

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, April 15, 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 Maria Poulos, on behalf of MAK Properties, INC., **a rezoning, upon annexation, of property (Parcels 1 & 2) located at 6864 179th Street to R-6 (Medium Density Residential District), and the rezoning of property (Parcel 3) located at 6900 179th Street from R-1 (Single Family Residential District) to R-6 (Medium Density Residential District).** In addition to the rezoning request the Petitioner is requesting a **Variation from Section V. Schedule II (Lot, Yard and Bulk Regulations) of the Zoning Code to allow rear yard setbacks from the north property line ranging from 13.59' to 15.12' when the required setback is 30'.** Approval of the rezoning and variation will allow for the construction of two townhome structures with six (6) dwelling units in each structure for a total of twelve (12) dwelling units on three parcels comprising 1.133ac.

LEGAL DESCRIPTION

Parcel 1 & 2: LOTS 7 AND 8 (EXCEPT THE WEST 430 FEET OF SAID LOTS) IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES, BEING A SUBDIVISION OF THE WEST HALF OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 28-31-105-015-0000 (PART OF LOT 7) AND 28-31-105-018-0000 (PART OF LOT 8)
COMMONLY KNOWN AS: 6864 179th Street

Parcel 3: THE EAST 105 FEET OF THE WEST 430 FEET OF LOTS 7 AND 8 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES, BEING A SUBDIVISION OF THE WEST HALF OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 28-31-105-075-0000

COMMONLY KNOWN AS: 6900 179th Street

PETITIONER: Maria Poulos, on behalf of MAK Properties, INC.

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