

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 on the subject property located within the O Office District:

1. A variation from Section 155.602 (C), table 6.3 of the Lombard Zoning Ordinance, to reduce the required number of parking spaces for a sit down restaurant.
2. A variation from section 155.412 (F) of the Lombard Zoning Ordinance to reduce the required front yard setback.
3. A conditional use, per Section 155.412 (C) (9), for off-site parking.
4. An amendment to Ordinances 5917 and 6162 for a new conditional use, per Section 155.412 (C) (15), for a restaurant establishment.

The petition is referred to as PC 11-01. The property is located at 455 and 477 East Butterfield Road, Lombard, Illinois, and is legally described as:

455 E Butterfield Road

LOT 1 OF INSITE LOMBARD (BFIELD), L.L.C. SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED JULY 3, 2008 AS DOCUMENT R2008-105880, IN DUPAGE COUNTY, ILLINOIS.

477 E Butterfield Road

THAT PART OF LOT "D" (EXCEPT ANY PART OF SAID LOT LYING NORTH OF THE SOUTH LINE OF BUTTERFIELD ROAD AS DEDICATED BY DOCUMENT 381698) IN YORK TOWNSHIP SUPERVISORS ASSESSMENT PLAT NO. 3, ALSO KNOWN AS YORKSHIRE PRIVATE FARMS, A SUBDIVISION OF ALL OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 32 AND PART OF THE SOUTHEAST ¼ OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 23, 1943 AS DOCUMENT 452577, AND INSTRUMENT OF CORRECTION RECORDED DECEMBER 23, 1943 AS DOCUMENT 457186, DESCRIBED AS LYING NORTH OF THE NORTH LINE OF PROPERTY CONVEYED TO NORTHERN ILLINOIS GAS COMPANY BY WARRANTY DEED RECORDED FEBRUARY 18, 1960 AS DOCUMENT 956158, EXCEPT THAT PART OF SAID PREMISES DESCRIBED AS FOLLOWS:

BEGINNING AT THE TRUE POINT OF INTERSECTION OF THE WEST LINE OF SAID LOT "D" AND THE EXISTING SOUTH RIGHT OF WAY LINE OF BUTTERFIELD ROAD (FEDERAL AID ROUTE 131); RUNNING THENCE NORTHEASTERLY ALONG THE EXISTING SOUTH RIGHT OF WAY LINE OF BUTTERFIELD ROAD AND ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 9391.29 FEET AND CHORD BEARING NORTH 61 DEGREES 40 MINUTES EAST FOR A DISTANCE OF 267.02 FEET TO THE POINT OF TANGENT; THENCE CONTINUING ALONG THE EXISTING SOUTH RIGHT OF WAY LINE OF BUTTERFIELD ROAD NORTH 60 DEGREES 51 MINUTES EAST FOR A DISTANCE OF 9.33 FEET TO A POINT ON THE EXISTING WEST RIGHT

OF WAY LINE OF FAIRFIELD AVENUE; THENCE SOUTH 13 DEGREES 42 MINUTES EAST, FOR A DISTANCE OF 178.14 FEET ALONG THE EXISTING WEST RIGHT OF WAY LINE OF FAIRFIELD AVENUE TO A POINT; THENCE NORTH 78 DEGREES 9 MINUTES WEST, 120.28 FEET TO A POINT; THENCE SOUTH 84 DEGREES 30 MINUTES WEST, 166.78 FEET TO A POINT ON THE WEST LINE OF SAID LOT "D"; THENCE NORTH 2 DEGREES 30 MINUTES WEST, 33.15 FEET ALONG THE WEST LINE OF SAID LOT "D" TO THE POINT OF BEGINNING, ALL IN DU PAGE COUNTY, ILLINOIS.

The public hearing to consider this petition is scheduled for:

Date: Monday, January 24, 2011
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 E. Wilson Avenue
Lombard, IL 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 East Wilson Avenue, Lombard, IL, on or before January 17, 2011. The public hearing is scheduled to be televised live via the Lombard Channel. Interested parties are also encouraged to attend the public hearing.

Donald Ryan, Chairperson
Plan Commission

Case Number PC 11-01
Parcel Number 06-29-401-011 & 06-29-401-007