

June 29, 2004

## 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 properties:

1. Approve an amendment to an annexation agreement;
2. Approve a major plat of resubdivision.
3. For the entire subject property, approve a conditional use for a planned development.
4. For Lot 1 of the proposed subdivision, approve the following deviations:
  - a. 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.
  - b. 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.
5. Pursuant to Section 155.414 (C)(7) of the Zoning Ordinance, approve a conditional use for a drive-through facility on Lot 1 of the proposed subdivision.
6. For Lot 2 of the proposed subdivision, approve the following deviations:
  - a. 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.
  - b. 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.
7. Pursuant to Section 155.414 (C)(18) of the Zoning Ordinance, approve a conditional use for an outdoor dining/service establishment on Lot 2 of the proposed subdivision.
8. For Lot 3 of the proposed subdivision, approve a deviation from Section 155.706 (C) and 155.709 (B) reducing the required perimeter parking lot landscaping from five feet (5') to zero feet (0') to provide for shared cross-access and parking; and
9. For the entire development, grant site plan approval authority to the Lombard Plan Commission.

The petition is referred to as PC 04-25. The property is located at 201, 205 and 211 E. Roosevelt Road; 1200 South Highland Av.; and 112-116 & 120-124 E. 13<sup>th</sup> Street (Southwest Corner of Roosevelt & Highland), Lombard, Illinois

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, July 19, 2004  
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 12, 2004. 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 J. Heniff, AICP  
Senior Planner

Case Number: PC 04-25  
Parcel Number: 06-20-100-008, 009, 010, 021, 060 and 061