

March 29, 2005

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 is requesting the Village of Lombard take the following actions to allow for a single family detached residential development on the subject property located at 7, 11, and 105 East 17th Street, 19W723 17th Street, 6 and 10 East 20th Street and 1710 South Highland Avenue, as follows:

For the properties at 7, 11, and 105 East 17th Street, 19W723 17th Street, and the north 70 feet of 6 and 10 East 20th Street:

1. Approval of an Annexation Agreement; and
2. Annexation to the Village of Lombard.

For the properties at 7, 11, and 105 East 17th Street, 19W723 17th Street, the north 70 feet of 6 and 10 East 20th Street and the south 296 feet of 1710 South Highland Avenue:

1. Approval of a map amendment rezoning the property from the R1 to the R2 Single Family Residence District.
2. Approval of a conditional use for a planned development, with the following variations from the Subdivision and Development Ordinance as follows:
 - a. A variation from Section 154.503 (I) to allow for the maximum length of cul-de-sac streets serving a maximum of 25 dwelling units to be greater than 660 feet; and
 - b. A variation from Section 154.503 (J) (2) allowing for a street jog with a center-line offset of less than two-hundred (200) feet; and
3. Approve a preliminary plat of subdivision for the subject property.

For the property located at 1710 South Highland Avenue only:

1. Approval of a map amendment rezoning the property from the R1 to the R2 Single Family Residence District;
2. Approval of a map amendment to an existing Conditional Use (Ordinances 4358 and 4869) for a religious institution and its related accessory uses.
3. Approval of a variation from Section 155.406 (H) of the Zoning Ordinance requiring a minimum of 50% of the lot area as open space.
4. Approval of a plat of subdivision for the subject property.

The petition is referred to as PC 05-09. The actions are requested in order to facilitate the construction of a 25-lot single-family subdivision. The actions requested on the 1710 S. Highland Avenue property are intended to provide for the ownership transfer of the existing detention facility on the premises into the

new subdivision plans. No building or parking lot additions to the Etz Chaim Synagogue are proposed as part of this petition.

The requested actions 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 public hearing to consider this petition is scheduled for:

Date: Monday, April 18, 2005

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 East Wilson Avenue, Lombard, IL, on or before April 11, 2005. 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 05-09
Parcel Numbers: 06-20-301-006 through 009, 015, 016 and 035.