

November 22, 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 approval of one of the following sets of actions on the subject property located within the R2 Single-Family Residence District:

1. Relating to a detached accessory structure:
 - a. A variation from Section 155.210 (A) (3) (a) of the Lombard Zoning Ordinance to allow the height of a detached accessory structure to exceed the height of the principal structure; and
 - b. A variation from Section 155.210 (A) (3) (b) of the Lombard Zoning Ordinance to allow the vertical distance from the average grade to the highest point on the roof for a detached accessory structure to measure twenty-three (23) feet where a maximum of seventeen (17) feet is permitted;

OR in the alternative:

2. Relating to a principal structure:
 - a. A variation from Section 155.406 (F) (3) of the Lombard Zoning Ordinance to allow a principal building to be located three (3) feet from an interior side property line where a minimum setback of six (6) feet is required; and
 - b. A variation from Section 155.406 (F) (4) of the Lombard Zoning Ordinance to allow a principal building to be located three (3) feet from a rear property line where a minimum setback of thirty-five (35) feet is required.

The petition is referred to as ZBA 06-27. The property is located at 506 W. Maple Street, Lombard, Illinois.

The public hearing to consider this petition is scheduled for:

Date: Wednesday, December 13, 2006

Time: 7:30 P.M.

Location: Lombard Village Hall
255 E. 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. 630 620-5812)

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, December 6, 2006. Interested parties are also encouraged to attend the public hearing.

Jennifer Backensto, AICP
Planner II

Case No. ZBA 06-27
Parcel No: 06-07-108-005