



Village of Hanover Park Administration

Municipal Building
2121 West Lake Street, Hanover Park, IL 60133
630-823-5600 tel 630-823-5786 fax

hpil.org

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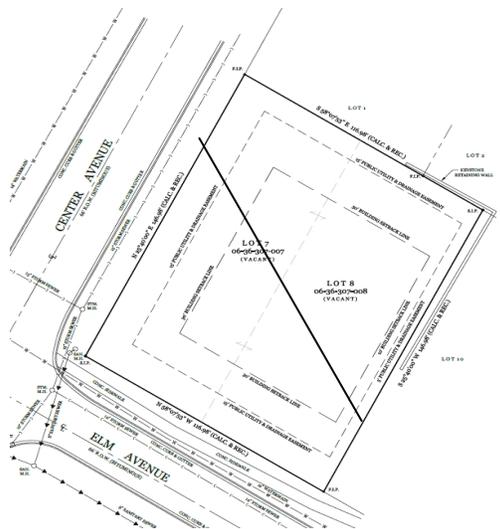
Village Manager
Juliana A. Maller

DATE: June 10, 2024
SUBJECT: **Public Hearing** to consider a request for a 5.02' lot width variance at 1 of 2 lots at 2090 Elm Ave. Hanover Park, IL
TO: Property Owners within 250' of the property
FROM: Community & Economic Development Department

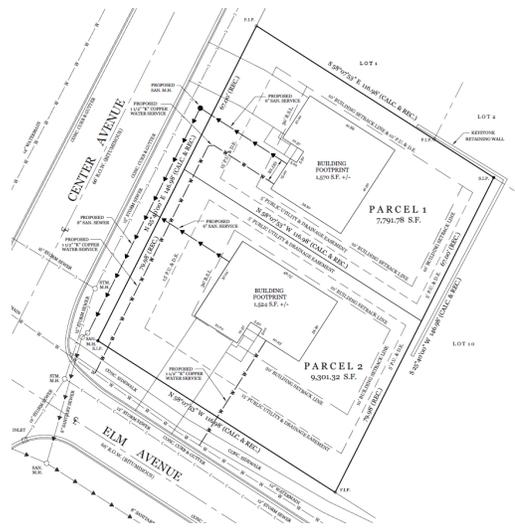
This notice is being sent to you as an owner of a property located within 250-feet of the property at 2090 Elm Ave. This notice is to provide information about an upcoming public hearing by the Development Commission of the Village of Hanover Park.

Project: Resubdivision of 2 existing single-family lots fronting Elm Ave. into 2 new single-family lots fronting Center Ave.
Request: Variance for a 5.02' reduction in lot width. Code requires an 85' wide lot at the building line for corner lots. The applicant is seeking a 79.98'-wide lot. The second lot, required to be 65' wide, will be a conforming interior lot at 67' wide.
Location: 2090 Elm Ave.
Applicant: Frank LaGambina of LaGambina Homes (applicant), who has an agreement to purchase the lots from the Village of Hanover Park.
Public Hearing: **Thursday, June 27, 2024, at 7:00 pm**
Room 214, Village Hall, 2121 Lake Street, Hanover Park, IL

All interested parties may attend the public hearing to learn more about the project or provide public comment. The Development Commission agenda packet, including project plans, will be available on the Village website, www.hpil.org. For further information, call 630-823-5780.



Existing



Proposed

PUBLIC NOTICE

Notice is hereby given that the Village of Hanover Park Development Commission will conduct a public hearing at 7:00 p.m. on Thursday, June 27, 2024 in Room 214 of the Municipal Building, 2121 West Lake Street, Hanover Park, Illinois, to consider a request by Frank LaGambina of LaGambina Homes (applicant) on behalf of The Village of Hanover Park (property owner) for a Zoning Variation from the Village of Hanover Park Zoning Ordinance to allow for a 5.02' variation from the 85' required lot width to 79.98' at the required front yard line (per Section 110-5.4.) to permit the resubdivision of two existing single-family lots into two new single-family lots in the R-2 Single Family Residence District.

PINs: 06-36-307-007 and 06-36-307-008

Commonly Known As: 2090 Elm Ave, Hanover Park, Illinois 60133

The property is legally described as:

Lot 7 and Lot 8 in Grant Highway Subdivision, Ontarioville, Cook County, Illinois, being a subdivision of part of the west half of Section 36, Township 41 North, Range 9, East of the Third Principal Meridian, according to the plat thereof recorded May 7, 1925, as document Number 255219, in Cook County, Illinois.

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 Village of Hanover Park Development Commission.