

October 31, 2007

## 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 approve the following actions for the subject property located within the B4A Roosevelt Road Corridor District:

1. A conditional use to establish the subject property as a planned development.
2. For the proposed Starbucks establishment:
  - a. An amendment to Ordinances 3710 and 3711 which granted approval to allow for the establishment of three principal structures and three (3) freestanding signs on the subject property.
  - b. A conditional use, pursuant to Section 155.417(G)(2)(a)(5) of the Zoning Ordinance to allow outdoor dining.
  - c. A conditional use, pursuant to Section 155.417(G)(2)(b)(5) of the Zoning Ordinance to allow a drive-through establishment.
  - d. A deviation from Section 153.505(19)(a)(2)(a) of the Sign Ordinance to allow four (4) wall signs where only one sign is permitted.
3. For the retail store at 255 W. Roosevelt (Hobby Lobby):
  - a. A deviation from Section 153.505(19)(b)(2)(a) to allow five (5) wall signs where only one is permitted.
4. For the existing freestanding shopping center identification sign:
  - a. A deviation from Section 153.235(C) of the Sign Ordinance to allow for up to five-hundred-one (501) square feet of sign area where a maximum one-hundred-fifty (150) square feet is permitted.
  - b. A deviation from Section 153.235(C) of the Sign Ordinance to allow a sign height of forty (40) feet where a maximum of thirty-five (35) feet is permitted.
5. Grant Site Plan Approval authority to the Plan Commission.

The petitioner is proposing to demolish the existing Starbucks structure and construct a new freestanding facility, where outdoor dining and drive-through services will be provided. They are also seeking approval of wall sign deviations.

Hobby Lobby will also be occupying the former tenant space of Sports Authority. As part of the signage package for the planned development, Hobby Lobby is proposing five (5) wall signs. Also, modifications to the existing freestanding sign will be made with the pertinent deviations listed above.

This petition 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 petition is referred to as PC 07-05. The property is located at 201-275 W. Roosevelt Road, Lombard, Illinois.

The public hearing to consider this petition is scheduled for:

Date: Monday, November 19, 2007

Public Notice  
PC 07-05  
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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. 630 620-5811)

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 E Wilson Avenue, Lombard, IL, on or before November 12, 2007. 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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Michael S. Toth  
Associate Planner

Case No. PC 07-05

Parcel Numbers: 06-19-201-021 and 022