

July 20, 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 within the Lombard Pines Planned Development, located within the B3 Community Shopping District:

For the Entire Planned Development:

1. Approve amendments to Ordinances 2555 and 4088 approving and amending a Conditional Use for a Planned Development as it pertains to freestanding signs and perimeter lot landscaping requirements.
2. Per Section 155.208 (C) of the Zoning Ordinance, approve a conditional use to allow for more than one principal structure on a lot of record.

For Parcels V and W:

1. Per Section 155.414 (C)(7) of the Zoning Ordinance, approve a conditional use for a drive-through establishment;
2. Per Section 155.414 (C)(18) of the Zoning Ordinance, approve a conditional use for an outdoor service area (outdoor dining);
3. Approve the following deviations from the Sign Ordinance:
 - a. a deviation from Section 153.234 (G) of the Sign Ordinance providing for an additional free-standing sign in conjunction with a shopping center sign;
 - b. an amendment to Ordinance 4088 allowing for an automatic changeable copy sign to be located on the petitioner's proposed free-standing sign;
 - c. a deviation from Section 153.505 (B)(5)(b) of the Sign Ordinance to allow for a free-standing sign of greater than 50 square feet in overall sign size;
 - d. a deviation from Section 153.505 (B)(17)(b)(2) of the Sign Ordinance to allow for more than two wall signs are allowed for exterior tenants.

The petition is referred to as PC 04-21. The property is located at 1103-1177 South Main Street and 150 East Roosevelt Road, Lombard, Illinois.

The public hearing to consider this petition is scheduled for:

Date: Monday, August 16, 2004

Time: 7:30 P.M.

Location: Lombard Village Hall

Public Notice
PC 04-21
Page 2

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 August 9, 2004. 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 04-21
Parcel Numbers: 06-17-305-
012,017,021,029,030,031,032,033,038,039,041,042,043,044,045,046