

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:

- A. For the existing Buckingham Orchard planned development located at 615 and 617 W. Pleasant Lane:
 - 1. Approve an annexation agreement amendment.
 - 2. Pursuant to Section 155.504 (A) of the Zoning Ordinance, approve a major change to an approved conditional use for a planned development.
- B. For the properties at 618, 620, 622, 624 and 626 West Meadow Avenue:
 - 1. Amend the Lombard Comprehensive Plan;
 - 2. Approve an annexation agreement.
- C. Annex the properties at 618, 620, 624 and 626 West Meadow Avenue into the Village of Lombard.
- D. For the townhome portion of the proposed development as depicted on the preliminary plat of subdivision, approve the following actions:
 - 1. Rezone the northern portion of the properties at 618, 620, 624 and 626 West Meadow Avenue from the R1 Single-Family Residential District to the R4 Limited General Residential District;
 - 2. Rezone the north 417 feet of the property at 622 West Meadow Avenue from the R2 Single-Family Residential District to the R4 Limited General Residential District.
 - 3. Approve a conditional use for multiple structures on a lot and for a planned development for the proposed R4 properties a deviation from Section 155.408(F)(3)(d) to reduce the rear yard setback for the townhouse units abutting the proposed stormwater detention outlot and the south property line from thirty feet (30') to fifteen feet (15').
 - 4. Grant site plan approval authority to the Lombard Plan Commission.
- E. For the single family portion of the proposed development, approve the following actions:

1. For the proposed Lots 1 through 5 depicted on the preliminary plat of subdivision, rezone the southern portion of the properties at 618, 620, 624 and 626 West Meadow Avenue from the R1 Single-Family Residential District to the R2 Single-Family Residential District;
2. A variation from Section 154.503(D)(1) of the Subdivision and Development Ordinance reducing the minimum required right-of-way width of a residential cul-de-sac turnaround diameter from one-hundred twenty four feet (124') to ninety-six feet (96') at the western terminus of Meadow Avenue;
3. A variation from Section 155.408(F)(1)(d) of the Zoning Ordinance to reduce the rear yard setback for the proposed Lots 1 & 2 from thirty-five feet (35') to twenty feet (25').

The petition is referred to as PC 06-10. The properties are located at 615 & 617 West Pleasant and 618, 620, 622, 624 and 626 West Meadow Avenue, Lombard, Illinois, and are legally described as:

The east half of Lot 30, the west half of Lot 30, the east half of Lot 31, the west half of Lot 31 (except the south 293 feet thereof), the south 293 feet of the west half of Lot 31, the east half of Lot 32, the west half of Lot 32 (except the south 293 feet thereof), and the south 293 feet of the west half of Lot 32, in Milton Township Supervisors Assessment Plat No. 1 (also known as Pleasant Hills West) of part of the east ½ of Section 1, Township 39 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded August 23, 1943 as document 452574, in DuPage County, Illinois.

Also

Blocks 1 through 4 and Lots 5 through 8 of the Final Planned Development Plat/Plat of Subdivision for Buckingham Orchard, being a resubdivision of part of Lots 18 and 19 in Milton Township Supervisors Assessment Plat No. 1 (also known as Pleasant Hills West) of part of the east ½ of Section 1, Township 39 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded December 7, 2005 as document R2005-271050, in DuPage County, Illinois.

The public hearing to consider this petition is scheduled for:

Date: March 20, 2006
Time: 7:30 P.M.
Location: Lombard Village Hall

255 East 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 March 13, 2006. The public hearing is scheduled to be televised live via Cable Channel 6. Interested parties are also encouraged to attend the public hearing.

Donald Ryan, Chairperson
Plan Commission

Case No. PC 06-10
Parcel Numbers: 05-01-401-044, 045, 047, 019, 020, 021, 022, 023, 024, 025, 026, 027