

April 30, 2008

## 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:

- A. Approve an annexation agreement.
- B. Annex the portion of the subject property not currently within the Village of Lombard.
- C. Approve a map amendment rezoning the entire property to the B4A Roosevelt Road Corridor District.
- D. Approve a conditional use for a planned development, with the following companion conditional uses, deviations and variations, as follows:
  1. For Lot 1 (Parcel A):
    - a. Conditional uses pursuant to Sections 155.417(G)(2)(b)(2) and 155.417(G)(2)(b)(6) of the Zoning Ordinance for a bank/financial institution with a drive-through facility;
    - b. A deviation from Section 153.505(B)(19)(a)(2) of the Sign Ordinance to allow for more than one wall sign per street frontage;
    - c. A deviation from Section 155.417(G)(3) of the Zoning Ordinance to reduce the minimum lot area from 40,000 square feet to 36,400 square feet;
    - d. A deviation from Section 155.417(G)(4) of the Zoning Ordinance to reduce the minimum lot width from 150 feet to 137 feet.
  2. For Lot 2 (Parcel B):
    - a. A conditional use pursuant to Section 155.417(G)(2)(c)(7) of the Zoning Ordinance for a shopping center, consisting of more than one principal business on a zoning lot;
    - b. A deviation from Section 155.417(G)(5)(c) of the Zoning Ordinance reducing the required east interior side yard from ten feet (10') to one foot (1').
  3. For Lot 3 (Parcel C):
    - a. A conditional use pursuant to Section 155.417(G)(2)(a)(5) of the Zoning Ordinance for a restaurant outside service/dining area;
    - b. A deviation from Section 153.505 (B)(19)(a)(2) of the Sign Ordinance to allow for more than one wall sign per street frontage;
    - b. A deviation from Section 155.417(G)(5)(c) of the Zoning Ordinance reducing the required east interior side yard from ten feet (10') to five feet (5').

4. For Lot 4 (Parcel D):
  - a. A deviation from Section 154.506 (D) of the Subdivision and Development Ordinance to allow for a lot without public street frontage;
  - b. A planned development use exception for a storage center in the B4A District with a variation from Section 155.508 (B)(3) of the Zoning Ordinance to allow a use exception to exceed 40% of the total floor area for the overall planned development.
5. For Lot 5 (detention outlot Parcel E):
  - a. A conditional use pursuant to Section 155.417(G)(2)(c)(6) of the Zoning Ordinance for a four story building, between 40 and 45 feet in height;
  - b. A deviation from Section 154.506 (D) of the Subdivision and Development Ordinance to allow a lot without public street frontage;
  - c. A deviation from Section 154.507 (D) of the Subdivision and Development Ordinance requiring an outlot to have at least thirty feet (30') of frontage along a public street;
  - d. A deviation from Section 155.417 (G)(3) of the Zoning Ordinance to reduce the minimum lot area from 40,000 square feet to 19,000 square feet for a detention outlot; and
  - e. A deviation from Section 155.417 (G)(4) of the Zoning Ordinance to reduce the minimum lot width from 150 feet to 131 feet.
6. For each lot, grant a variation from Sections 155.706 (C) and 155.709 (B) of the Zoning Ordinance reducing the required perimeter parking lot and perimeter lot landscaping from five feet (5') to zero feet (0') to provide for shared cross-access and parking.
7. Grant a variation from Sections 155.417 (G)(7) and (9) of the Zoning Ordinance to eliminate the ten percent (10%) open space requirement for individual lots.
8. Approve the following Sign Ordinance deviations:
  - a. A deviation from Section 153.235 (A) to allow for two shopping center signs, where one is permitted; and
  - b. A deviation from Section 153.235 (E) to allow for shopping center signs to be located closer than 250 feet from each other.
  - c. A deviation from Section 153.234 (F) to allow for free-standing signs to be located closer than seventy-five feet (75') from the center line of the adjacent right-of-way; and
9. Approve a preliminary major plat of resubdivision, with an alternate option that combines proposed Parcels B and C into a single lot of record.

**In 2007, the petitioner submitted an application for approval of an annexation agreement, annexation and planned development approval with companion relief. Prior to final consideration of the petition by the Village, the petitioner withdrew their request. The petitioner is now seeking new approvals based upon an amended annexation agreement and revised site plan. The new plan proposes a bank with a drive-through, an in-line retail center and a restaurant. The petition also requests approval of a use exception for a storage center to be located in the rear of the subject properties.**

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 08-13. The property is located at 19W471 Roosevelt Road and 351 E. Roosevelt Road, Lombard, Illinois.

The public hearing to consider this petition is scheduled for:

Date: Monday, May 19, 2008

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. 630 620-5811)

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 May 12, 2008. 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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William Heniff, AICP  
Senior Planner

Case Number: PC 08-13  
Parcel Number: 06-20-106-050 and -051