

February 1, 2006

NOTICE OF PUBLIC HEARING

Dear Property Owner:

The Village of Lombard Zoning Board of Appeals hereby provides notice that a public hearing will be conducted to consider the following petition:

The petitioner requests a variation to Section 155.415(F)(4) to reduce the rear yard setback from thirty-five feet (35') to five feet (5') to allow for the construction of a deck over three feet (3') above average grade in the R2 Single Family Residential District.

The petitioner previously had a legal non-conforming deck in the rear yard, which was removed during fire restoration work on the residence. As such, the legal non-conforming status no longer exists, and any newly constructed deck is required to meet current codes. Decks not over three feet (3') above the average level of the adjoining ground are a permitted encroachment into the rear yard provided that a minimum two (2') side yard setback is maintained. Due to the substantial drop off in grade towards the rear yard, the proposed deck is more than three feet (3') above the average level of the adjoining ground and therefore, is not a permitted encroachment into the rear yard.

The petition is referred to as ZBA 06-02. The property is located at 44 S. Columbine Avenue, Lombard, Illinois.

The public hearing to consider this petition is scheduled for:

Date: Wednesday, February 22, 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)

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 Zoning Board of Appeals and the petitioner if received at the Village Hall, 255 E. Wilson Avenue, Lombard, IL, on or before Wednesday, February 15, 2006. Interested parties are also encouraged to attend the public hearing.

Michelle Kulikowski
Planner I

Case No. ZBA 06-02
Parcel No: 05-12-202-028