

March 21, 2005

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 petition:

The petitioner requests that the Village take the following actions for the subject property located within the B4 Corridor Commercial District:

For the property located at 330 East North Avenue and located within the B4 Corridor Commercial District:

1. Approve a major plat of subdivision.
2. Approve a variation from Sections 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;
3. Approve a conditional use for a drive-through facility;
4. Approve a conditional use for an outdoor seating area; and
5. Approve a development agreement for the subject property.

For the property located at 350 East North Avenue and located within the B4 Corridor Commercial District, Planned Development, approve the following actions:

1. Amendments to Ordinance 5531 approving a planned development on the subject property; and
2. Variations from Sections 153.505 (B)(9) and Sections 153.225 (A), (B) and (F) of the Lombard Sign Ordinance to allow for an off-premise sign to allow for an off-premise sign on the subject property.

The petitioner plans to construct a multi-tenant commercial strip center with a drive-through facility. The petition is referred to as PC 05-08. The property is located at 330 E. North Avenue.

The public hearing to consider this petition is scheduled for:

Date: June 21, 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 April 11, 2005. The public hearing is scheduled to be televised live via Cable Channel 6. Interested parties are also encouraged to attend the public hearing.

Angela Clark, AICP
Planner II

Case No. PC 05-08
Parcel Number: 03-32-301-037