

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 to allow for a business/industrial development on the Subject Property:

1. Grant a conditional use for an I Limited Industrial District Planned Development with such exceptions from Village Code as may be provided for in a Development Agreement between the Village and the Owner and/or Developer, including variations, deviations and/or exceptions from the following standards:
 - A. Title 154 – Lombard Subdivision and Development Ordinance:
 1. Section 154.506 (D): Requiring that all lots front on a public street.
 2. Section 154.602 (D)(3)(e)(f) and (g): Requiring that no building permits be issued prior to the completion of the water distribution system, sanitary sewer system and public right-of-way improvements.
 - B. Title 155 – Lombard Zoning Ordinance:
 1. Section 155.103 (C)(10): Providing that all variations shall become null and void unless work thereon is substantially under way within 12 months of issuance.
 2. Section 155.103(F)(11): Providing that authorization for a conditional use shall be null and void if construction if not substantially underway within 18 months of grant of approval for the development.
 3. Section 155.205(A)(2)(e): Regulating fences or walls in the Clear Line of Sight Area.
 4. Section 155.212: Limiting Obstructions in Required Yards to occupy no more than 30 percent of a Required Yard.
 5. Section 155.418 (B) and (C): Identifying and establishing permitted, conditional and prohibited uses within the planned development.
 6. Section 155.418 (E): Requiring that all uses have a minimum lot width of 80 feet.

7. Section 155.418 (F): Providing for minimum 25 foot front yards, 25 foot corner side yards, 15 foot interior side yards, and 15 foot rear yards (or 1 foot yards along railroad rights-of-way) for principal buildings and structures.
8. Section 155.418(H): Requiring that the minimum open space for each use be not less than 10 percent of the lot.
9. Section 155.418 (K) and 155.707(A)(4): Requiring a 30 foot transitional landscape yard abutting a CR District.
10. Sections 155.503 and 155.507: Specifying certain plan submittal requirements for planned developments.
11. Section 155.508 (C)(6)(b): Requiring planned developments with exceptions to satisfy all transitional landscape yard requirements.
12. Section 155.602 (A)(3), (4) and (7): Regulating off-site and collective parking.
13. Sections 155.706 (B) and (C) and 155.709: Requiring that lot interiors, perimeters and perimeter parking lots provide a minimum of five feet of landscaped area.

C. Title 153 – Lombard Sign Ordinance

1. Section 153.507 (B)(4)(d): Limiting to one (1) the number of freestanding signs on any one parcel.
 2. Section 153.507 (B)(4)(b) and (c): Allowing for signage to exceed 6 feet in height and 30 square feet in area.
 3. Section 153.507 (B)(9)(a) and (b): Allowing for increases in the maximum allowable square footage for wall signs and more than one wall sign per street front exposure.
2. Grant a conditional use to allow more than one principal building on the subject property.
 3. Execute a Development Agreement for the Subject Property, with the Village Board taking the following actions as set forth in the Agreement:
 - a. Approve two vacations of portions of the Lombard Road right-of-way.
 - b. Approve the removal of a traffic barricade on Lombard Road; and
 - c. Grant Site Plan Approval Authority to the Lombard Plan Commission.

The petition is referred to as PC 05-17. The property is located at 1301 N. Lombard Road, Lombard, Illinois, and is legally described as:

Lot 1 in Lombard Business Center, Unit Two, being a subdivision of that part of the east ½ of the west ½ of the northeast ¼ of Section 31, Township 40 North, Range 11 East of the Third Principal Meridian, lying south of the southerly right-of-way of the Illinois Central Railroad (except the south 210 feet thereof), according to the plat thereof recorded November 6, 1974 as Document R74-56524, in DuPage County, Illinois; also

A tract of land legally described as follows: Commencing at the southeast corner of Lot 1 in Lombard Business Center, Unit Two, being a subdivision of that part of the east ½ of the west ½ of the northeast ¼ of Section 31, Township 40 North, Range 11 East of the Third Principal Meridian, lying south of the southerly right-of-way of the Illinois Central Railroad, according to the plat thereof recorded November 6, 1974 as Document R74-56524, in DuPage County, Illinois, thence east along the south line of said Lot 1, a distance of 624.98 feet, thence south 210.0 feet to a point along the south line of the northeast ¼ of Section 31 Township 40 North, Range 11 East of the Third Principal Meridian, thence westerly along the south line of the northeast ¼ of Section 31 Township 40 North, Range 11 East of the Third Principal Meridian, a distance of 624.98 feet, thence north 210.0 feet to a point of beginning, in DuPage County, Illinois.

The public hearing to consider this petition is scheduled for:

Date: June 20, 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 June 13, 2005. The public hearing is scheduled to be televised live via Cable Channel 6. Interested parties are also encouraged to attend the public hearing.

Public Notice
PC 05-17
Page 4

Donald Ryan, Chairperson
Plan Commission

Case No. PC 05-17
Parcel Number: 03-31-204,002 & 004