

June 1, 2004

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:

1. Approve a three-lot major plat of subdivision.
2. For the entire subject property, approve a conditional use for a planned development.
3. For Lot 1 of the proposed subdivision, approve the following deviations and variations:
 - a. A deviation from Section 153.505 (B)(17)(a)(1) of the Sign Ordinance to allow for an increase in wall sign surface area from one hundred (100) square feet to one hundred and thirty four (134) square feet.
 - b. A deviation from Section 153.505 (B)(17)(a)(2) of the Sign Ordinance to allow for more than one wall sign on a street frontage.
 - c. A deviation from Section 153.210 (B)(D) of the Sign Ordinance to allow for an increase in the height of an electronic message board from two feet (2') to 3.65 feet with a display screen greater than eighteen inches in height.
 - d. A deviation from Section 153.210 (F) of the Sign Ordinance to allow for an electronic message board that is less than twelve feet above grade.
 - e. A variation and a deviation 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.
4. Approve a conditional use for a drive-through facility on Lot 1 of the proposed subdivision.
5. For Lot 2 of the proposed subdivision, approve a variation and a deviation from Section 155.706 (C) and 155.709 (B) of the Zoning Ordinance reducing the required perimeter parking lot landscape from five feet (5') to zero feet (0') to provide for shared cross-access and parking.
6. For Lot 3 of the proposed subdivision, approve a variation from Section 155.415 (E) of the Subdivision and Development Ordinance, allowing for a reduction in the minimum lot width from one hundred fifty (150) feet to seventy-two (72) feet for a proposed stormwater detention outlot.
7. Approve a development agreement for the subject property, with Site Plan Approval authority being granted to the Lombard Plan Commission.

As you may know, this project was originally brought forward last December as part of PC 03-45. However, the petitioner withdrew their request prior to final Village Board consideration. They have now decided to bring their initial plans forward but with two site plan changes. They have agreed to the right-in, right-out design of the southern access driveway onto Grace Street. Second, they have provided an alternate site plan that will be pursued in the event that the petitioner cannot reach an agreement with the adjacent property owner for the cross-access.

The petition is referred to as PC 04-20. The property is located at 350 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 June 14, 2004. 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 I

Case No. PC 04-20
Parcel Number: 03-32-301-009