

March 30, 2006

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 a second amendment to an annexation agreement;
- B. Approve a second major plat of resubdivision.
- C. Pursuant to Section 155.504(A) of the Zoning Ordinance, approve a major change to the approved planned development with site plan approval (Ordinance 5560), to allow for an alternate commercial development plan, consisting of the following elements:
 1. For Lot 1 of the proposed resubdivision, approve the following:
 - a. A conditional use pursuant to Section 155.414 (C)(18) of the Zoning Ordinance for an outdoor dining/service establishment;
 - b. A deviation from Section 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;
 - c. A deviation from Section 153.234(F) of the Lombard Sign Ordinance to allow for a free-standing sign to be located closer than seventy-five feet (75') from the center line of the adjacent right-of-way; and
 - d. A deviation from deviation from Section 153.505 (B)(17)(b)(2) of the Sign Ordinance to allow for more than one wall sign for interior tenants.
 2. For Lot 2 of the proposed resubdivision, approve the following:
 - a. A conditional use pursuant to Section 155.414 (C)(7) of the Zoning Ordinance for a drive-through facility;
 - b. A variation from Sections 155.706 and 155.709 of the Zoning Ordinance to reduce requisite parking lot and perimeter landscaping requirements;
 - c. A deviation from Section 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;
 - d. A deviation from Section 153.505 (B)(17)(a)(2) of the Sign Ordinance to allow for more than one wall sign on a street frontage; and

- e. A deviation from Section 153.211 (F) and 153.240 (F) of the Sign Ordinance to allow for mixed wall, window and awning signs.

The petition is referred to as PC 06-13. The property is located at 201, 205 and 211 E. Roosevelt Road; 1200 South Highland Av.; and 112-116 & 120-124 E. 13th Street (Southwest Corner of Roosevelt & Highland), Lombard, Illinois

This petition amends the site plan associated with the 2004 planned development approval. The amended plan relocates the proposed bank to the corner of Highland Avenue and Roosevelt Road and shifts the proposed shopping center to the west, to ultimately be combined with the redeveloped Riley's Pub site. The southern end of the property along 13th Street will still consist of a stormwater detention outlot and associated parking for the development.

The requested actions require 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 public hearing to consider this petition is scheduled for:

Date: Monday, April 17, 2006
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 April 10, 2006. The public hearing is scheduled to be televised live via Cable Channel 6. Interested parties are also encouraged to attend the public hearing.

William J. Heniff, AICP
Senior Planner

Case Number: PC 06-13
Parcel Number: 06-20-100-008, 009, 010, 021, 060 and 061