

November 28, 2005

NOTICE OF PUBLIC HEARING

Dear Property Owner:

The Village of Lombard Plan Commission hereby provides notice that at the November 21, 2005 Plan Commission meeting, the Plan Commission voted to continue the following petition to its December 19, 2005 meeting. In addition, this petition is being amended to include additional and/or amended relief (*noted in italics*), as follows:

- A. For the property at 218 West St. Charles Road:
 1. Approve an amendment to the Comprehensive Plan Map to designate the property for Community Commercial uses within the Central Business District area; and
 2. Approve a map amendment rezoning the property from the R6 Central Residence District to the B5 Central Business District.
- B. For the properties at 218 and 226 West St. Charles Road (i.e., the Subject Property):
 1. Approve a conditional use for a planned development with the following variations and deviations:
 - a) A deviation from Section 155.416 (G) to the Zoning Ordinance to allow for a maximum building height of fifty-two feet (to provide for an architectural tower element), where a maximum of forty-five feet (45') is permitted;
 - b) A deviation from Section 155.416 (J) and variations from Sections 155.508 (C)(6)(a) and (b) of the Zoning Ordinance to allow for a reduction in the thirty foot (30') planned development perimeter and twenty foot (20') transitional building setbacks to six feet (6') along the rear (east) property line;
 - c) A deviation from Section 155.416 (K) and a variation from Sections 155.508 (C)(6)(b) and 155.707 (A)(3) of the Zoning Ordinance to allow for a reduction in the transitional landscape setback from ten feet (10') to one foot (1');
 - d) A variation from Section 155.508(C)(6)(a) of the Lombard Zoning Ordinance to allow for a 1-foot front and corner side yard setback on the perimeter of a planned development where a 30-foot front and/or corner side yard is required in the abutting R2 Single Family Residence and R6 General Residence Districts respectively;
 - e) A variation from Section 155.602, Table 6.3 of the Zoning Ordinance to allow for a reduction of the requisite parking spaces from 46 to 42 spaces during Phase I of the development;
 - f) A deviation from Section 153.506(B)(18)(c) of the Lombard Sign Ordinance to allow for an increase in the total number of permitted wall signs, where one wall sign per street front exposure is permitted;
 - g) *A variation from Sections 155.707 (B)(3)(a) through (d) of the Zoning Ordinance pertaining to transitional landscape and fence requirements;*
 - h) *A variation from Section 155.602 (A)(10)(d)(2) of the Zoning Ordinance to allow for a reduction in the minimum and average foot-candle intensity requirements for parking lots; and*

- i) A use exception to allow less than fifty percent (50%) of the area of the ground floor to be devoted to uses permitted in the B5 Central Business District.*
2. Approve a conditional use from Section 155.416(C)(13) to allow for an outdoor service (dining) area.
3. Grant Site Plan Approval authority to the Lombard Plan Commission.

C. Approve a development agreement for the subject property.

The petition is referred to as PC 05-42. The property is located at 218 and 226 West St. Charles Road, Lombard, Illinois. This request requires approval through a public hearing process, and this notice is being sent to all property owners within two-hundred fifty feet (250') of the subject property in order to inform them of the public hearing.

The public hearing to consider this petition is scheduled for:

Date: Monday, December 19, 2005
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 December 12, 2005. The public hearing is scheduled to be televised live via Cable Channel 6. Interested parties are also encouraged to attend the public hearing.

William J. Heniff, AICP
Senior Planner

Case No. PC 05-42
Parcel Numbers: 06-07-203-021 and 035