

NOTICE OF PUBLIC HEARING

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 Village take the following actions on the property located within the R2 Single Family Residence District:

1. Amend the Comprehensive Plan to designate the lots at 210, 214, 224 and 228 S. Lincoln Street and 205 W. Maple Street as Public and Institutional Use.
2. Approve an amendment to Ordinance 1816 granting approval of a conditional use for a noncommercial recreational building/community center and for a private elementary school.
3. Approve an amendment to Ordinances 4363 and 4363A granting approval of a conditional use for a religious institution and for a private elementary school.
4. Approve a conditional use for a planned development for all of the subject properties, with the following deviations and variations from the Zoning Ordinance, as follows:
 - a. A variation from Section 155.508 (C)(6)(a) and a deviation from Section 155.406 (F)(1) to allow for a front yard setback of eighteen feet (18') where thirty feet (30') is required;
 - b. A deviation from Section 155.406 (F)(2) to allow for a corner side yard setback of one foot (1') where twenty feet (20') is required;
 - c. A deviation from Section 155.406 (G) to allow for a building height of up to thirty-five feet (35') from grade, where thirty feet (30') maximum height is allowed by right;
 - d. A variation from Section 155.404 (H) and Section 155.508 (C) (7), reducing the minimum required open space below the minimum 75 percent requirement;
 - e. A variation from Sections 155.708 and 155.709 reducing the requisite foundation and perimeter lot landscaping along the corner side yard; and
 - f. A variation from Section 155.602 (C), Table 6.3 reducing the number of requisite parking spaces.

The petition is referred to as PC 05-06. The property is located at 210, 214, 215, 224 and 228 S. Lincoln Street & 205 W. Maple Street, Lombard, Illinois, and is legally described as:

Parcel 1:

LOT 1 IN ST. JOHN'S PLAT OF CONSOLIDATION OF PART OF LOT 8, ALL OF LOTS 9, 10, AND 11, AND PART OF LOT 12 IN BLOCK 27 IN THE TOWN OF "LOMBARD", BEING A SUBDIVISION IN SECTIONS 5, 6, 7, 8 AND 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF CONSOLIDATION RECORDED OCTOBER 17, 1997 AS DOCUMENT R97-158850, IN DUPAGE COUNTY, ILLINOIS.

Parcel 2:

LOT 1 IN ST. JOHN'S RESUBDIVISION OF LOT 1 IN BLOCK 28 IN THE TOWN OF "LOMBARD", A SUBDIVISION OF PARTS OF SECTIONS 5, 6, 7, 8, AND 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ST. JOHN'S RESUBDIVISION RECORDED SEPTEMBER 8, 1982 AS DOCUMENT R82-40632, IN DUPAGE COUNTY, ILLINOIS.

Parcel 3:

LOTS 2, 3, 4, AND THE EAST HALF OF LOTS 5 IN BLOCK 28 IN THE TOWN OF 'LOMBARD', A SUBDIVISION IN SECTIONS 5, 6, 7, 8, AND 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 1868 AS DOCUMENT 9483, IN DUPAGE COUNTY, ILLINOIS.

The public hearing to consider this petition is scheduled for:

Date: Monday, March 21, 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 Zoning Board of Appeals and the petitioner if received at the Village Hall, 255 E Wilson Avenue, Lombard, IL, on or before March 14, 2005. Interested parties are also encouraged to attend the public hearing.

Donald Ryan, Chairperson
Plan Commission

Case No. PC 05-06

Parcel No: 06-07-217-017; 06-07-216-024, 014, 015, 016 and 018