

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 properties as follows:

For the property located at 330 East North Avenue and located within the B4 Corridor Commercial District:

1. Approve a major plat of subdivision.
2. Approve a variation 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;
3. Approve a conditional use for a drive-through facility;
4. Approve a conditional use for an outdoor seating area; and
5. Approve a development agreement for the subject property.

For the property located at 350 East North Avenue and located within the B4 Corridor Commercial District, Planned Development, approve the following actions:

1. Amendments to Ordinance 5531 approving a planned development on the subject property; and
2. Variations from Sections 153.505 (B)(9) and Sections 153.225 (A), (B) and (F) of the Lombard Sign Ordinance to allow for an off-premise sign to allow for an off-premise sign on the subject property.

The petition is referred to as PC 05-08. The property is located at 330 and 350 E. North Avenue, Lombard, Illinois, and is legally described as:

The east 292.58 feet of the West 877.74 feet, both as measured on the North and South lines thereof, of the South 595.92 feet, as measured on the East and West lines thereof, of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 32, Township 40 North, Range 11 East of the Third Principal Meridian,

(Excepting therefrom that part taken for highway, to wit:

Beginning at the Southwest corner of the East 292.58 feet of the West 877.74 feet (as measured on the north and south lines thereof) of the south 595.52 feet as measured on the East and West lines thereof, of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 32; thence on an assumed bearing of North 2 degrees 13 minutes 23 seconds West along the West line of said East 292.58 feet, 116.43 feet; thence North 88 degrees 14 minutes 32 seconds East, 292.58 feet to the East line of said East 292.58 feet, also being the grantor's East property line, 116.42 feet to the South line of Section 32; thence South 88 degrees 14 minutes 24 seconds West along the South line of Section 32, 292.58 feet to the point of beginning, in DuPage County, Illinois.

Also known as:

Part of the East 292.58 feet of the West 877.74 feet, both as measured on the North and South lines thereof, of the South 595.52 feet, as measured on the East and West lines thereof, of the Southeast ¼ of the Southwest ¼ of Section 32, Township 40 North, Range 11 East of the Third Principal Meridian, bounded and described as follows, to-wit: Commencing at the intersection of the South line of said Section 32 with East line of the West 877.74 feet of the Southeast Quarter of the Southwest Quarter of said section 32, a distance of 116.42 feet to the North Right-of-Way line of North Avenue (IL. Route 64), said point also being the Point of Beginning of this description; thence South 89°55'14" West along the North Right-of-Way line of the North Avenue (IL. Route 64), a distance of 292.58 feet; thence North 00°31'43" West, a distance of 479.13 feet; thence North 89°54'50" East, a distance of 292.58 feet; thence South 00°31'43" East, a distance of 479.16 feet to the Point of Beginning, containing 3.218 acres, more or less, all being situated in the County of DuPage and the State of Illinois.

Also;

The south 750 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 thereof 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, range 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: April 18, 2005
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 April 11, 2005. The public hearing is scheduled to be televised live via Cable Channel 6. Interested parties are also encouraged to attend the public hearing.

Public Notice
PC 05-08
Page 3

Donald Ryan, Chairperson
Plan Commission

Case No. PC 05-08
Parcel Number: 03-32-301-037 & 03-32-301-009