

## 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 is requesting approval of a conditional use for an automotive repair establishment in the Limited I Industrial District.

The petition is referred to as PC 05-28. The property is located at 980 Lombard Road, Lombard, Illinois, and is legally described as:

### Parcel 1:

That part of Lot 1 in Lombard Business Center Unit One, being a subdivision of part of the South ½ of Section 31, Township 40 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded November 66, 1974 as Document Number R74-56521, bounded by a line described as follows: Commencing at the Southerly Northwest corner of said Lot 1: thence South 89°43'15" East, along the North line of the South ½ of the South ½ of said Section 31, being also a North line of said Lot 1, a distance of 396.15 feet to the point of beginning of the parcel to be described; thence continuing South 89°43'15" East, along the last described line 61.75 feet to a jog in said line; thence North 00°16'45" West, at right angles to the last described course, 281.06 feet; thence Northwesterly, along a curved line being the arc of circle convex Northerly and having a radius of 50.00 feet, an arc distance of 10.30 feet (the chord of which arc bears North 89°49'05" West and measures 10.28 feet), to a point of tangency; thence North 89°43'15" West, tangent to the last described curved line and parallel with the last mentioned North line, 323.27 feet; thence North 00°16'45" East, at right angles to the last described course, 255.00 feet to the point of beginning in DuPage County, Illinois.

### Parcel 2:

That part of Lot 1 in Lombard Business Center Unit One, being a subdivision of part of the South ½ of Section 31, Township 40 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded November 66, 1974 as Document Number R74-56521, bounded by a line described as follows: Commencing at the Southerly Northwest corner of said Lot 1: thence South 89°43'15" East, along the North line of the South ½ of the South ½ of said Section 31, being also a North line of said Lot 1, a distance of 457.90 feet to a jog in said line; thence North 00°13'28" West, along a West line of said Lot 1 a distance of 25.00 feet; thence South 89°43'15" East, parallel with the North line of the South ½ of the South ½ of Section 31, aforesaid, 271.97 feet to the point of beginning of the parcel to be described; thence continuing South 89°43'15", along said parallel line, 75.00 feet; thence South 00°16'45" West, at right angles to the last described course, 388.71 feet, to a point in the Northeasterly line of an easement for ingress and egress per Document R88-127421, recorded November 4, 1988; thence North 26°16'13" West, along said Northeasterly line, being the arc of a circle convex Northeasterly, tangent to the last described course and having a radius of 50.00 feet, an arc distance of 45.07 feet (the chord of which arc bears North 52°05'35" West and measures 43.56 feet); thence North 00°16'45" East, 281.06 feet to the point of beginning in DuPage County, Illinois.

### Parcel 3:

Easement for ingress and egress for the benefit of Parcels 1 and 2 as set forth in Declaration of Easements, Restrictions and Protective Covenants recorded November 4, 1988 as Document No. R88-127421 and amended by the First Amendment recorded September 13, 1989 as Document No. R89-114297.

The public hearing to consider this petition is scheduled for:

Date: Monday, July 18, 2005  
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 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 July 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.

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Donald Ryan, Chairperson  
Plan Commission

Case Number: **PC 05-28**  
Parcel Number: **03-31-301-030 and 03-31-400-024**