

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 within the Lombard Pines Planned Development, located within the B3 Community Shopping District:

For the Entire Planned Development:

1. Approve amendments to Ordinances 2555 and 4088 approving and amending a Conditional Use for a Planned Development as it pertains to freestanding signs and perimeter lot landscaping requirements.
2. Per Section 155.208 (C) of the Zoning Ordinance, approve a conditional use to allow for more than one principal structure on a lot of record.

For Parcels V and W:

1. Per Section 155.414 (C)(7) of the Zoning Ordinance, approve a conditional use for a drive-through establishment;
2. Per Section 155.414 (C)(18) of the Zoning Ordinance, approve a conditional use for an outdoor service area (outdoor dining);
3. Approve the following deviations from the Sign Ordinance:
 - a. a deviation from Section 153.234 (G) of the Sign Ordinance providing for an additional free-standing sign in conjunction with a shopping center sign;
 - b. an amendment to Ordinance 4088 allowing for an automatic changeable copy sign to be located on the petitioner's proposed free-standing sign;
 - c. a deviation from Section 153.505 (B)(5)(b) of the Sign Ordinance to allow for a free-standing sign of greater than 50 square feet in overall sign size;
 - d. a deviation from Section 153.505 (B)(17)(b)(2) of the Sign Ordinance to allow for more than two wall signs are allowed for exterior tenants.

The petition is referred to as PC 04-21. The property is located at 1103-1177 South Main Street and 150 East Roosevelt Road, Lombard, Illinois, and is legally described as:

Lot 3 of Owner's Assessment Plat of part of the southwest 1/4 of Section 17, Township 39 North, Range 11 East of the Third Principal Meridian according to the Plat thereof recorded December 20, 1943, as Document 457027, except that part, described as follows: Beginning at the point of intersection of a line drawn parallel with and 100 feet east of the west line of Main Street as dedicated by the Plat of Roosevelt Crest, with a line drawn parallel with and 50 feet north of the center line of Roosevelt Road as now paved and running hence north parallel with said west line of Main Street 150 feet, hence east parallel with said center line of Roosevelt Road 150 feet henceforth parallel with said west line of Main Street 150 feet, hence west parallel with said center line of Roosevelt Road 150 feet to the point of beginning in DuPage County, Illinois, known as NE corner of Roosevelt Road and Main Street, Lombard, Illinois.

The public hearing to consider this petition is scheduled for:

Date: Monday, August 16, 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 August 9, 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 No. PC 04-21

Parcel Numbers: 06-17-305-012,017,021,029,030,031,032,033,038,039,041,042,043,044,045,046