

January 6, 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 is requesting the Village of Lombard take the following actions to allow for a single family detached residential development on the subject property:

1. Approval of an Annexation Agreement;
2. Annexation to the Village of Lombard;
3. Approval of a map amendment rezoning the property from the R1 to the R2 Single Family Residence District;
4. Approval of a conditional use for a planned development, with the following lot deviations:
 - a. For Lot 6, reduce the minimum lot width from sixty (60) feet to approximately forty-five (45) feet;
 - b. For Lot 7, reduce the minimum lot width from sixty (60) feet to approximately forty-three and one-half (43.5) feet;
 - c. For Lot 8, reduce the minimum lot width from sixty (60) feet to forty-two and one-half (42.5) feet;
 - d. For Lot 9, reduce the minimum lot width from sixty (60) feet to forty-nine and one-half (49.5) feet;
 - e. For Lot 13, reduce the minimum lot area from seventy-five hundred (7,500) square feet to seventy-three hundred eighty-two (7,382) square feet; and
5. Approve a preliminary plat of subdivision for the subject property.

The petition is referred to as PC 04-04. The actions are requested in order to facilitate the construction of a single-family subdivision with an outlot and with associated development improvements at 19W416 and 312 E. 18th Street.

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, January 26, 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 January 20, 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 04-04
Parcel Numbers: 06-20-306-013 and 014.