

July 26, 2005

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 approve a map amendment rezoning the subject property from the R1 Single-Family Residence District to the B3 Community Shopping District. In addition, the petitioner also requests that the Village approve the following actions in order to allow for two separate restaurant/food preparation establishments, as set forth below:

1. To allow for a proposed sit-down restaurant at 912 E. Roosevelt Road and an existing fast-food restaurant at 916 E. Roosevelt Road, approve a variation from Section 155.602 (C), Table 6.3 Off-Site Parking Requirements reducing the requisite number of parking spaces on the subject property from 43 spaces to 21 spaces;
2. To allow for a proposed fast-food restaurant (without seating) at 912 E. Roosevelt Road and an existing fast-food restaurant at 916 E. Roosevelt Road, approve a variation from Section 155.602 (C), Table 6.3 Off-Site Parking Requirements reducing the requisite number of parking spaces on the subject property from 36 spaces to 21 spaces; and/or
3. To allow for a catering service establishment to be located in the building at 912 E. Roosevelt Road, grant a conditional use, pursuant to Section 155.414 (C)(5) of the Zoning Ordinance.

The petitioner is seeking approval of several actions so that the building at 912 E. Roosevelt Road can be utilized for on of several types of food preparation land use activities as set forth in our Zoning Ordinance. Other than any property improvements or modifications required as part of the Village consideration of this petition, no additional improvements are being proposed at this time.

This request requires approval through a public hearing process, and this notice is being sent to all property owners within two-hundred fifty feet (250') of the subject property in order to inform them of the public hearing.

The petition is referred to as PC 05-32. The property is located at 912-916 E. Roosevelt Road, Lombard, Illinois.

The public hearing to consider this petition is scheduled for:

Date: Monday, August 15, 2005

Time: 7:30 P.M.

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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 August 8, 2005. 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 05-32
Parcel Number: 06-16-310-022