

October 31, 2003

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 Village of Lombard take the following actions in order to accommodate a public library:

1. Amend the Comprehensive Plan to designate the lots at 126 W. Maple Street and 130 W. Maple Street as Public and Institutional Use;
2. Approve a map amendment rezoning the lots at 126 W. Maple Street and 130 W. Maple Street from the R2 Single Family Residence District to the CR Conservation Recreation District;
3. Grant a conditional use for a cultural facility/institution (library); and
4. For the entire subject property, grant a conditional use for a planned development within the CR Conservation Recreation District with the following deviations and variations:
 - a. A deviation from Section 155.404 (D), reducing the minimum required lot area from 2 acres (87,120 square feet) to 1.23 acres (53,417 square feet);
 - b. A deviation from Section 155.404 (E), reducing the minimum required lot width;
 - c. A variation from Section 155.404 (F) (1) and Section 155.508 (C) (6), reducing the minimum required front yard setback from 50 feet to 15.98 feet;
 - d. A variation from Section 155.404 (F) (3) and Section 155.508 (C) (6), reducing the minimum required interior side yard setback from 50 feet to 5 feet;
 - e. A variation from Section 155.404 (F) (4) and Section 155.508 (C) (6), reducing the minimum required rear yard setback from 50 feet to 21 feet;
 - f. A variation from Section 155.404 (H) and Section 155.508 (C) (7), reducing the minimum required open space from 93.75 percent to 27 percent;
 - g. A variation from Section 155.705, reducing the required number of parkway trees from 8 trees to 5 trees;
 - h. A variation from Section 155.706 (B), reducing the required interior parking lot landscaping;
 - i. A variation from Section 155.706 (C), reducing the required perimeter parking lot landscaping; and

- j. A variation from Section 155.602 (C), Table 6.3 reducing the number of requisite parking spaces.
5. The petitioner also requests Site Plan Approval authority to the Lombard Plan Commission.

The petition is referred to as PC 03-42. The property is located at 110, 126, & 130 W. Maple Street and is currently developed as the Helen Plum Library, a single-family home, and an access driveway for Lilacia Park.

The new library is proposed to be located essentially at its current location, 110 W. Maple Street. The development proposal consists of demolishing the existing library and constructing a 79,000 square foot library with on-site parking, as per the submitted plans. Additional off-site parking will be provided across the street from the library, in the parking lots adjacent to the Lombard Historical Society (25 W. Maple Street) and the proposed Elmhurst Hospital/Lombard Bible Church Planned Development (24 W. Maple Street).

The public hearing to consider this petition is scheduled for:

Date: November 17, 2003
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 November 10, 2003. The public hearing is scheduled to be televised live via Cable Channel 6. Interested parties are also encouraged to attend the public hearing.

Jennifer Backensto
Planner I

Case No. PC 03-42
Parcel Number: 06-07-212-024, -029, -034, -040