

August 27, 2008

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 that the Village approve the following actions for the property located within the B4A Roosevelt Road Corridor District:

1. Pursuant to Section 155.504(A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the conditional use approval for the Carson Center Planned Development, as established by Ordinance 5456, to allow for the property at 470 East Roosevelt Road to be included within the geographical extent of the planned development.
2. Grant a conditional use from Sections 155.304 and 155.305 of the Zoning Ordinance to allow for the existing parking lot on the 470 East Roosevelt Road property to remain.
3. Grant site plan approval authority to the Plan Commission for any future development activity within the planned development.

The petitioner is proposing to incorporate the property at 470 E. Roosevelt Road (the former Glenbard Electric site) with the existing Carson's Center planned development. This request is being made to allow the property owner to utilize the existing parking lot on the 470 E. Roosevelt Road for users of the Carson's Center until such time that the 470 E. Roosevelt Road property is redeveloped in its entirety. As part of this petition, the petitioner is proposing to construct cross-access drive aisles between the two properties to improve traffic flow and access in the area.

This petition requires approval through a public hearing process, and this notice is being sent to all property owners within two-hundred fifty feet (250') of the subject property in order to inform them of the public hearing.

The petition is referred to as PC 08-28. The property is located at 400-470 E. Roosevelt Road, Lombard, Illinois.

The public hearing to consider this petition is scheduled for:

Date: Monday, September 15, 2008

Time: 7:30 P.M.

Location: Lombard Village Hall
255 East Wilson Avenue
Lombard, IL 60148

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For more information, please visit or call the:

Department of Community Development
255 East Wilson Avenue
Lombard, Illinois 60148
630 620-5749 (TDD No. 630 620-4595)

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 September 8, 2008. The public hearing is scheduled to be televised live via Cable Channel 6. Interested parties are also encouraged to attend the public hearing.

William Heniff, AICP
Acting Director of Community Development

Case No. PC 08-28
Parcel Numbers: 06-17-403-045, 06-17-403-039