

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:

Big Idea Productions requests conditional use approval for a planned development in the B5 Central Business District; conditional use approval for off-site parking; conditional use approval to allow two (2) principal structures on one (1) lot-of-record; exceptions to the Zoning Ordinance to increase the allowable building height from forty-five feet (45') to sixty-four feet (64'), to reduce the required transitional landscape yard from ten feet (10') to zero (0), to reduce the required transitional landscape yard improvements, and to reduce the required foundation landscaping; exceptions to the Sign Ordinance to allow a projecting sign to be displayed in conjunction with a wall, awning, or canopy sign and to allow a sign which will be 360 square feet in area, seventeen feet (17') in height, fifteen feet (15') from the front property line, attached at one end to a principal structure, and which will cross a property line; and variations from the Zoning Ordinance to allow noncompliance with the transitional landscape yard requirements of the underlying zoning district and to allow the rear yard setback to be less than that which is required in the abutting zoning district.

The petition is referred to as PC 99-16. The property is located at 101-125 S. Main Street, Lombard, Illinois, and is legally described as:

That part of block 22 in Town of "Lombard", being a subdivision in Sections 5, 6, 7, 8 and 18, Township 39 North, Range 11, East of the Third Principal Meridian, described as follows:

Beginning at a point on the east line of Main Street, 599.0 feet north of the southwest corner of said Block 22 and running thence easterly to a point on the center line of said Block 22 that is 286.8 feet south of the southerly line of Parkside Avenue, thence north on said center line of Block 22, 286.8 feet to the southerly line of said Parkside Avenue; thence southwesterly along the southerly line of said Parkside Avenue to the east line of Main Street; thence south on the east line of Main Street, 191.85 feet to the place of beginning, according to the plat thereof recorded April 23, 1868 as Document 9483, in DuPage County, Illinois.

and

The north 100 feet of the south 599 feet of the west 258.4 feet (except that part, if any, falling in the east 258.4 feet) of Block 22 of the Town of Lombard, being a part of the west half of the northwest quarter of Section 8, Township 39 North, Range 11, East of the Third Principal Meridian, in the Village of Lombard, DuPage County, Illinois.

and

The north 45 feet of Lot 1 in James' Subdivision of part of Block 22 of original Town of Lombard, a subdivision of part of the west half of the northwest quarter of Section 8, Township 39 North, Range 11, East of the Third Principal Meridian, according to the Plat of James Subdivision recorded February 15, 1924 as Document 174302, in DuPage County, Illinois.

The public hearing to consider this petition is scheduled for:

Date: Monday, April 19, 1999

Time: 7:30 P.M.

Location: Lombard Village Hall
255 E. Wilson Avenue

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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 E. Wilson Avenue, Lombard, IL, on or before April 7, 1999. The public hearing is scheduled to be televised live via Cable Channel 6. Interested parties are also encouraged to attend the public hearing.

Donald F. Ryan
Chairperson, Lombard Plan Commission

Case No. PC 99-16
Parcel Numbers: 06-08-111-030, 003 and (pt.) 004