

June 28, 2004

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 petitions:

For PC 04-22

The petitioner requests approval of a text amendment to Section 155.415 of the Lombard Zoning Ordinance, allowing religious institutions to be listed as a conditional use within the B4 Corridor Commercial District.

The Village also requests the approval of companion text amendments, as follows:

- Section 155.412: Adding “religious institutions” as a conditional use in the B1 Limited Neighborhood Shopping District;
- Section 155.413: Adding “religious institutions” as a conditional use in the B2 General Neighborhood Shopping District;
- Section 155.414: Adding “religious institutions” as a conditional use in the B3 Community Shopping District;
Reclassifying “Clubs and lodges, nonprofit and fraternal” from a permitted use to a conditional use in the B3 Community Shopping District;
- Section 155.415: Adding “religious institutions” as a conditional use in the B4 Corridor Commercial Shopping District (as also requested by the petitioner);
Reclassifying “Clubs and lodges, nonprofit and fraternal” from a permitted use to a conditional use in the B4 Corridor Commercial Shopping District;
- Section 155.416: Adding “religious institutions” as a conditional use in the B5 Central Business District;
Reclassifying “Clubs and lodges, nonprofit and fraternal” from a permitted use to a conditional use in the B5 Central Business District;
- Section 155.417: Adding “religious institutions” as a conditional use in the B5A Downtown Perimeter District;
Reclassifying “Clubs and lodges, nonprofit and fraternal” from a permitted use to a conditional use in the B5A Downtown Perimeter District;
- Section 155.418: Adding “religious institutions” as a conditional use in the I Limited Industrial District;
Adding “Clubs and lodges, nonprofit and fraternal” to the list of conditional uses in the I Limited Industrial District;
- Section 155.802: Adding definition of “religious institution”
- Sections 155.401 et. seq.: Redirecting definitional references of “religious institutions” to Section 155.802.

For PC 04-23

The petitioner requests use approval of the following actions for property located within the B4 Corridor Commercial District:

1. A conditional use for a religious institution;
2. A variation from Section 155.707 (B)(4) to allow for alternate plant materials within a required transitional yard on the west side of the subject property;
3. A variation from Section 154.404 (A)(3) of the Subdivision and Development Ordinance modifying the public water distribution system requirements for adjacent properties; and
4. Approval of a development agreement for the subject property.

The petitioner's text amendment, conditional use and variation requests are made to allow the petitioner to construct and operate a religious institution on the subject property. The companion text amendments proposed by the Village are intended to address inconsistencies within the existing Zoning Ordinance.

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 petitions are referred to as PC 04-22 and 04-23. The property is located at 950 N. Grace Street, Lombard, Illinois.

The public hearing to consider this petition is scheduled for:

Date: Monday, July 19, 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 July 12, 2004. 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 No. PC 04-22 & 23
Parcel Number: 03-32-301-041