NOTICE OF PUBLIC HEARING

PUBLIC NOTICE is hereby given to all persons concerned that on the **2nd** day of **August, 2017,** at 7:00 p.m., in the City Council Chambers of the Municipal Building, at 100 N Island Ave., Batavia, Illinois, the Plan Commission of the City of Batavia will meet and conduct a Public Hearing pursuant to Chapters 3.1 and 5.7 of the Zoning Code to consider a Zoning Map Amendment for a Planned Development Overlay, with modifications from the Zoning Code requirements including but not limited to: use mix; transparency; entrances; parking supply; residential building as a wireless communication support structure; landscaping. Concurrently, the Plan Commission, in an open meeting, will review and take action on a Plat of Subdivision and Design Review pursuant to Zoning Code Chapters 5.2 and 5.6. The Zoning Map Amendment for a Planned Development Overlay, Subdivision, and Design Review are being sought to facilitate adding residences inside the Campana Building, located at 901 North Batavia Avenue, and 301 and 501 West Fabyan Parkway.

The property that is the subject of the Hearing and Meeting is presently zoned MU Mixed Use and is located at 901 North Batavia Avenue, and 301 and 501 West Fabyan Parkway (PIN 12-15-176-008). The Property owner is Campana Development LLC. The Zoning Map Amendment for a Planned Development, Subdivision, and Design Review applicant is Evergreen Real Estate Group, 566 West Lake Street, Suite 400, Chicago, IL.

Information regarding the proposed Zoning Map Amendment for a Planned Development Overlay, Subdivision, and Design Review is available for review at the Community Development Department in the City of Batavia Municipal Building during normal business hours, under "Project Update Links" on the City of Batavia website homepage at www.cityofbatavia.net, or by calling 630-454-2700.

All interested persons, and in particular, adjacent and adjoining property owners, are requested to attend said Hearing and Meeting.

Tom LaLonde, Chairman
Batavia Plan Commission