

May 26, 1999

NOTICE OF PUBLIC HEARING

Dear Property Owner:

The Village of Lombard is proposing to construct a regional detention pond at the property generally located at the intersection of Crescent Boulevard and St. Charles Road. In doing so, the Village has acquired property or portions of property in this area. Therefore, the Village is required to prepare a plat of resubdivision to consolidate the properties it will be acquiring. In conjunction with the regional detention pond and the plat of resubdivision, the Village is also proposing to grant variations for some of the surrounding properties to allow those properties to remain as they currently exist. Additionally, the Village is proposing to rezone the property on which the detention pond will be located to the CR Conservation/Recreation District from the R4 Limited General Residence District. The Village is also proposing the rezoning of a small portion of property being transferred from a residential lot to a commercial lot. The Village is proposing to rezone this parcel of property to the B2 General Neighborhood Shopping District from the R4 Limited General Residence District.

Rezoning, variations, and plats of resubdivision require approval through a public hearing process. The Village of Lombard Plan Commission hereby provides notice that a public hearing will be conducted to consider the following petition:

PC 99-21: 410, 416, 420, and 428 West Crescent Boulevard and 401, 405, 409, and 413 West St. Charles Road: Requests rezoning to the CR Conservation/ Recreation District from the R4 Limited General Residence District; rezoning to the B2 General Neighborhood Shopping District from the R4 Limited General Residence District; requests variations to the Lombard Zoning Ordinance to reduce the minimum lot width, to reduce the minimum lot size, reduce building setbacks for principle structures, to reduce the minimum open space requirements, to reduce transitional building setbacks, to reduce transitional landscaping yards; to allow structures in the clear line of sight area, to reduce the required amount of parking spaces, to reduce the parking lot design standards, and to reduce the landscape requirements; and approval of a plat of resubdivision.

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 petition is referred to as PC 99-21. The property is located at 377, 410, 416, 420, and 428 West Crescent Boulevard and 401, 405, 409, and 413 West St. Charles Road.

The public hearing to consider this petition is scheduled for:

Date: Monday, June 21, 1999

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 E. Wilson Avenue, Lombard, IL, on or before June 10, 1999. The public hearing is scheduled to be televised live via Cable Channel 6. Interested parties are also encouraged to attend the public hearing.

Nancy Hill, AICP, Planner II

Case No. PC 99-21

Parcel Numbers: 06-07-105-024; 06-07-105-025; 06-07-105-026; 06-07-105-036;
06-07-105-029; 06-07-105-030; 06-07-105-031; 06-07-207-001