

## 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 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.

The petition is referred to as PC 04-20. The property is located at 350 E. North Avenue, Lombard, Illinois, and is legally described as:

THE SOUTH 750.0 FEET, AS MEASURED ON THE WEST LINE AND PARALLEL WITH THE SOUTH LINE THEREOF, (EXCEPT THE WEST 877.74 FEET AS MEASURED ON THE NORTH AND SOUTH LINES THEROF AND EXCEPT THAT PART LYING SOUTH OF THE NORTH LINE OF LAND TAKEN BY CONDEMNATION CASE 02ED-13) OF THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RAGNE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE CENTER LINE OF

LOMBARD ROAD (WEST LINE OF THE NORTH AVENUE MANOR, A SUBDIVISION IN SAID SECTION 32) IN DUPAGE COUNTY, ILLINOIS.

The public hearing to consider this petition is scheduled for:

Date: June 21, 2004  
Time: 7:30 P.M.  
Location: Lombard Village Hall  
255 East 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.

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Donald Ryan, Chairperson  
Plan Commission

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