

March 30, 1999

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:

Big Idea requests conditional use approval for a planned development in the B5 Central Business District; conditional use approval for off-site parking; conditional use approval to allow two (2) principal structures on one (1) lot-of-record; exceptions to the Zoning Ordinance to increase the allowable building height from forty-five feet (45') to sixty-four feet (64'), to reduce the required transitional landscape yard from ten feet (10') to zero (0), to reduce the required transitional landscape yard improvements, and to reduce the required foundation landscaping; exceptions to the Sign Ordinance to allow a projecting sign to be displayed in conjunction with a wall, awning, or canopy sign and to allow a sign which will be 360 square feet in area, seventeen feet (17') in height, fifteen feet (15') from the front property line, attached at one end to a principal structure, and which will cross a property line; and variations from the Zoning Ordinance to allow noncompliance with the transitional landscape yard requirements of the underlying zoning district and to allow the rear yard setback to be less than that which is required in the abutting zoning district.

Big Idea will be restoring the existing buildings at 101 to 109 South Main Street, including the DuPage theater, and will also be constructing a new office building to the south of the theater. Parking will be provided to the south of the new office building.

The petition is referred to as PC 99-16. The property is located at 101-125 South Main Street, Lombard, Illinois.

The public hearing to consider this petition is scheduled for:

Date: Monday, April 19, 1999

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 April 7, 1999. The public hearing is scheduled to be televised live via Cable Channel 6. Interested parties are also encouraged to attend the public hearing.

David Sundland, AICP, Senior Planner

Case No. PC 99-16

Parcel Numbers: 06-08-111-030, 003 and (pt.) 004