

January 8, 2010

## NOTICE OF PUBLIC HEARING

Dear Property Owner:

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

The petitioner requests that the Village take the following actions for the subject property located within the R2 Single-Family Residence District:

- 1) A variation from Section 155.407(F)(2) of the Lombard Zoning Ordinance to reduce the required corner side yard setback from twenty feet (20') to sixteen and eight-tenths feet (16.8').
- 2) A variation from Section 155.407(F)(3) of the Lombard Zoning Ordinance to reduce the required interior side yard setback from six feet (6') to three and ninety-five one-hundredths feet (3.95').
- 3) A variation from Section 155.407(F)(4) of the Lombard Zoning Ordinance to reduce the required rear yard setback from thirty-five feet (35') to six feet (6').

The petitioner's one-story residence, which was recently damaged by fire, is a non-conforming structure with regard to the setbacks indicated above. The petitioner proposes to construct a two-story residence with nearly the same footprint as the existing residence. However, the rear yard setback is proposed to increase from 0.65 feet to 6 feet.

This request requires 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. Any member of the public may view the plans associated with this variation request at the Village Hall prior to the public hearing.

The petition is referred to as ZBA 10-01. The property is located at 41 S. 2nd Avenue, Lombard, Illinois.

The public hearing to consider this petition is scheduled for:

Date: Wednesday, January 27, 2010

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. 630 873-4595)

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 Zoning Board of Appeals and the petitioner if received at the Village Hall, 255 E. Wilson Avenue, Lombard, IL, on or before Wednesday, January 20, 2010. Interested parties are also encouraged to attend the public hearing.

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Stuart Moynihan  
Associate Planner

Case No. ZBA 10-01  
Parcel No: 06-09-108-001