

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 B3 Community Shopping District:

1. An amendment to an annexation agreement (Ordinance 3336) approving an alternate landscape plan (Exhibit D).
2. A conditional use for a planned development, with the following deviations to the Lombard Sign Ordinance:
 - a. A deviation from Section 153.234 to allow for two shopping center identification signs of 372 square feet in sign area and one sign of 299 square feet in sign area, where a maximum of one-hundred fifty (150) square feet is permitted;
 - b. A deviation from Section 153.234 to allow for two free-standing signs of forty-five feet (45') in overall height, where a maximum of thirty-five feet (35') is permitted;
 - c. A deviation from Section 153.210 (D) to allow for an increase of an electronic message board from two feet (2') to five feet (5') in height with a display screen greater than eighteen inches in height.
 - d. A deviation to allow for up to three additional wall signs of up to 275 square feet in sign surface area for the benefit of tenants within the Northgate Shopping Center, in lieu of the provisions set forth in Section 153.505 (B)(19)(b).
3. A use exception to allow for a storage center to be located within the proposed planned development, with a variation from the use and area standards set forth in Section 155.508 (B)(3) of the Zoning Ordinance.

The petition is referred to as PC 06-18. The property is located at 1000 North Rohlwing Road, Lombard, Illinois, and is legally described as:

LOT 1 IN NORTHGATE PLAZA ASSESSMENT PLAT 1, IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. R96-046670, IN DUPAGE COUNTY, ILLINOIS; ALSO

LOT 2 IN NORTHGATE PLAZA RESUBDIVISION, BEING A RESUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. R93-269848, 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.

Donald Ryan, Chairperson
Plan Commission

Case Number: PC 06-18
Parcel Nos. 02-36-412-030, 02-36-412-034