

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, April 28, 2021 at 7:00 p.m., or as soon thereafter as the business of the Planning and Zoning Commission may permit, to consider an application for a variation from Section 10-7-3(A)6.E (Accessory Structures in Residential Districts) of the Village of Riverside Zoning Ordinance to allow the reconstruction of a nonconforming garage of 991 square feet in the same location as the previous garage in the R1-A Single-Family Residence District.

Due to the ongoing public health emergency and consistent with the Governor's most recent emergency declaration, various Executive Orders entered by the Governor, and the recent amendments made to the Open Meetings Act in Public Act 101-640, the public hearing will be conducted electronically. The hearing will be streamed live via Zoom and on Riverside Television, where it will be available on YouTube's Riverside TV channel. The Zoom Meeting ID and access code will be made available on the Village's website prior to the hearing. Video of the public hearing will subsequently be posted and made available to the public on the Village website.

Application No.: PZ21-001
Petitioners: Don & Jeneane Blom
Property commonly known as: 209 Millbridge Road
PIN: 15-35-419-034-0000

The variation is sought from the following Section of the Riverside Zoning Ordinance: Section 10-7-3(A)6.E (Accessory Structures in Residential Districts), which states that the combined maximum ground floor area of all detached accessory structures shall be a maximum of twelve percent (12%) of the lot area, to a maximum size of eight hundred (800) square feet.

The Petitioners seek this variation to rebuild a nonconforming garage of the same size as the previous garage (991 square feet) on the existing foundation.

Copies of the variation application are available for inspection at the office of the Village Clerk, 27 Riverside Road, Riverside, Illinois 60546. Copies may also be obtained by emailing the Village's Interim Community Development Director Courtney Kashima at planner@riverside.il.us or by telephone at 708-447-1241 ext. 238, or the Village Clerk at 708-447-2700 at any time prior to the meeting.

Public comments are welcome on the proposed variation that is the subject of the Public Hearing when received by email or in writing by the Village Clerk prior to 4:00 p.m. on the day of the meeting. Emailed comments may be sent to Interim Community Development Director Courtney Kashima at planner@riverside.il.us. Written comments may be submitted via U.S. mail or in the dropbox outside of Township Hall to the attention of Village Clerk Cathy Haley at 27 Riverside Road, Riverside, Illinois 60546. While emailed or written comments are encouraged, public comment may also be

made during the hearing by participating through Zoom. The Zoom Meeting ID and access code will be made available on the Village's website prior to the hearing.

The public hearings may be continued from time to time without further notice, except as otherwise required under the Illinois Open Meetings Act.

Dated this 7th day of April, 2021.

Jill Mateo, Chairperson
Planning and Zoning Commission