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## VILLAGE OF MAYWOOD

### NOTICE OF PUBLIC HEARING

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Notice is hereby given to all interested persons that the Plan Commission/Zoning Board of Appeals of the Village of Maywood will hold a Public Hearing beginning at 7:00 PM or as soon thereafter as the business of the Plan Commission/Zoning Board of Appeals permits, on Tuesday, February 25th, 2020 in the Village of Maywood Council Chambers, 125 S. 5<sup>th</sup> Avenue, Second Floor, Maywood, Illinois, to consider a request for front, corner side, and rear setback variations as well as parking requirement relief for John Plavsic (on behalf of AVW – Automatic Vehicle Wash Company), who is seeking to construct a 1 story expansion of their business (a 10,000 Sq Ft. addition) at 105 South 9<sup>th</sup> Avenue (also known as 810 St. Charles Road) in the Village of Maywood. The location currently serves as AVW's parking lot.

The proposal is for the expansion to provide additional warehousing and distribution space for AVW's business operations.

In order to proceed as proposed the project will require zoning relief from Table 9-2 (Office and Manufacturing District Bulk and Yard Regulations) in Chapter 9 of the **Maywood Zoning Ordinance (MZO)**:

1. A variance from front (15 ft minimum), rear (20 ft minimum) and corner side yard (15 ft minimum) setback requirements to 0 ft in front, 0 ft in the rear, and 13 ft 8.5 inches at the corner side yard allowing them the proposed 10,000 sq ft. expansion (*Chapter 9.3 Office park and Manufacturing Zoning Districts, Table 9-2 Office and Manufacturing District Bulk and Yard Regulations*)

They will also need zoning relief from Table 13-1 (Off Street Parking Requirements) in Chapter 13 of the **Maywood Zoning Ordinance (MZO)**:

2. A variance from the parking requirements for manufacturing, office, and warehouse/distribution uses located at this site. The total parking spaces provided for these uses brings them to 66 parking spots total, whereas the ordinance requires 68 parking spaces (*Chapter 13 Off Street Parking & Loading, Table 13-1 Off Street Parking Requirements*)

*A location map is enclosed with this notice.*

The Village President and Board of Trustees has forwarded this matter to the Plan Commission/Zoning Board of Appeals for findings and a recommendation as authorized by Section 4.4 of the Maywood Zoning Ordinance.

**Case PC/ZBA 20-001**

**Petitioner: John Plavsic (on behalf of AVW – Automatic Vehicle Wash Company)**

**The Property is legally described as follows:**

PARCEL 1: THE EAST 94 FEET OF LOT 43 AND ALL OF LOTS 44, 45 AND 46 IN BLOCK 59 IN MAYWOOD, A SUBDIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: THE EAST 7 FEET OF VACATED ALLEY WEST OF AND ADJOUINING SAID LOTS 44, 45 AND 46 IN COOK COUNTY, ILLINOIS

PIN: 15-11-145-046-0000

PROPERTY ADDRESS: 810 ST CHARLES RD, MAYWOOD, ILLINOIS 60153

During the Public Hearing, the Plan Commission/ Zoning Board of Appeals will hear testimony from and consider any evidence presented by persons interested to speak on this matter. In addition, objections and other comments, if any, relating to the proposal and zoning relief being requested, may be submitted to the Community Development Department, 40 Madison Street, Maywood, Illinois prior to 4:00 PM, 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 Corporate Authorities of the Village of Maywood.

**Dated this 6th day of February, 2020**

**By Order of the Plan Commission/Zoning Board of Appeals of the Village of Maywood, Cook County, Illinois.**

If you require specific accommodations with regard to physical disabilities or require language interpretative services, please contact our office at 708-450-4405.

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