

## **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, March 22, 2023 at 7:00 p.m., or as soon thereafter as the business of the Planning and Zoning Commission may permit, in the Riverside Township Hall, Room 4, 27 Riverside Road, Riverside, Illinois, to consider an application for variations from Section 10-7-3 (Accessory Structures and Uses), Section 10-7-4 (Permitted Encroachments), Section 10-8-9 (Required Off Street Parking Spaces), Section 10-9-5 (Perimeter Parking Lot Landscaping), and Section 10-9-6 (Interior Parking Lot Landscaping) of the Village of Riverside Zoning Ordinance. The variations are sought to install a 4-foot-tall black wrought iron style fence that encroaches into the Akenside Road street yard for a length of approximately 189 feet along Akenside Road; to install two, 4-foot-tall black wrought iron style fences that encroach into the Akenside Road street yard for lengths of approximately 183 feet and 173 feet perpendicular to Akenside Road; to install a 20-foot-tall PVC-coated chain link backstop fence that encroaches approximately 21 feet into the Akenside Road street yard, approximately 167 feet from the street; to build an approximately 282 square foot refuse enclosure within the Akenside Road street yard, approximately 150 feet from the street; to install a 10-foot-wide sidewalk instead of the maximum 5 feet wide sidewalk perpendicular to Akenside Road that encroaches into the street yard for a length of approximately 188 feet; to build a parking lot with 87 spaces instead of the required 114 spaces; to allow the perimeter parking lot landscape buffer from Akenside Road to be less than 10 feet wide near two parking spaces; to install 12 interior landscape medians instead of the required 17 medians for the proposed 87 parking spaces; and to install 8 interior landscape medians that are smaller than required.

Application No.: PZ 23-0002

Petitioner: Riverside School District 96

Property Commonly Known As: 94 and 100 Akenside Rd and 61, 63, and 65 Woodside Rd, Riverside, Illinois

PINs: 15-36-104-049-0000; 15-36-104-044-0000; 15-36-104-048-0000; 15-36-104-024-0000; and 15-36-104-023-0000

Variations:

The variations sought include, but may not be limited to, variations from the following sections of the Riverside Zoning Ordinance: variations from Section 10-7-3 (Accessory Structures and Uses), which states that fences shall be a maximum of 6 feet in height, that fences shall not be located in street yards, and that refuse enclosures shall not be located in street yards; a variation from Section 10-7-4 (Permitted Encroachments), which states sidewalks up to a maximum of 5 feet in width are permitted in street yards; a variation from Section 10-8-9 (Required Off Street Parking Spaces), which requires the site to have 114 off-street parking spaces; a variation from Section 10-9-5 (Perimeter Parking Lot Landscaping), which requires a 10-foot-wide landscape buffer between the parking lot and the property line; and variations from Section 10-9-6 (Interior Parking Lot Landscaping),

which requires 17 landscape medians for the proposed 87 parking spaces and requires landscape medians to be a minimum of 144 square feet in area.

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. Communications in writing in relation thereto may be filed at such hearing or with the Planning and Zoning Commission in advance by submission to Village Planner Anne Cyran via email at [acyran@riverside.il.us](mailto:acyran@riverside.il.us) or delivered to the attention of Village Planner Anne Cyran at the Village Offices 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. The proposal and zoning relief sought may be added to, revised, altered or eliminated as a result of the Public Hearing and prior to final action by the Board of Trustees of the Village of Riverside.

Dated this 1<sup>st</sup> day of March, 2023.

Jill Mateo, Chairperson  
Planning and Zoning Commission