

PLANNING, ZONING &  
ENVIRONMENTAL CONCERNS  
*I*

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )  
VILLAGE OF BLOOMINGDALE )

**NOTICE OF PUBLIC HEARING**

TAKE NOTICE that on the 19<sup>th</sup> day of August, 2014, at the hour of 7:00 pm., or as soon thereafter as the matter may be heard, the Plan Commission of the Village of Bloomingdale will conduct a public hearing at the Bloomingdale Village Hall, 201 South Bloomingdale Road, Bloomingdale, Illinois, upon the application for a petition submitted by Woolpert, Inc., acting as authorized agent for Chick-Fil-A, Inc., ("Petitioner") as prospective lessee of a parcel of land with 0.34 acres located at 354 West Army Trail Road ("Subject Property") as authorized by Spirit Master Funding III, owner of the Subject Property, legally described herein, to allow the demolition of the existing vacant restaurant building on the Subject Property and development of a new Chick-fil-A establishment, with 4,940 square feet, interior seating for 138 persons, exterior seating for twelve (12) persons, and dual drive-through lanes (collectively "Application"). The Application also encompasses certain improvements and alterations to property authorized and owned by Bloomingdale Court, LLC, owners of the Bloomingdale Court Shopping Center, in which the Subject Property is located.

Without limiting the generality of the foregoing, the Application requests approval of the following: **(1)** repeal of Ordinance No. 92-15 which authorized the construction of the now-vacant Applebee's Restaurant on the premises; **(2)** a special use permit pursuant to Section 11-8D-4 of the Code to allow a drive-through use; **(3)** approval of a final site plan pursuant to Section 11-5 of the Code; **(4)** exceptions to the Village Code to allow additional wall and free standing signage; and **(5)** such other zoning permission or other relief related to said application as shown on the site plans and elevations submitted as part of the application, as the same may be amended from time to time, or as further identified in testimony during the public hearing process.

The Subject Property, which is currently zoned Planned Unit Development District of 250 Acres or More, is located within the corporate limits of the Village of Bloomingdale, and is legally described as follows:

PARCEL 1: THAT PART OF THE EAST 1/2 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 20 AND A LINE 50 FEET SOUTH OF AND PARALLEL TO THE CENTER LINE OF ARMY TRAIL ROAD, SAID LINE BEING THE SOUTH RIGHT OF WAY LINE OF ARMY TRAIL ROAD; THENCE NORTH 87 DEGREES 24 MINUTES 02 SECONDS WEST, 33.51 FEET ALONG SAID SOUTH RIGHT OF WAY LINE; THENCE SOUTH 01 DEGREE 11 MINUTES 30 SECONDS WEST, 48.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREE 11 MINUTES 30 SECONDS WEST, 105.22 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ON A CURVE CONVEX TO THE SOUTHEAST HAVING A RADIUS OF 29.00 FEET, AN ARC DISTANCE OF 45.46 FEET, AND A CHORD BEARING OF SOUTH 46 DEGREES 05 MINUTES 47 SECONDS WEST, TO A POINT OF TANGENT; THENCE NORTH 88 DEGREES 59 MINUTES 56 SECONDS WEST, 82.98 FEET; THENCE NORTH 01 DEGREE, 00 MINUTES 04 SECONDS EAST, 134.12 FEET; THENCE SOUTH 88 DEGREES 59 MINUTES 56 SECONDS EAST, 112.33 FEET TO THE POINT OF BEGINNING, ALL IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR PURPOSES OF ACCESS, INGRESS AND EGRESS TO AND FROM PARCEL 1 AND FOR THE PARKING OF MOTOR VEHICLES, AS GRANTED BY COVENANTS, CONDITIONS AND RESTRICTIONS AGREEMENT BY AND BETWEEN BLOOMINGDALE JOINT VENTURE, AN INDIANA GENERAL PARTNERSHIP, AND B & G REALTY, INC., A WISCONSIN CORPORATION, RECORDED JUNE 3, 1992 AS DOCUMENT R92-104404.

PARCEL 3: THAT PART OF THE EAST 1/2 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 20 AND A LINE 50 FEET SOUTH OF AND PARALLEL TO THE CENTER LINE OF ARMY TRAIL ROAD, SAID LINE BEING THE SOUTH RIGHT OF WAY LINE OF ARMY TRAIL ROAD; THENCE NORTH 87 DEGREES 24 MINUTES 02 SECONDS WEST, 33.51 FEET ALONG SAID SOUTH RIGHT OF WAY LINE; THENCE SOUTH 01 DEGREE 11 MINUTES 30 SECONDS WEST, 48.15 FEET; THENCE CONTINUING SOUTH 01 DEGREE 11 MINUTES 30 SECONDS WEST, 105.22 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ON A CURVE CONVEX TO THE SOUTHEAST HAVING A RADIUS OF 29.00 FEET, AN ARC DISTANCE OF 45.46 FEET, AND A CHORD BEARING OF SOUTH 46 DEGREES 05 MINUTES 47 SECONDS WEST, TO A POINT OF TANGENT; THENCE NORTH 88 DEGREES 59 MINUTES 56 SECONDS WEST, 82.98 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 59 MINUTES 56 SECONDS EAST, 19.96 FEET; THENCE SOUTH 01 DEGREE 04 MINUTES 21 SECONDS WEST, 29.86 FEET; THENCE NORTH 88 DEGREES 59 MINUTES 56 SECONDS WEST, 19.92 FEET; THENCE NORTH 01 DEGREE 00 MINUTES 04 SECONDS EAST, 29.86 FEET TO THE POINT OF BEGINNING

Common address: 354 West Army Trail Road  
Bloomington, Illinois  
P.I.N. Number: 02-20-202-014

A copy of the application for a Special Use permit and other zoning approvals is on file with the Village Clerk of the Village of Bloomington and is available for public inspection at the Bloomington Village Hall during normal business hours. Members 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 the Village of Bloomington Zoning Ordinance.

Persons requiring auxiliary aids and services should contact the Planning and Development Coordinator, 201 South Bloomington Road, Bloomington, Illinois 60105, or call 630-671-5694, five (5) days prior to the meeting to inform of their anticipated attendance. Text telephone (TDD) users may call 630-893-7175.

By order of the Plan Commission, Bloomington.

Date: July 30, 2014

/s/ J. Thomas Brice, Chairman  
Bloomington Plan Commission

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