

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 Village approve the following actions for the subject property located within the O Office District:

1. Grant the following conditional uses from the Zoning Ordinance:
 - a. A conditional use, per Section 155.411 (C) (14), for a restaurant establishment;
 - b. A conditional use, per Section 155.411 (C) (10), for outdoor dining associated with a restaurant establishment;
 - c. A conditional use, per Section 155.411 (C) (9), for off-site parking.

2. Grant the following variations from the Zoning Ordinance to address existing non-conformities:
 - a. A variation from Section 155.411 (F) to reduce the required open space below the thirty-five percent (35%) requirement;
 - b. A variation from Section 155.602 (A)(3)(d) to allow for parking spaces within the required front yard;
 - c. Along the south property line, variations from Sections 155.706 (C) and 155.709 (B) to eliminate the perimeter parking lot landscaping and to reduce the perimeter lot landscaping requirements from five feet (5') to zero feet (0').

3. Grant the following variations from the Sign Ordinance:
 - a. A variation from Section 153.503(B)(12)(a) of the Sign Ordinance to allow for a wall sign of up to 146 square feet where a maximum of 100 square feet is permitted;
 - b. A variation from Section 153.503(B)(12)(b) of the Sign Ordinance to allow for a second wall sign per street front exposure, where a maximum of one sign is permitted.

4. Approval of a one-lot major plat of subdivision.

The petition is referred to as PC 06-17. The property is located at 455 East Butterfield Road, Lombard, Illinois, and is legally described as:

The easterly 214.00 feet (as measured along the northerly line of the Northern Illinois Gas Company right-of-way) of that part of Lots "A", "B" and "C" (taken as a single tract) lying northerly of the Northern Illinois Gas Company right-of-way and southerly of the property condemned for the widening of F.A. Route 131 (Butterfield Road) by Case C68-852, in York Township Supervisor's Assessment Plat No. 3 (also known as Yorkshire Private Farms) in Section 29 and 32, Township 39 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded as Document 457186, in DuPage County, Illinois, also

That part of Lot 6 in the Northern Illinois Gas Company York Township Assessment Plat located in the southeast quarter of Section 29, Township 39 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded as R64-028042, in DuPage County, Illinois, legally described as follows:

The easterly 214.00 feet (as measured along the northerly line of the Northern Illinois Gas Company right-of-way) of that part of Lots "A", "B" and "C" (taken as a single tract) lying south of the northerly line of the Northern Illinois Gas Company right-of-way and north of the north line of the land conveyed to the Illinois State Toll Highway Commission by Warranty Deed dated July 2, 1957, recorded August 8, 1957, in DuPage County Records in Book 889 on Page 320 as Document #852205; also all of that part of Lot "D" in York Township Supervisor's Assessment Plat #3 (also known as Yorkshire Private Farms) bounded and described as follows: commencing at the point of intersection of the west line of said Lot "D" with the north line of the south 160.00 feet of said Lot "D"; thence northerly along said west line of Lot "D" a distance of 107.18 feet to the point of beginning of the parcel of land conveyed to the Illinois State Toll Highway Commission by Warranty Deed dated July 2, 1957, recorded August 8, 1957, in DuPage County Records in Book 889 on Page 320 as Document #852205; thence northeasterly along the northerly line of the tract of land conveyed by deed dated July 2, 1957, forming an angle of 71 degrees 59 minutes to the right with the last described course extended, a distance of 215.00 feet; thence northerly a distance of 86.75 feet thence southwesterly parallel with the tract of land conveyed by deed dated July 2, 1957, extended a distance of 140.00 feet more or less; thence westerly along a line forming an angle of 22 degrees 30 minutes to the right with the last course extended, a distance of 65.33 feet to the west line of said Lot "D"; thence southerly along the west line of Lot "D" forming an angle of 94 degrees 29 minutes to the left with the last described course extended, a distance of 113.04 feet to the point of beginning, in DuPage County, Illinois.

The public hearing to consider this petition is scheduled for:

Date: Monday, June 19, 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 E. Wilson Avenue
Lombard, IL 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 June 12, 2006. 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 06-17**
Parcel Number **06-29-401-011 and 06-29-402-022 (part of)**