

August 1, 2006

NOTICE OF PUBLIC HEARING

Dear Property Owner:

The Village of Lombard Plan Commission hereby provides notice that a public hearing will be conducted to consider the following petition:

The petitioner requests approval of a Minor Plat of Resubdivision in the R2 Single-Family Residence District, along with one of the following zoning actions:

- a. A variation from Section 154.506 (G) of the Subdivision and Development Ordinance requiring lot lines to be generally perpendicular to the adjacent street; or in the alternative,
- b. A variation from Section 155.406 (F)(3) of the Zoning Ordinance to allow for a four-foot (4') interior side yard setback, where a minimum six-foot interior side yard setback is required.

The petitioner is seeking to divide the subject property into two lots of record. To facilitate the proposed lot division, the petitioner must also receive approval of one of the two companion variations noted above.

These variations require approval through a public hearing process, and this notice is being sent to all property owners within two-hundred fifty feet (250') of the subject property in order to inform them of the public hearing.

The petition is referred to as PC 06-23. The property is located at 1041 E. Maple Avenue, Lombard, Illinois.

The public hearing to consider this petition is scheduled for:

Date: Monday, August 21, 2006

Time: 7:30 P.M.

Location: Lombard Village Hall
255 E. Wilson Avenue
Lombard, IL 60148

For more information, please visit or call the:

Department of Community Development
255 East Wilson Avenue
Lombard, Illinois 60148
630 620-5749 (TDD No. 630 620-5812)

All persons desiring to comment on the proposed request will be given an opportunity to do so at the public hearing. Written statements are encouraged and will be distributed to the Plan Commission and the petitioner if received at the Village Hall, 255 E Wilson Avenue, Lombard, IL, on or before August 14, 2006. The public hearing is scheduled to be televised live via Cable Channel 6. Interested parties are also encouraged to attend the public hearing.

William J. Heniff, AICP
Senior Planner

Case No. PC 06-23
Parcel Number: 06-09-110-024