

## 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 petitioner requests that the Village take the following actions on the subject properties:

1. Approve an amendment to an annexation agreement;
2. Approve a major plat of resubdivision.
3. For the entire subject property, approve a conditional use for a planned development.
4. For Lot 1 of the proposed subdivision, approve the following deviations:
  - a. A deviation from Section 155.706 (C) and 155.709 (B) of the Zoning Ordinance reducing the required perimeter parking lot landscaping from five feet (5') to zero feet (0') to provide for shared cross-access and parking.
  - b. A deviation from Section 153.505 (B)(17)(a)(2) of the Sign Ordinance to allow for more than one wall sign on a street frontage.
5. Pursuant to Section 155.414 (C)(7) of the Zoning Ordinance, approve a conditional use for a drive-through facility on Lot 1 of the proposed subdivision.
6. For Lot 2 of the proposed subdivision, approve the following deviations:
  - a. A deviation from Section 155.706 (C) and 155.709 (B) of the Zoning Ordinance reducing the required perimeter parking lot landscaping from five feet (5') to zero feet (0') to provide for shared cross-access and parking.
  - b. A deviation from deviation from Section 153.505 (B)(17)(b)(2) of the Sign Ordinance to allow for more than one wall sign for interior tenants.
7. Pursuant to Section 155.414 (C)(18) of the Zoning Ordinance, approve a conditional use for an outdoor dining/service establishment on Lot 2 of the proposed subdivision.
8. For Lot 3 of the proposed subdivision, approve a deviation from Section 155.706 (C) and 155.709 (B) reducing the required perimeter parking lot landscaping from five feet (5') to zero feet (0') to provide for shared cross-access and parking; and
9. For the entire development, grant site plan approval authority to the Lombard Plan Commission.

The petition is referred to as PC 04-25. The property is located at 201, 205 and 211 E. Roosevelt Road; 1200 South Highland Av.; and 112-116 & 120-124 E. 13<sup>th</sup> Street (Southwest Corner of Roosevelt & Highland), Lombard, Illinois, and is legally described as:

LOTS 1, 2, 3 AND 4 IN ROOSEVELT HIGHLANDS SHOPPING CENTER, BEING A SUBDIVISION OF PART OF THE WEST ½ OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL

MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 26, 1954 AS DOCUMENT 738449, IN DU PAGE COUNTY, ILLINOIS.

ALSO,

LOTS 1 AND 2, IN MERL'S RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST ½ OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 22, 1976 AS DOCUMENT R-76-84675, IN DU PAGE COUNTY, 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.

---

Donald Ryan, Chairperson  
Plan Commission

Case Number: PC 04-25  
Parcel Number: 06-20-100-008, 009, 010, 021, 060 and 061