

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 property:

- A. Approve an annexation agreement.
- B. Annex the portion of the subject property not currently within the Village of Lombard.
- C. Approve a map amendment rezoning the entire property to the B4A Roosevelt Road Corridor District.
- D. Approve a conditional use for a planned development, with the following companion conditional uses, deviations and variations, as follows:
 1. For Lot 1 (Parcel A):
 - a. Conditional uses pursuant to Sections 155.417(G)(2)(b)(2) and 155.417(G)(2)(b)(6) of the Zoning Ordinance for a bank/financial institution with a drive-through facility;
 - b. A deviation from Section 153.505(B)(19)(a)(2) of the Sign Ordinance to allow for more than one wall sign per street frontage;
 - c. A deviation from Section 155.417(G)(3) of the Zoning Ordinance to reduce the minimum lot area from 40,000 square feet to 36,400 square feet;
 - d. A deviation from Section 155.417(G)(4) of the Zoning Ordinance to reduce the minimum lot width from 150 feet to 137 feet.
 2. For Lot 2 (Parcel B):
 - a. A conditional use pursuant to Section 155.417(G)(2)(c)(7) of the Zoning Ordinance for a shopping center, consisting of more than one principal business on a zoning lot;
 - b. A deviation from Section 155.417(G)(5)(c) of the Zoning Ordinance reducing the required east interior side yard from ten feet (10') to one foot (1').
 3. For Lot 3 (Parcel C):
 - a. A conditional use pursuant to Section 155.417(G)(2)(a)(5) of the Zoning Ordinance for a restaurant outside service/dining area;
 - b. A deviation from Section 153.505 (B)(19)(a)(2) of the Sign Ordinance to allow for more than one wall sign per street frontage;
 - b. A deviation from Section 155.417(G)(5)(c) of the Zoning Ordinance reducing the required east interior side yard from ten feet (10') to five feet (5').

4. For Lot 4 (Parcel D):
 - a. A deviation from Section 154.506 (D) of the Subdivision and Development Ordinance to allow for a lot without public street frontage;
 - b. A planned development use exception for a storage center in the B4A District with a variation from Section 155.508 (B)(3) of the Zoning Ordinance to allow a use exception to exceed 40% of the total floor area for the overall planned development.
5. For Lot 5 (detention outlot Parcel E):
 - a. A conditional use pursuant to Section 155.417(G)(2)(c)(6) of the Zoning Ordinance for a four story building, between 40 and 45 feet in height;
 - b. A deviation from Section 154.506 (D) of the Subdivision and Development Ordinance to allow a lot without public street frontage;
 - c. A deviation from Section 154.507 (D) of the Subdivision and Development Ordinance requiring an outlot to have at least thirty feet (30') of frontage along a public street;
 - d. A deviation from Section 155.417 (G)(3) of the Zoning Ordinance to reduce the minimum lot area from 40,000 square feet to 19,000 square feet for a detention outlot; and
 - e. A deviation from Section 155.417 (G)(4) of the Zoning Ordinance to reduce the minimum lot width from 150 feet to 131 feet.
6. For each lot, grant a variation from Sections 155.706 (C) and 155.709 (B) of the Zoning Ordinance reducing the required perimeter parking lot and perimeter lot landscaping from five feet (5') to zero feet (0') to provide for shared cross-access and parking.
7. Grant a variation from Sections 155.417 (G)(7) and (9) of the Zoning Ordinance to eliminate the ten percent (10%) open space requirement for individual lots.
8. Approve the following Sign Ordinance deviations:
 - a. A deviation from Section 153.235 (A) to allow for two shopping center signs, where one is permitted; and
 - b. A deviation from Section 153.235 (E) to allow for shopping center signs to be located closer than 250 feet from each other.
 - c. A deviation from Section 153.234 (F) to allow for free-standing signs to be located closer than seventy-five feet (75') from the center line of the adjacent right-of-way; and

9. Approve a preliminary major plat of resubdivision, with an alternate option that combines proposed Parcels B and C into a single lot of record.

The petition is referred to as PC 08-13. The property is located at 19W471 Roosevelt Road and 351 E. Roosevelt Road, Lombard, Illinois, and is legally described as:

PARCEL 1

HIGHLAND LANES SUBDIVISION (EXCEPT THE SOUTH 150 FEET THEREOF AND EXCEPT THE WEST 134.5 FEET) IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 25, 1958 AS DOCUMENT 877665, DUPAGE COUNTY ILLINOIS.

PARCEL 2

THE WEST 134.5 FEET OF HIGHLAND LANES SUBDIVISION (EXCEPT THE SOUTH 150 FEET THEREOF) IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 25, 1958 AS DOCUMENT 877665 IN DUPAGE COUNTY, ILLINOIS.

The public hearing to consider this petition is scheduled for:

Date: Monday, May 19, 2008
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. 630 620-5811)

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 May 12, 2008. 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 08-13
Parcel Numbers: 06-20-106-050 and -051