

**PUBLIC NOTICES  
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, September 27, 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 from Lion Development II LLC for a Special Use Permit for a planned unit development (Bur-

lington Street Apartments), including any applicable preliminary plan, in the B2-RC Subdistrict on the four properties located at 28 and 30 E Burlington St.

Application No.: PZ 23-0008

Petitioner: Lion Development II LCC  
Properties Commonly Known As: 28 and 30 E Burlington St, Riverside, Illinois

PINs: 15-36-109-076-0000; 15-36-109-079-0000; 15-36-109-028-0000; and 15-36-109-029-0000

Proposed Special Use: The Petitioner has filed an application for a planned unit development for a mixed-use building (Burlington Street

Apartments) with 22 apartments, 2 of which would be live/work units, in the B2-RC Subdistrict. The requested relief from the standards in the Village's Zoning Ordinance include the maximum building height, minimum lot area per multi-family dwelling, minimum dwelling unit sizes, minimum width of the parking spaces and aisles, required landscaping, and such other and additional relief that may be required for the proposed planned unit development that is presented in the above application.

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 planned unit development. 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 6th day of September, 2023.

Jennifer Henaghan, Chairperson  
Planning and Zoning Commission

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