

February 23, 2009

NOTICE OF PUBLIC HEARING

Dear Property Owner:

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:

- A. Approval of a conditional use for an existing religious institution on property located in the R2 Single Family Residence District;
- B. Approval of a conditional use for a Planned Development.
- C. Major Plat of Subdivision approval to establish the subject property as a lot of record.

The petitioner is proposing to construct a 5,500 square foot building addition to the northwest portion of the existing church on the subject property. The addition will serve as an area of congregation (fellowship hall) and will not create any additional seating for the principal use of the facility, which is the church. As the use is currently operating under legal non-conforming status and expansion of the legal non-conforming structure is being proposed, the petitioner is seeking a conditional use for a religious institution to allow the property to operate in compliance with the Zoning Ordinance.

Under the guidance of staff, the petitioner is also seeking conditional use approval to establish the subject property as a planned development. The planned development process will provide both the Village and the Church with the ability to review future development plans through a site plan approval process and general parameters can be established to effectuate future development on the property. The initial parameters established by the Planned Development would consist of the existing site as an "as-is" situation, which means that any existing zoning issues that may exist would be covered under this blanket approval.

As the property is cumulatively over one (1) acre and is currently an assortment of assessment plats, the petitioner is seeking major plat of subdivision to establish the subject property as a lot of record.

The petition is referred to as PC 09-04. The property is located at 528 E. Madison Street, Lombard, Illinois.

This request requires approval through a public hearing process, and 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 public hearing to consider this petition is scheduled for:

Date: Monday, March 16, 2009

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. 630 873-4595)

Public Notice

PC 09-04

Page 2

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 March 6, 2009. The public hearing is scheduled to be televised live via Cable Channel 6. Interested parties are also encouraged to attend the public hearing.

Michael S. Toth
Planner I

Case No. PC 09-04
Parcel Numbers: 06-08-411-032, -033, -034