

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

NOTICE OF PUBLIC HEARING

TAKE NOTICE that on the 18th day of November, 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 GreenbergFarrow acting on behalf of Texas Roadhouse as contract purchasers of a parcel of land with 2.82 acres located at 62 Stratford Drive, at the northeast corner of Gary Avenue and Entrance Magazine No. 4 to Stratford Square Mall ("Subject Property") as authorized by the United States Postal Service, owner of Subject Property, legally described herein, to authorize the demolition of the existing building with approximately 20,175 square feet on the Subject Property to allow construction of a full service restaurant building containing 7,251 square feet to be used as Texas Roadhouse restaurant ("Application").

Without limiting the generality of the foregoing, the Application requests approval of the following: **(1)** repeal of Ordinance No. 95-24 which authorized the construction of the existing building on the premises; **(2)** a special use permit pursuant to Section 11-8C-4 of the Village Code ("Code") to allow alcoholic beverage service in conjunction with a restaurant; **(3)** approval of a final site plan pursuant to Section 11-5 of the Code; **(4)** approval of the following exceptions from the Code to allow: **(a)** a rear yard landscape setback of 24 feet instead of the minimum required 40 feet; **(b)** luminous tube accent lighting consisting of a total of 348 lineal feet on three sides of the building that is not permitted in the Code; **(c)** a sign area of 180 square feet on the west elevation instead of the maximum allowed 100 square feet; **(d)** use of exposed neon tubing in the channel letter sign on the west elevation; **(e)** signage on the north elevation with exposed neon tubing; **(f)** exterior building materials of brick wainscot and cedar siding instead of predominantly brick siding; **(g)** sidewalk pavement adjacent to parking spaces that is less than 7 feet in length; and **(h)** use of two (2) building mounted flagpoles; and **(7)** 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:

LOT 2 OF WILLIAM GENDELL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED APRIL 25, 1955 AS DOCUMENT R95-049526, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 89 DEGREES 57 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 224.43 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 2, BEING A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1443.05 FEET, A CHORD

BEARING OF SOUTH 13 DEGREES 19 MINUTES 28 SECONDS EAST, A CHORD LENGTH OF 141.80 FEET, AN ARC LENGTH OF 141.86 FEET; THENCE CONTINUING SOUTHERLY ALONG SAID EASTERLY LINE, BEING A CURVE CONCAVE NORTHEASTERLY, NOT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 732.81 FEET, A CHORD BEARING OF SOUTH 19 DEGREES 56 MINUTES 59 SECONDS EAST, A CHORD LENGTH OF 214.01 FEET, AN ARC LENGTH OF 214.78 FEET; THENCE SOUTH 15 DEGREES 55 MINUTES 52 SECONDS WEST ALONG SAID EASTERLY LINE, NOT TANGENT TO THE LAST DESCRIBED COURSE, 55.79 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTHWESTERLY AND WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 2, BEING A CURVE CONCAVE NORTHWESTERLY, NOT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 563.97 FEET, A CHORD BEARING OF SOUTH 72 DEGREES 51 MINUTES 34 SECONDS WEST, A CHORD LENGTH OF 247.30 FEET, AN ARC LENGTH OF 249.33 FEET TO A POINT OF TANGENCY; THENCE SOUTH 85 DEGREES 31 MINUTES 33 SECONDS WEST ALONG SAID SOUTHERLY LINE, TANGENT TO THE LAST DESCRIBED COURSE, 42.12 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 49 DEGREES 46 MINUTES 37 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 29.80 FEET; THENCE NORTHERLY ALONG SAID WESTERLY LINE, BEING A CURVE CONCAVE EASTERLY, NOT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 5679.51 FEET, A CHORD BEARING OF NORTH 01 DEGREE 58 MINUTES 19 SECONDS WEST, A CHORD LENGTH OF 400.79 FEET, AN ARC LENGTH OF 400.87 FEET TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES 03 MINUTES 00 SECONDS EAST ALONG SAID WESTERLY LINE, 49.37 FEET TO THE POINT OF BEGINNING; IN DUPAGE COUNTY, ILLINOIS.

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 Bloomingdale and is available for public inspection at the Bloomingdale 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 Bloomingdale Zoning Ordinance.

Persons requiring auxiliary aids and services should contact the Planning and Development Coordinator, 201 South Bloomingdale Road, Bloomingdale, 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, Bloomingdale.

Date: October 27, 2014

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

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