

October 7, 2009

NOTICE OF PUBLIC HEARING

Dear Property Owner:

The Village of Lombard Zoning Board of Appeals hereby provides notice that a public hearing will be conducted to consider the following petition:

The petitioner requests that the Village approve the following actions for the subject property located within the R2 Single-Family Residence District:

1. A variation from Section 155.407(H) of the Lombard Zoning Ordinance to reduce the minimum required open space on the subject property from fifty percent (50%) to forty-two and fifty-five one-hundredths percent (42.55%).
2. A variation from Section 155.212, Table 2.1, Footnote (A) of the Lombard Zoning Ordinance to reduce the required interior side yard setback to 0.35 feet (0.35') where two feet (2') is required to allow for an open deck not over three feet (3') above the average level of the adjoining ground.

A similar petition for this property was heard by the ZBA on February 25, 2009 as case number ZBA 09-01. That petition was subsequently denied by the Village Board. The property owner has filed a new petition, ZBA 09-10, revising their plan to remove some of the impervious surfaces on the property including: asphalt to the side and rear of the garage, a portion of a brick walkway, a two and one-half foot strip of the western side of the driveway, and a one-half foot strip of the eastern side of the driveway.

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 petition is referred to as ZBA 09-10. The property is located at 418 W. Wilson Avenue, Lombard, Illinois.

The public hearing to consider this petition is scheduled for:

Date: Wednesday, October 28, 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

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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 Zoning Board of Appeals and the petitioner if received at the Village Hall, 255 E. Wilson Avenue, Lombard, IL, on or before Wednesday, October 21, 2008. Interested parties are also encouraged to attend the public hearing.

Stuart Moynihan
Associate Planner

Case No. ZBA 09-10
Parcel No: 06-18-218-008