

June 29, 2004

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:

PC 04-24; 1101 & 1105 E. High Ridge Road: The petitioner requests that the following actions be taken on the subject property:

1. Annexation to the Village of Lombard;
2. Approval of a five-lot major plat of subdivision with the following variations:
 - a) For Lot 4 of the proposed subdivision: A variation from Title 15, Chapter 155, Section 405 (E) of the Village of Lombard Zoning Ordinance to reduce the minimum lot width from 75 feet to 35 feet in the R1 Single-Family Residence District;
 - b) For Lot 5 of the proposed subdivision: A variation from Title 15, Chapter 154, Section 506 (D) of the Village of Lombard Subdivision and Development Ordinance to allow for a lot without public street frontage.

The petition is referred to as PC 04-24. The property is located at 1101 & 1105 E. High Ridge Road, Lombard, Illinois. The petitioner is requesting annexation to the Village of Lombard as well as a five-lot subdivision.

The property currently consists of two 130-foot wide by 600-foot deep lots. The petitioner proposes to split off the southern half of the property into a separate lot, which will be donated to a public open space agency. The northern half of the property will be subdivided into three 75-foot wide by 300-foot deep lots. No variations are required for these 75-foot wide lots, as they meet the requirements of the R1 Single-Family Residence District. The remaining 35-foot wide by 300-foot deep strip of land on the eastern side of property will be annexed into the Village of Lombard, but it will not be a buildable lot. To help illustrate what is being proposed, a concept drawing of the petitioner's request is included within this notice.

This request 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 public hearing to consider this petition is scheduled for:

Date: Monday, July 19, 2004
Time: 7:30 P.M.
Location: Lombard Village Hall
255 E. Wilson Avenue
Lombard, IL 60148

Public Notice
PC 04-24
Page 2

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 July 12, 2004. The public hearing is scheduled to be televised live via Cable Channel 6. Interested parties are also encouraged to attend the public hearing.

Jennifer Backensto
Planner I

Case No. PC 04-24
Parcel Numbers: 06-16-313-006, -007