

STATE OF ILLINOIS)
COUNTY OF DUPAGE)
VILLAGE OF BLOOMINGDALE)

**PLANNING, ZONING &
ENVIRONMENTAL CONCERNS**
I

NOTICE OF PUBLIC HEARING

TAKE NOTICE that on the 15th day of March, 2016, at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the Planning and Zoning Commission of the Village of Bloomingdale will conduct a public hearing at the Village of Bloomingdale Village Hall, 201 S. Bloomingdale Road, Bloomingdale, Illinois, upon the application for a petition submitted by IDI Gazeley, LLC., owners/lessees/contract purchasers of approximately 14.32 acres of land known as 255 and 270 Madsen Drive and legally described herein, for the construction of two new office and warehouse/manufacturing buildings, including truck docks and surface parking lots.

Without limiting the generality of the foregoing, the Application requests approval of the following:

1. Repeal of Ordinance No. 2004-31 which approved a final site plan and amended ordinance 2000-21 for IDI Bloomingdale Corporate Center, which was never built;
2. Final Site Plan Approval;
3. Exceptions for Parking Lot/Landscaping setbacks;
4. An exception to allow a multi-tenant monument sign;
5. An exception to allow seed and blanket in lieu of sod;
6. An exception to the car parking setback on the east side;
7. An exception to allow overnight parking of tractors and/or trailers in loading positions adjacent to the building. The same tractors and trailers may be parked each night and exceed 48 hours in duration but will always be parked in positions adjacent to the building. Disabled or non-operable trucks or trailers shall not be permitted in the business park; and
8. Such other zoning permission or relief related to said application as identified during the public hearing process.

The subject property, which is zoned Business Park PD District 75-250 pursuant to Ordinance 90-24 is located within the corporate limits of the Village of Bloomingdale, is legally described as follows:

270 MADSEN DRIVE (9.84 ACRES)

LOT 1 OF B.C.C. CORPORATE CENTER FOURTH RESUBDIVISON BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER SECTION 19, TOWNSHIP NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.

255 MADSEN DRIVE (4.48 ACRES)

LOT 1 B.C.C. CORPORATE CENTER FIRST RESUBDIVISOIN BEING A RESUBDIVISION OF LOTS 8,9,10 AND 11 IN B.C.C CORPORATE CENTER BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER SECTION 19, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.

Common Address: 255 and 270 Madsen, Bloomingdale, IL 60108

Property Index Number: 02-19-203-003, 02-19-205-006

A copy of the application for Site Plan/Development Approval is on file with the Village Clerk of the Village of Bloomingdale and is available for public inspection at the Bloomingdale Village Hall during normal business hours. Member of the public are invited to attend the public hearing, at which time an opportunity will be given to address the member of the plan commission.

This Notice is given pursuant to the Village of Bloomingdale Zoning Ordinance.

Persons requiring auxiliary aids and services should contact the Community and Economic Development Coordinator, 201 South Bloomingdale Road, Bloomingdale, Illinois 60108, or call 630-671-5694, five (5) days prior to the meeting in inform of their anticipated attendance. Text telephone (TDD) users may call 630-893-7175.

By order of the Planning and Zoning Commission, Bloomingdale.

Date: February 19th, 2016

/s/ J. Thomas Brice, Chairman
Bloomingdale Planning and Zoning Commission

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