

November 29, 2005

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 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 property is located at 300-312 South Main Street, Lombard, Illinois. The petitioner is proposing to construct a new mixed-use residential housing and commercial building on the property per the submitted plans. The project will consist of 36 residential units and approximately 11,650 square feet of commercial office/retail space.

This request 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 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.

William J. Heniff, AICP
Senior Planner

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