

## 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 requests that the Village take the following actions on the subject property, located within the B3 Community Shopping District:

1. Amend the Comprehensive Plan to designate the lots at 126 W. Maple Street and 130 W. Maple Street as Public and Institutional Use;
2. Approve a map amendment rezoning the lots at 126 W. Maple Street and 130 W. Maple Street from the R2 Single Family Residence District to the CR Conservation Recreation District;
3. Grant a conditional use for a cultural facility/institution (library); and
4. For the entire subject property, grant a conditional use for a planned development within the CR Conservation Recreation District with the following deviations and variations :
  - a. A deviation from Section 155.404 (D), reducing the minimum required lot area from 2 acres (87,120 square feet) to 1.23 acres (53,417 square feet);
  - b. A deviation from Section 155.404 (E), reducing the minimum required lot width;
  - c. A variation from Section 155.404 (F) (1) and Section 155.508 (C) (6), reducing the minimum required front yard setback from 50 feet to 15.98 feet;
  - d. A variation from Section 155.404 (F) (3) and Section 155.508 (C) (6), reducing the minimum required interior side yard setback from 50 feet to 5 feet;
  - e. A variation from Section 155.404 (F) (4) and Section 155.508 (C) (6), reducing the minimum required rear yard setback from 50 feet to 21 feet;
  - f. A variation from Section 155.404 (H) and Section 155.508 (C) (7), reducing the minimum required open space from 93.75 percent to 27 percent;
  - g. A variation from Section 155.705, reducing the required number of parkway trees from 8 trees to 5 trees;
  - h. A variation from Section 155.706 (B), reducing the required interior parking lot landscaping;
  - i. A variation from Section 155.706 (C), reducing the required perimeter parking lot landscaping; and
  - j. A variation from Section 155.602 (C), Table 6.3 reducing the number of requisite parking spaces.
5. The petitioner also requests Site Plan Approval authority to the Lombard Plan Commission.

The petition is referred to as PC 03-42. The property is located at 110, 126, & 130 W. Maple Street and is legally described as:

LOTS 1 AND 2 IN MUELLER'S DIVISION, BEING A SUBDIVISION OF PART OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 949142, IN DUPAGE COUNTY, ILLINOIS; AND

LOTS 1 AND 2 IN LILACIA RESUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT R1999-265299, IN DUPAGE COUNTY, ILLINOIS.

The public hearing to consider this petition is scheduled for:

Date: November 17, 2003  
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 Plan Commission and the petitioner if received at the Village Hall, 255 East Wilson Avenue, Lombard, IL, on or before November 10, 2003. The public hearing is scheduled to be televised live via Cable Channel 6. Interested parties are also encouraged to attend the public hearing.

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Donald Ryan, Chairperson  
Plan Commission

Case No. PC 03-42  
Parcel Number: 06-07-212-024, -029, -034, -040