where a B1 District abuts a residential district or a single or two family residential use. The buffer yard variation is needed to avoid or limit the required minimum 5’ width and 6’ high visual barrier at the rear of the property and to accommodate proposed parking lot design;

- A variation from Section 10-9-5 (Perimeter Parking Lot Landscaping) of the Riverside Zoning Ordinance, which requires a parking lot landscaping area at least 10' in width along the portion of a parking lot fronting a public street. A buffer of less than 10' is currently proposed;
- A variation from Section 10-8-4 (Design of Off Street Parking Spaces), subsection (A) (Dimensions Of Spaces And Aisles) to allow a two-way drive aisle of less than 24' (if necessary based on final design);
- Such other variations as may be necessary based on any special use and site plan approvals given or conditions imposed for creation of the parking lot as a principal use or as part of the adjacent property to the south.

The above application is available for inspection at the office of the Village Clerk, 27 Riverside Road, Riverside, Illinois 60546. During the Public Hearing the Planning and Zoning Commission will hear testimony from and consider any evidence presented by persons interested to speak on these matters. Persons wishing to appear at this hearing may do so in person or by attorney or other representative and may speak for or against the proposed variations and special use. Communications in writing in relation thereto may be filed at such hearing or with the Planning and Zoning Commission in advance by submission to the Village's Building Department at 27 Riverside Road, Riverside, Illinois prior to 4:00 p.m. on 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 17th day of December, 2021

Jill Mateo, Chairperson  
Planning and Zoning Commission