

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 College Preparatory School of America (CPSA) requests the Village take the following actions on the subject property:

1. Approval of a map amendment to rezone the subject property from CR Conservation Recreation District to R2 Single-Family Residence District.
2. Approval of a conditional use to allow for a School, Private, Full-time: Elementary, Middle and High in the R2 Single-Family Residence District, and;
3. Approval of a conditional use for a planned development with the following deviations:
 - a) To allow a variation from Section 155.407 (H) and Section 155.508 (C) (7), reducing the minimum required open space to 46.85% where a minimum of 62.5% is required; and
 - b) To allow a variation from Section 155.407 (G) to allow for a building height of up to thirty-five feet (35') from grade, where thirty feet (30') maximum height is allowed by right.

The petition is referred to as PC 09-08. The property is located at 331 W. Madison Street, Lombard, Illinois, and is legally described as:

PARCEL 1: THE NORTH 215 FEET OF THE WEST 80 FEET OF THE EAST 210 FEET OF LOT 4 IN BLOCK 7 IN LOMBARD FARMS SUBDIVISION, BEING A SUBDIVISION IN SECTIONS 7 AND 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 15, 1917 AS DOCUMENT NO.129539; IN DUPAGE COUNTY, ILLINOIS.
PERMANENT INDEX NUMBER: 06 18 200 010

PARCEL 2: THE EAST 130 FEET OF LOT 4 IN BLOCK 7 IN LOMBARD FARMS SUBDIVISION, BEING A SUBDIVISION IN SECTIONS 7 AND 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 15, 1917 AS DOCUMENT NO. 129539; IN DUPAGE COUNTY, ILLINOIS.
PERMANENT INDEX NUMBER: 06 18 200 011

PARCEL 3: THAT PART OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCTING AT THE NORTHEAST CORNER OF SAID SECTION; THENCE SOUTH, ALONG THE EAST LINE THEROF, 446.92 FEET; THENCE SOUTH 89 DEGREES WEST, 1846.55 FEET, MORE OR LESS, TO THE EAST LINE OF LOT 4 IN BLOCK 7 IN LOMBARD FARMS SUBDIVISION, FOR A POINT OF BEGINNING; THENCE NORTH 01 DEGREE WEST, 415.55 FEET; THENCE NORTH THENCE NORTH 89 DEGREES EAST, 130 FEET, THENCE SOUTH 01 DEGREE EAST, 415.55 FEET, THENCE SOUTH 89 DEGREES WEST, 130 FEET, TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.
PERMANENT INDEX NUMBER: 06 18 200 012

PARCEL 4: THAT PART OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCTING AT THE NORTHEAST CORNER OF FAID SECTION 18; THENCES OUTH, ALONG THE EAST LINE OF SAID SECTION 18, A DISTANCE OF 446.92 FEET (RECORDED BEING 446.82 FEET) TO THE SOUTH LINE OF GREEN VALLEY, BEING A SUBDIVISION OF PARTS OF SECTION 7 AND 18 TOWNSHIP AND RANGE AFORESAID, PER DOCUMENT NO. 465288, THENCE SOUTH 89 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID GREEN VALLEY, A DISTANCE OF 14.47 FEET THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 89 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID GREEN VALLEY, A DISTANCE OF 14.47 FEET TO THE SOUTHWEST CORNER OF BLOCK 12 SAID GREEN VALLEY, BEING A POINT 130.00 FEET EAST OF (MEASURED ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF GREEN VALLEY) THE EAST LINE OF LOT 4 IN THE BLOCK 7 OF

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LOMBARD FARMS SUBDIVISION PER DOCUMENT NO. 128539, THENCE NORTH 00 DEGREES 26 MINUTES 22 SECONDS WEST ALONG THE WEST LINE OF BLOCK 12 IN SAID GREEN VALLEY, AND PARALLEL WITH THE EAST LINE OF SAID LOT 4, A DISTANCE OF 425.41 FEET (RECORDED BEING 415.55 FEET) TO THE NORTHWEST CORNER OF BLOCK 12 IN SAID GREEN VALLEY, THENCE NORTH 89 DEGREES 02 MINUTES 31 SECONDS EAST ALONG THE NORTH LINE OF BLOCK 12 IN SAID GREEN VALLEY, A DISTANCE OF 14.46 FEET TO THE NORTHWEST CORNER OF BLOCK 12 IN THE AFORESID SUBDIVISION OF BLOCK 12 TO 20, GREEN VALLEY AND LOT 2, BLOCK 11, GREEN VALLEY THENCE SOUTH 00 DEGREES 26 MINUTES 26 SECONDS EAST ALONG THE WEST LINE OF BLOCK 12 IN SAID RESUBDIVISION, A DISTANCE OF 415.40 FEET (RECORDED BEING 4215.55 FEET) TO THE POINT OF BEGINNING, IN YORK TOWNSHIP, DUPAGE COUNTY, ILLINOIS.
PERMANENT INDEX NUMBER: 06 18 200 012 (FOR PARCELS 3 AND 4)

The public hearing to consider this petition is scheduled for:

Date: Monday, May 4, 2009
Time: 7:30 P.M.
Location: Lombard Village Hall
255 East 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. 630 873-4595)

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 April 27, 2009. 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 09-08

Parcel Number: 06-18-200-008, -009, -010, -011, & -012