

May 30, 2006

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 the following actions for the subject property located within the O Office District:

1. Grant the following conditional uses from the Zoning Ordinance:
 - a. A conditional use, per Section 155.411 (C) (14), for a restaurant establishment;
 - b. A conditional use, per Section 155.411 (C) (10), for outdoor dining associated with a restaurant establishment;
 - c. A conditional use, per Section 155.411 (C) (9), for off-site parking.
2. Grant the following variations from the Zoning Ordinance to address existing non-conformities:
 - a. A variation from Section 155.411 (F) to reduce the required open space below the thirty-five percent (35%) requirement;
 - b. A variation from Section 155.602 (A)(3)(d) to allow for parking spaces within the required front yard;
 - c. Along the south property line, variations from Sections 155.706 (C) and 155.709 (B) to eliminate the perimeter parking lot landscaping and to reduce the perimeter lot landscaping requirements from five feet (5') to zero feet (0').
3. Grant the following variations from the Sign Ordinance:
 - a. A variation from Section 153.503(B)(12)(a) of the Sign Ordinance to allow for a wall sign of up to 146 square feet where a maximum of 100 square feet is permitted;
 - b. A variation from Section 153.503(B)(12)(b) of the Sign Ordinance to allow for a second wall sign per street front exposure, where a maximum of one sign is permitted.
4. Approval of a one-lot major plat of subdivision.

The petitioner proposes to redevelop the former Bally's site with a new sit-down restaurant per the submitted plans.

The petition is referred to as PC 06-17. The property is located at 455 East Butterfield Road, Lombard, Illinois. This petition 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 public hearing to consider this petition is scheduled for:

Date: Monday, June 19, 2006
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 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 12, 2006. The public hearing is scheduled to be televised live via Cable Channel 6. Interested parties are also encouraged to attend the public hearing.

William Heniff, AICP
Senior Planner

Case Number **PC 06-17**
Parcel Number **06-29-401-011 and 06-29-402-022 (part of)**