

*You are being notified of this Public Hearing because Village records indicate that you own and/or reside on property that falls within 250 feet of the subject site. If you are not the property owner, please forward this notice to the appropriate party. This Legal Notice is being sent to you as a courtesy. Your attendance is not required, although you may attend if you choose to do so. Please read the notice below for more details. If you have questions about the Public Hearing, please contact the Community Development Department at 708-444-5100 or by emailing Paula Wallrich at [pwallrich@tinleypark.org](mailto:pwallrich@tinleypark.org). A Staff Report will be available on-line at [www.tinleypark.org/PH](http://www.tinleypark.org/PH) five days prior to the Public Hearing date.*

## **LEGAL NOTICE NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Plan Commission of the Village of Tinley Park, Cook and Will Counties, Illinois, will conduct a Public Hearing at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, on **Thursday, May 6, 2021** at the Village Hall in the Council Chambers, 16250 S. Oak Park Avenue, Tinley Park, Illinois, to consider recommending that the Village Board grant Brittany Maddox (Genelin) on behalf of National Veterinary Associates (Petitioner), a Variation from Section VIII.B. Table 2, from the required aisle width of 26 feet to allow for an aisle width of 20.5 feet for a portion of the parking lot drive aisle for property located at 7613 159th Street. There is also a request for a Variation from Section V.B. Schedule II of the required ten foot side yard setback to allow for a setback of 9.81feet (Variation of less than two inches) on the east side of the property. The approval of these variations will allow for the continuation of an existing condition in the parking lot and the construction of a 400 square foot addition on the north side of the existing building.

### **LEGAL DESCRIPTION**

A PARCEL OF LAND BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF 159TH STREET (AS HERETOFORE DEDICATED BY DOCUMENT NUMBER 10909313) WITH THE WEST LINE OF EAST 40.00 FEET THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIS PRINCIPAL MERIDIAN; THENCE WEST ALONG SAID SOUTH LINE OF 159TH STREET A DISTANCE OF 175.00 FEET FOR THE POINT OF BEGINNING FOR THE HERINAFTER DESCRIBED PARCEL OF LAND; THENCE SOUTH ON A LINE PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24 A DISTANCE OF 175.00 FEET; THENCE WEST ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID 159TH STREET, A DISTANCE OF 175.00 FEET TO THE SOUTH LINE OF SAID 159TH STREET; THENCE EAST ON THE LAST DESCRIBED LINE A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

**P.I.N.** 27-24-101-010-0000

**COMMONLY KNOWN AS:** 7613 159<sup>th</sup> Street

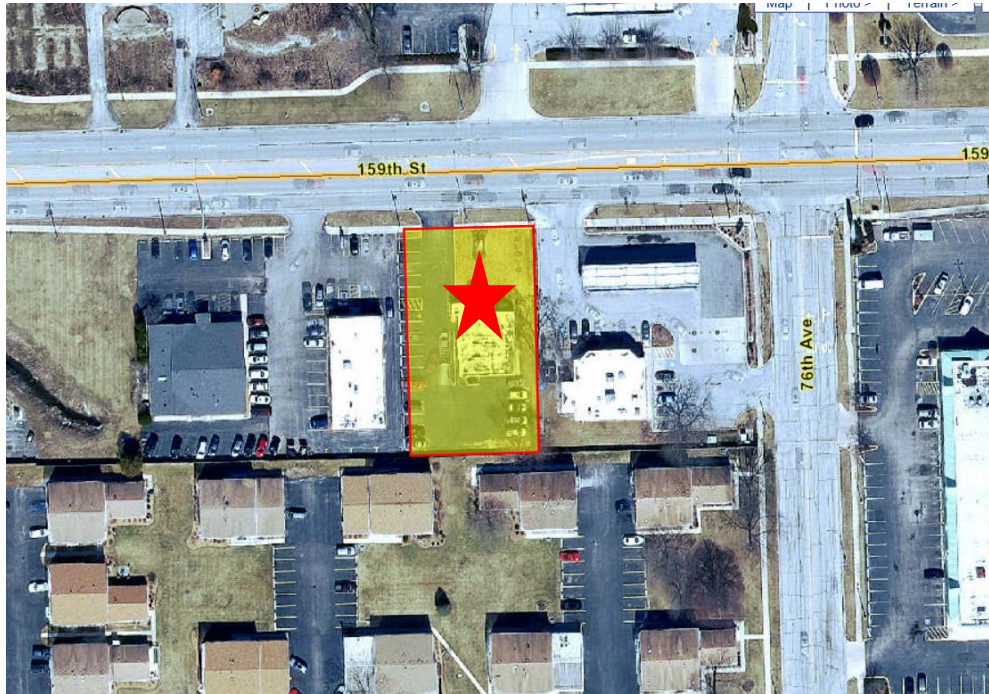
**PETITIONER:** Brittany Maddox (Genelin) on behalf of National Veterinary Associates

The proposed rezoning and variation may be added to, revised, or eliminated as a result of the Public Hearing. All persons interested may appear at the Public Hearing and will be given an opportunity to be heard on the proposed Special Use. The Public Hearing may be continued from time to time without further notice, except as otherwise required under the Illinois Open Meetings Act.

By order of the Plan Commission of the Village of Tinley Park, Cook and Will Counties, Illinois.

GARRETT GRAY, CHAIRMAN, PLAN COMMISSION

**LOCATION MAP:**



**PROPOSED PLANS** (Additional plans and a staff report can be found on the Village website after 5:00 pm, March 30, 2021 at [www.linleypark.org/PH](http://www.linleypark.org/PH))

