

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 is requesting the Village of Lombard take the following actions in order to accommodate an outpatient medical office facility:

1. For the Lombard Bible Church Property, approve a map amendment rezoning the subject property from the R2 Single Family Residence District to the B5 Central Business District.
2. For the Lombard Bible Church Property, grant a conditional use for an existing religious institution.
3. For the entire subject property, grant a conditional use for a planned development with the following deviations and use exception within the B5 Central Business District:
 - a. A deviation from Section 155.416 (G) of the Lombard Zoning Ordinance allowing for an increase in the maximum building height from forty-five (45) feet to fifty (50) feet to accommodate a pitched roof;
 - b. Pursuant to Section 155.504 (D) of the Lombard Zoning Ordinance, grant site plan approval allowing for a deviation from Section 153.506 (C), Table 6.3 reducing the number of requisite parking spaces for an existing religious institution;
 - c. Pursuant to Section 155.504 (C) of the Lombard Zoning Ordinance, grant site plan approval allowing for a deviation from Section 153.506 (B)(5)(d) of the Lombard Sign Ordinance to allow for more than one free-standing sign on any one parcel of property; and
 - d. Pursuant to Section 155.508 (B) of the Zoning Ordinance, allow a use exception to allow for the outdoor storage of an ancillary mobile technology medical vehicle
4. Approval of a development agreement.

The petition is referred to as PC 03-33. The outpatient medical facility is proposed to be located at 130 S. Main Street, 6 W. Maple Street (the Lombard Masonic Building), 10 W. Maple Street and 24 W. Maple Street, Lombard, Illinois and is legally described as follows:

LOTS 6 THROUGH 14 IN CAVERNO'S SUBDIVISION, BEING A SUBDIVISION OF PART OF BLOCK 21 IN 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 OF SAID CAVERNO'S SUBDIVISION RECORDED MAY 17, 1912 AS DOCUMENT 108107, IN DU PAGE COUNTY, ILLINOIS; AND

LOT 1 OF VILLAGE OF LOMBARD MAPLE STREET PARKING LOT PLAT OF CONSOLIDATION, BEING A RESUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 7 TOWNSHIP 39 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 1998 AS DOCUMENT NUMBER R98-236142 IN DU PAGE COUNTY, ILLINOIS.

The Lombard Bible Church property is located at 111 S. Park Avenue and is legally described as follows:

LOT 1 OF LOMBARD BIBLE CHURCH CONSOLIDATION PLAT, BEING A RESUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 7 TOWNSHIP 39 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 6, 1983 AS DOCUMENT NUMBER R83-26493 IN DU PAGE COUNTY, ILLINOIS.

The public hearing to consider this petition is scheduled for:

Date: Monday, October 27, 2003

Time: 7:30 P.M.

Location: Lombard Village Hall
255 E. Wilson Avenue
Lombard, Illinois 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 20, 2003. 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 03-33
Parcel Numbers: 06-07-213-003, 011, 012, 013, 014