

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 is requesting the Village of Lombard take the following actions within the Yorktown Peripheral B3 Planned Development:

- A. To address a change to the geographical extent of the previously approved planned development and companion zoning approvals:
 - 1. Approve a map amendment to rezone a portion of the subject property to be added to the planned development from the O Office District to the B3 Community Shopping District.
 - 2. Pursuant to Section 155.504(A) (major changes in a planned development) and Section 155.511 (Site Plan Approvals for planned developments) of the Lombard Zoning Ordinance, amend the conditional uses grant site plan approval and for the Yorktown Peripheral Planned Development and for a hotel/convention hall facility, as established by Ordinance 3962 and amended by Ordinances 4310 and 5397.

- B. Pursuant to Section 155.602(C), Table 6.3 of the Zoning Ordinance, approve a conditional use for an outdoor service area (outdoor dining).

The petition is referred to as PC 07-17.

The property is located at 70 Yorktown Shopping Center (the Lombard Westin Hotel/Conference Center), Lombard, Illinois, and is legally described as:

LOT 2 IN YORKTOWN PERIPHERAL/TARGET SUBDIVISION, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 17, 1995 AS DOCUMENT R95-162762, IN DU PAGE COUNTY, ILLINOIS.

The area requested to be rezoned and added to the planned development is located at 610-690 E. Butterfield Road and is legally described as follows:

PARCEL 1 – LEGAL DESCRIPTION:

THAT PART OF LOT 1 IN THE RESUBDIVISION OF NORTHERN BAPTIST THEOLOGICAL SEMINARY SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 13, 1989 PER DOCUMENT NO. R89-143132, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 2 IN YORKTOWN PERIPHERAL/TARGET SUBDIVISION PER DOCUMENT NO. R95-162762, ALSO BEING

ON THE WESTERLY LINE OF SAID LOT 1; THENCE NORTH 11 DEGREES 11 MINUTES 42 SECONDS WEST, A DISTANCE OF 3.57 FEET ALONG THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF SAID LOT 2 AND ALSO BEING THE WESTERLY LINE OF SAID LOT 1; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 34.71 FEET; THENCE SOUTH 11 DEGREES 11 MINUTES 42 SECONDS EAST, A DISTANCE OF 13.65 FEET; THENCE SOUTH 2 DEGREES 58 MINUTES 03 SECONDS EAST, A DISTANCE OF 12.53 FEET; THENCE SOUTH 59 DEGREES 43 MINUTES 53 SECONDS WEST, A DISTANCE OF 34.13 FEET TO THE EASTERLY LINE OF SAID LOT 2 ALSO BEING THE WESTERLY LINE OF SAID LOT 1; THENCE NORTH 11 DEGREES 11 MINUTES 42 SECONDS WEST, A DISTANCE OF 40.38 FEET ALONG SAID EASTERLY LINE OF LOT 2 AND ALSO BEING THE WESTERLY LINE OF SAID LOT 1, TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS; ALSO

PARCEL 2 – LEGAL DESCRIPTION:

THAT PART OF LOT 1 IN THE RESUBDIVISION OF NORTHERN BAPTIST THEOLOGICAL SEMINARY SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 13, 1989 PER DOCUMENT NO. R89-143132, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 2 IN YORKTOWN PERIPHERAL/TARGET SUBDIVISION PER DOCUMENT NO. R95-162762, ALSO BEING ON THE WESTERLY LINE OF SAID LOT 1; THENCE NORTH 11 DEGREES 11 MINUTES 42 SECONDS WEST, A DISTANCE OF 3.57 FEET ALONG THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF SAID LOT 2 AND ALSO BEING THE WESTERLY LINE OF SAID LOT 1; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 36.67 FEET; THENCE SOUTH 02 DEGREES 58 MINUTES 03 SECONDS EAST, A DISTANCE OF 251.35 FEET TO THE EASTERLY LINE OF SAID LOT 2 AND ALSO BEING A CORNER ON THE WESTERLY LINE OF SAID LOT 1; THENCE NORTH 11 DEGREES 11 MINUTES 42 SECONDS WEST, A DISTANCE OF 252.31 FEET ALONG SAID EASTERLY LINE OF LOT 2 AND ALSO BEING THE WESTERLY LINE OF SAID LOT 1, TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THAT PART OF LOT 1 IN THE RESUBDIVISION OF NORTHERN BAPTIST THEOLOGICAL SEMINARY SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 13, 1989 PER DOCUMENT NO. R89-143132, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 2 IN YORKTOWN PERIPHERAL/TARGET SUBDIVISION PER DOCUMENT NO. R95-162762, ALSO BEING ON THE WESTERLY LINE OF SAID LOT 1; THENCE NORTH 11 DEGREES 11 MINUTES 42 SECONDS WEST, A DISTANCE OF 3.57 FEET ALONG THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF SAID LOT 2 AND ALSO BEING THE WESTERLY LINE OF SAID LOT 1; THENCE NORTH 90 DEGREES 00 MINUTES 00

SECONDS EAST, A DISTANCE OF 34.71 FEET; THENCE SOUTH 11 DEGREES 11 MINUTES 42 SECONDS EAST, A DISTANCE OF 13.65 FEET; THENCE SOUTH 2 DEGREES 58 MINUTES 03 SECONDS EAST, A DISTANCE OF 12.53 FEET; THENCE SOUTH 59 DEGREES 43 MINUTES 53 SECONDS WEST, A DISTANCE OF 34.13 FEET TO THE EASTERLY LINE OF SAID LOT 2 ALSO BEING THE WESTERLY LINE OF SAID LOT 1; THENCE NORTH 11 DEGREES 11 MINUTES 42 SECONDS WEST, A DISTANCE OF 40.38 FEET ALONG SAID EASTERLY LINE OF LOT 2 AND ALSO BEING THE WESTERLY LINE OF SAID LOT 1, TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

The public hearing to consider this petition is scheduled for:

Date: Monday, May 21, 2007
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 E. Wilson Avenue, Lombard, IL, on or before May 14, 2007. 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 07-17
Parcel Numbers: 06-29-200-048 and 06-29-200-045 (part of)