

September 30, 2004

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 that the following actions be taken on the subject property:

1. Approve amendments to Ordinance 3055, which granted a conditional use for a religious institution on the subject property;
2. Approve a conditional use for a planned development, with the deviations as follows:
 - a. Landscaping Deviations:
 - i. A deviation from Section 155.705 (C) of the Zoning Ordinance requiring parkway trees along the 15th Street right-of-way;
 - ii. A deviation from Section 155.706 (C)(2)(a)(1) of the Zoning Ordinance requiring perimeter parking lot trees along the north side of the parking lot;
 - iii. A deviation from Section 155.706 (B)(2) of the Zoning Ordinance requiring parking lot islands to be dispersed throughout the parking lot.
 - b. Signage Deviations:
 - i. A deviation from Sections 153.213 and 153.219 (A) and (B) of the Sign Ordinance allowing for a manual changeable copy institutional sign of 50.5 square feet in size and 8 feet in height, where 32 square feet in size and 6 feet in height is permitted; and
 - ii. A deviation from Section 153.219 (D) of the Sign Ordinance allowing for two freestanding signs along 15th Street, where one freestanding sign is permitted.
3. Approve a variation from Section 154.306 (D) of the Subdivision and Development Ordinance pertaining to public improvements along the 15th Street right-of-way.
4. Approval of a development agreement for the subject property.

The petition is referred to as PC 04-31 and is located at 1501 S. Main Street. The Diocese is proposing to construct additions to the church (a parish center) and the overall site in Phase I. Phase II will consist of a school expansion school and further modifications to the parking lot. As the project is being done in phases, a planned development is being requested.

The public hearing to consider this petition is scheduled for:

Date: October 18, 2004

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 October 11, 2004. 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 04-31
Parcel Number: 06-20-105-001