

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 Village of Lombard is proposing the establishment of a nine (9) month moratorium on new development and/or major redevelopment activity along the Roosevelt Road Corridor within the Village of Lombard. The intent of the moratorium is to review all land development regulations currently in place that would affect development activity within the Roosevelt Road Corridor within the Village of Lombard. Through this process, development and zoning regulations would be amended to reflect the goals of the Village's Comprehensive Plan and other adopted plans and policies of the Village. During the moratorium period, Village staff would engage in a process to review the following issues:

- A. Whether a new zoning district classification should be created for the Roosevelt Road Corridor or whether an overlay district should be established;
- B. The permitted and conditional uses that are/should be allowed within the Roosevelt Road Corridor; and
- C. The bulk regulations, signage and landscaping criteria that are/should be applicable within the Roosevelt Road Corridor;

and will thereafter make a recommendation to the Plan Commission/Village Board relative to appropriate Village Zoning Code amendments.

The moratorium would apply to all properties located within the Roosevelt Road Corridor, as more specifically described below, and would temporarily put a hold on the following activities within the Roosevelt Road Corridor:

- 1. Any construction of a new principal building;
- 2. Any construction of an addition, to an existing principal or accessory building, of more than 500 square feet in size;
- 3. Any new freestanding signs; however, temporary signs and panel face changes would be exempt from the moratorium; and
- 4. Any change in the type of commercial use for an existing commercial space of 5,000 or more square feet of gross floor area.

Projects approved by the Village prior to the establishment of the moratorium would be exempt from the moratorium provisions, provided that construction begins on the project within one (1) year of the date of approval.

For purposes of the proposed moratorium, the Roosevelt Road Corridor is described as follows:

All properties that are located within the Village of Lombard, are either zoned for commercial purposes or used for commercial purposes, (other than properties zoned Office District Planned Development), and which are located either adjacent to or within the immediate area of the South side of Roosevelt Road, from the Western Village boundary, (located West of Finley Road at the Milton Township/York Township boundary line), on the West, to Church Street on the East, or the North side of Roosevelt Road, from Finley Road on the West to just East of Luther Avenue on the East, all as more specifically identified by common addresses and permanent tax index numbers as follows:

Common Address	Permanent Tax Index Number
725 W. Roosevelt	06-19-100-032
525 W. Roosevelt	06-19-100-033
505 W. Roosevelt	06-19-100-029
1210 S. Finley	06-19-100-025
1280 S. Finley	06-19-100-017
513-523 W. Roosevelt	06-19-100-015
435 W. Roosevelt	06-19-200-009
351 W. Roosevelt	06-19-200-012
345 W. Roosevelt	06-19-200-013
444 W. Roosevelt	06-18-418-015
438 W. Roosevelt	06-18-418-008
428 W. Roosevelt	06-18-418-009
418 W. Roosevelt	06-18-418-010
404 W. Roosevelt	06-18-418-023
350 W. Roosevelt	06-18-419-043
340 W. Roosevelt	06-18-419-032
310-330 W. Roosevelt	06-18-419-047
300 W. Roosevelt	06-18-419-048
303 W. Roosevelt	06-19-200-014
256 W. Roosevelt	06-18-420-028
244 W. Roosevelt	06-18-420-027
234 W. Roosevelt	06-18-420-018
222 W. Roosevelt	06-18-420-014
275-299 Roosevelt	06-19-201-021
200 W. Roosevelt	06-18-420-015
201 W. Roosevelt	06-19-201-022
34-54 W. Roosevelt	06-18-421-046
45 W. Roosevelt	06-19-201-015
1300 S. Main	06-19-201-018
33 W. Roosevelt	06-19-201-003
1210 S. Main	06-19-201-020

