

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, Bradford Real Estate, requests that the Village approve the following amendments to the Walgreens Planned Development in the B5A Downtown Perimeter District:

1. An exception from Section 155.205 (A) (3) (c) of the Lombard Zoning Ordinance to allow an 8-foot high wall within a front yard; and
2. An exception from Section 155.205 (A) (3) (e) of the Lombard Zoning Ordinance to allow an 8-foot high wall within a clear line of sight area.

The petition is referred to as PC 04-07. The property is located at 309 & 315 W. St. Charles Road, Lombard, Illinois, and is legally described as:

Lot 1, 2, and 3 in Marquardt's Resubdivision of part of Lots 9 through 12 and part of Lot 13 in Subdivision of Outlot 10 of the Town of Lombard, in the Northeast Quarter of Section 7, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded May 23, 1967 as Document R67-16393 and corrected by certificate recorded June 13, 1967 as Document R67-19517, in DuPage County, Illinois.

Except:

Plat of Dedication of right of way on February 23, 1998: That part of Lot 1 in Marquardt's Resubdivision of part of Lots 9 through 12 and part of Lot 13 in Subdivision of Outlot 10 of the Town of Lombard, in the Northeast Quarter of Section 7, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded May 23, 1967 as Document R67-16393, described as follows: beginning at the northeast corner of Lot 1 and heading south along the east line of said Lot 1, a distance of 12.95 feet to a point; thence north 51 degrees 15 minutes 50 seconds west, a distance of 15.32 feet to a point on the southerly right of way line of St. Charles Road; thence north 74 degrees 15 minutes 00 seconds east, a distance of 12.41 feet to the point of beginning, containing 77.3681 square feet or 0.0018 acres more or less, in DuPage County, Illinois.

The public hearing to consider this petition is scheduled for:

Date: Monday, October 18, 2004

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 October 11, 2004. The public hearing is scheduled to be televised live via Cable Channel 6. Interested parties are also encouraged to attend the public hearing.

Donald Ryan, Chairperson
Plan Commission

Case No. PC 04-36
Parcel Numbers: 06-07-208-016, -021, -022