

September 27, 2006

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 the following actions be taken on the subject property, located within an R4 Limited General Residence District Planned Development:

1. Pursuant to Section 155.504(A) (major changes in a planned development) and Section 155.511 (Site Plan Approvals for planned developments) of the Lombard Zoning Ordinance, amend the conditional use for the Covington/Cove Landing Planned Development, as established by Ordinance 1174 and as amended by Ordinances 1321, 1390, 2977 and 3183, to allow for the construction of a condominium building in the subject property, per the submitted plans.
2. Grant a variation from Section 155.602 (A)(3)(d) of the Zoning Ordinance to allow for off-street parking spaces to be located in a required front yard.
3. As a companion to this petition, an amendment to the Village Comprehensive Plan is requested to designate the property for medium density residential, consistent with the previous approvals set forth for the subject property.

The petitioner/project developer proposes to develop a 4 story, 60 unit condominium building on the property per the submitted plans. The petition will seek to amend the 1966 Ordinance of approval and the subsequent amendments to provide for the proposed development.

The petition is referred to as PC 06-28. The property is located at 300 West 22nd Street.

The public hearing to consider this petition is scheduled for:

Date: October 16, 2006

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)

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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 16, 2006. 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 06-28
Planned Development Parcel Numbers: 06-19-404-001 through 141; 06-19-405-001 through 151; 06-19-400-018 through 028
Subject Property Parcel Number: 06-19-400-026