30 W. Roosevelt	06-18-421-043
22 W. Roosevelt	06-18-421-044
16 W. Roosevelt	06-18-421-037
12 W. Roosevelt	06-18-421-027
6 W. Roosevelt	06-18-421-034
10 W. Roosevelt	06-18-421-028
1196 S. Main	06-18-421-045
1281 S. Main	06-20-100-039
1 E. Roosevelt	06-20-100-065
105 E. Roosevelt	06-20-100-067
109-121 E. Roosevelt	06-20-100-068
125 E. Roosevelt	06-20-100-069
1210-1220 E. Roosevelt	06-20-100-077
1103-1177 S. Main	06-17-305-046
1145 S. Main	06-17-305-041
1155 S. Main	06-17-305-042
1103-1177 S. Main	06-17-305-043
4 E. Roosevelt	06-17-305-006
150 E. Roosevelt	06-17-305-045
1177 S. Main	06-17-305-044
1103-1177 S. Main	06-17-305-021
1141 S. Main	06-17-305-007
1103-1177 S. Main	06-17-305-029
1103-1177 S. Main	06-17-305-038
1103-1177 S. Main	06-17-305-039
1133-1139 S. Main	06-17-305-012
1103-1177 S. Main	06-17-305-033
1103 S. Main	06-17-305-017
1105-1111 S. Main	06-17-305-030
1115-1119 S. Main	06-17-305-031
1121-1127 S. Main	06-17-305-032
NW Corner of Garfield & 13 th St.	06-20-100-076
201 E. Roosevelt	06-20-110-001
112-116 W. 13 th	06-20-110-005
120-124 E. Roosevelt	06-20-100-004
205 W. Roosevelt	06-20-110-002
1200 S. Highland	06-20-110-003
1210-1238 S. Highland	06-20-100-062
222 E. Roosevelt	06-17-312-029
230 E. Roosevelt	06-17-312-028
16 W. Ann	06-17-312-001
225 E. Roosevelt	06-20-106-079
273 E. Ann	06-17-312-004
277 E. Ann	06-17-312-005
281 E. Ann	06-17-312-006

240 E. Roosevelt	06-17-312-032
1178 S. Stewart	06-17-312-010
1180 S. Stewart	06-17-312-011
244 E. Roosevelt	06-17-312-030
266 E. Roosevelt	06-17-312-023
233 E. Roosevelt	06-20-106-074
241 E. Roosevelt	06-20-106-075
300 E. Roosevelt	06-17-316-003
330 E. Roosevelt	06-17-316-008
340 E. Roosevelt	06-17-316-006
352 E. Roosevelt	06-17-316-007
351 E. Roosevelt	06-20-106-050
400 E. Roosevelt	06-17-403-045
523-569 E. Roosevelt	06-20-200-036
523-569 E. Roosevelt	06-20-200-037
523-569 E. Roosevelt	06-20-200-038
470 E. Roosevelt	06-17-403-039
498 E. Roosevelt	06-17-403-041
500 E. Roosevelt	06-17-404-044
411-511 E. Roosevelt	06-20-200-039
411-511 E. Roosevelt	06-20-200-040
600 E. Roosevelt	06-17-405-018
601 E. Roosevelt	06-20-200-025
621-629 E. Roosevelt	06-20-200-026
612-620 E. Roosevelt	06-17-405-030
660 E. Roosevelt	06-17-405-015
700 E. Roosevelt	06-17-406-049
810 E. Roosevelt	06-17-406-050
816 E. Roosevelt	06-17-406-048
830 E. Roosevelt	06-17-406-045
820 E. Roosevelt	06-17-406-038
844 E. Roosevelt	06-17-406-051
701-743 E. Roosevelt	06-20-200-006
747 E. Roosevelt	06-20-200-024
832 E. Roosevelt	06-17-406-034
811-849 E. Roosevelt	06-20-204-008
850 E. Roosevelt	06-16-309-019
855 E. Roosevelt	06-21-100-013
865 E. Roosevelt	06-21-100-014
909 E. Roosevelt	06-21-100-015
916 E. Roosevelt	06-16-310-022
1160 S School	06-16-310-021
920 E. Roosevelt	06-16-311-011
930 E. Roosevelt	06-16-311-017
923 E. Roosevelt	06-21-102-001

1208 S. Myers	06-21-102-021
900 E. Roosevelt	06-16-310-012
908 E. Roosevelt	06-16-310-013
927 E. Roosevelt	06-21-102-017
931 E. Roosevelt	06-21-102-025
1005 E. Roosevelt	06-21-103-023
1060 E. Roosevelt	06-16-317-020
1102 E. Roosevelt	06-16-318-013

The petition is referred to as PC 06-36.

The public hearing to consider this petition is scheduled for:

Date: Monday, December 18, 2006

Time: 7:30 P.M.

Location: Lombard Village Hall
255 East Wilson Avenue
Lombard, Illinois 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, Illinois, on or before December 8, 2006. 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
Village of Lombard
Plan Commission

Case No. PC 06-36