

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 following actions be taken on the subject property:

1. Approve a conditional use for a planned development with the following companion conditional use, variations and deviations:
 - a) A conditional use from Section 155.417(G) of the Zoning Ordinance to allow for a building of three (3) stories in height and an exception to allow for the building height to be forty-six and one-half feet (46.5') where a maximum of forty-five feet (45') is permitted.
 - b) A deviation from Section 155.417(J) and a variation from Section 155.508(C)(6)(a) of the Zoning Ordinance to allow for a reduction in the transitional building setback from twenty feet (20') to zero feet (0') along the west property line;
 - c) A deviation from Section 155.417(K) and a variation from Sections 155.508(C)(6)(b) and 155.707(A)(3) of the Zoning Ordinance to allow for a reduction in the transitional landscape setback from ten feet (10') to zero feet (0') along the west property line;
 - d) A variation from Section 155.508(C)(6)(a) of the Lombard Zoning Ordinance to allow for a 1-foot corner side yard setback on the perimeter of a planned development where a 30-foot front and/or corner side yard is required in the abutting R5 General Residence District;
 - e) A variation from Sections 155.707(B)(3)(a) through (d) of the Zoning Ordinance eliminating the transitional landscape and fence requirements along the west property line;
 - f) A variation from Sections 155.205(A)(2)(e) and 155.207(A) and (C) to allow for building and fence/wall encroachments into the requisite clear line of sight area;
 - g) A deviation from Sections 153.211(F) and 153.508(B)(19)(a) of the Sign Ordinance to allow for awning and canopy signs to be displayed in conjunction with wall signs;
 - h) A deviation from Section 153.508(B)(19)(c) to allow for more than one wall sign per street frontage.
2. Approve a conditional use per Section 155.417(C)(13) and (I) to allow for an outdoor service (dining) area.
3. Grant Site Plan Approval authority to the Lombard Plan Commission.

4. Approve a development agreement for the subject property.

The petition is referred to as PC 05-43. The subject property is located at 300-312 South Main Street, Lombard, Illinois, and is legally described as:

Lots 1, 2 & 3 (except the south 38 feet thereof) in Block 31, in the 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, according to the plat thereof recorded April 23, 1868, as document 9483, in DuPage County, Illinois.

The public hearing to consider this petition is scheduled for:

Date: Monday, December 19, 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 December 12, 2005. The public hearing is scheduled to be televised live via Cable Channel 6. Interested parties are also encouraged to attend the public hearing.

Donald Ryan, Chairperson
Plan Commission

Case No. PC 05-43
Parcel Numbers: 06-07-219-005 and 006