

NOTE DATE CHANGE OF MEETING

October 7, 2003

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 is requesting the Village of Lombard take the following actions in order to accommodate an outpatient medical office facility:

1. For the Lombard Bible Church Property, approve a map amendment rezoning the subject property from the R2 Single Family Residence District to the B5 Central Business District.
2. For the Lombard Bible Church Property, grant a conditional use for an existing religious institution.
3. For the entire subject property, grant a conditional use for a planned development with the following deviations and use exception within the B5 Central Business District:
 - a. A deviation from Section 155.416 (G) of the Lombard Zoning Ordinance allowing for an increase in the maximum building height from forty-five (45) feet to fifty (50) feet to accommodate a pitched roof;
 - b. Pursuant to Section 155.504 (D) of the Lombard Zoning Ordinance, grant site plan approval allowing for a deviation from Section 153.506 (C), Table 6.3 reducing the number of requisite parking spaces for an existing religious institution;
 - c. Pursuant to Section 155.504 (C) of the Lombard Zoning Ordinance, grant site plan approval allowing for a deviation from Section 153.506 (B)(5)(d) of the Lombard Sign Ordinance to allow for more than one free-standing sign on any one parcel of property; and
 - d. Pursuant to Section 155.508 (B) of the Zoning Ordinance, allow a use exception to allow for the outdoor storage of an ancillary mobile technology medical vehicle
4. Approval of a development agreement.

The petition is referred to as PC 03-33. The outpatient medical facility is proposed to be located at 130 S. Main Street, 6 W. Maple Street (the Lombard Masonic Building), 10 W. Maple Street and 24 W. Maple Street. The Lombard Bible Church property is located at 111 S. Park Avenue.

The development proposal consists of demolishing the Lombard Masonic Building and the Mid-City Beauty Supply store. Upon acquisition of the Maple Street parking lot by the petitioner, they propose to construct a 50,000 square foot outpatient medical facility on the site, per the submitted plans. The proposed planned development is being sought to address cross-access, parking and shared site design concerns between the medical facility and the existing church property.

The map amendment and conditional uses require 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, October 27, 2003
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 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 20, 2003. The public hearing is scheduled to be televised live via Cable Channel 6. Interested parties are also encouraged to attend the public hearing.

William J. Heniff, AICP
Senior Planner

Case Number: PC 03-33
Parcel Numbers: 06-07-213-003, 011, 012, 013, 014