

PUBLIC NOTICE

Notice is hereby given that the Hanover Park Development Commission will conduct a public hearing at 7:00 p.m. on Thursday, November 16, 2023 in Room 214 of the Municipal Building, 2121 West Lake Street, Hanover Park, Illinois, to consider a request by Michael Marasco (applicant) on behalf of Park Gateway LLC for Major Master Plan development (MPD) Design Exceptions from the Village of Hanover Park Zoning Code:

- Section 110-9.2.5.a for maximum Block length to be increased from 600-ft to about 1075-ft;
- Section 110-9.2.8.d which requires that Driveways and Alleys/service drives to building sites or lots must not be located off a primary street, to allow for alleys to be located off of a primary street;
- Section 110-9.2.10.c.1 to permit a plaza with a minimum of 30 percent hardscape coverage instead of the required 60 percent;
- Section 110-9.3.6.1 which requires that for every 3 units fronting a street, 1 unit may front an open space. The proposal shows 38 of the proposed 80 units meet this criteria and an exception is requested for 42 units to front an open green space instead of a primary street;
- Section 110-9.3.6.16 to allow for Occupied Building Space to be 15-ft 4-inches deep instead of the required minimum 20-ft deep on all full height floors from any primary street façade;
- Section 110-9.5.10. which requires Balconies to be a minimum of 4-ft deep, to be at least 2-ft deep with folding doors; and
- a Minor MPD Design Exception to Section 110-9.2.5.b which requires a minimum of two access points to be provided for each development where only one full access has been provided, in addition to a second emergency access,

to permit the construction of an 80-unit townhome development at 1830 W Lake Street in Hanover Park, Illinois (northwest corner of Church St. and Lake St.). The property is legally described as:

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

PART LYING NORTHERLY OF THE NORTHERLY RIGHT OF WAY LINE OF LAKE STREET, EXCEPTING THAT PART TAKEN FOR ROAD PER CONDEMNATION CASE 02L51224, ALSO EXCEPTING PASQUINELLI'S OAKWOOD LANDINGS NORTH SUBDIVISION, ALSO EXCEPTING THE PART LYING WESTERLY OF A LINE DEFINED AS FOLLOWS: BEGINNING AT A POINT BEING 121.80 FEET EAST OF THE NORTHWEST CORNER; THENCE SOUTH 00 DEGREES 32 MINUTES 00 SECONDS EAST 110.60 FEET; THENCE SOUTH 20 DEGREES 22 MINUTES 00 SECONDS WEST 100 FEET; THENCE SOUTH 70 DEGREES 05 MINUTES 00 SECONDS EAST 102.70 FEET; THENCE SOUTH 20 DEGREES 29 MINUTES 00 SECONDS EAST 15.54 FEET; THENCE SOUTH 29 DEGREES 08 MINUTES 00 SECONDS WEST 61.85 FEET; THENCE SOUTH 42 DEGREES 08 MINUTES 00 SECONDS WEST 69 FEET TO THE NORTH LINE OF U.S. ROUTE 20 IN COOK COUNTY, ILLINOIS.

PIN: 06-36-402-027

Commonly known as: 1830 W Lake Street, Hanover Park, Illinois 60133.

Interested persons may appear and be heard at this public hearing. Prior to the hearing, questions may be directed to the Community Development Department at (630) 823-5780.

Published by order of the Hanover Park Development Commission.