

August 1, 2007

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 on the subject property located within the OPD Office Planned Development District:

1. Pursuant to Section 155.504(A) (major changes in a planned development) and Section 155.511 (Site Plan Approvals for planned developments) of the Lombard Zoning Ordinance, amend the conditional use for Lombard/Yorktown Office Center Planned Development, as established by Ordinance 2273, to allow for the construction of a sit-down restaurant on the subject property;
2. Grant the following conditional uses from the Zoning Ordinance:
 - a. A conditional use, per Section 155.411 (C) (14), for a sit-down 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.
3. Grant a variation from Section 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; and
4. Grant a deviation from Section 153.505 (B)(12)(b) of the Sign Ordinance to allow for more than one wall sign per street frontage.

The 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 petition is referred to as PC 07-27. The property is located at 601-651 E. Butterfield Road, Lombard, Illinois.

The public hearing to consider this petition is scheduled for:

Date: Monday, August 20, 2007

Time: 7:30 P.M.

Location: Lombard Village Hall
255 E. Wilson Avenue
Lombard, IL 60148

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For more information, please visit or call the:

Department of Community Development
255 East Wilson Avenue
Lombard, Illinois 60148
630 620-5749 (TDD No. 630 620-5811)

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 13, 2007. The public hearing is scheduled to be televised live via Cable Channel 6. Interested parties are also encouraged to attend the public hearing.

Michelle Velazquez, AICP
Planner I

Case No. PC 07-27
Parcel Numbers: 06-29-402-014, -015, -022