

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

NOTICE OF PUBLIC HEARING

TAKE NOTICE that on the 3rd day of February, 2015, at the hour of 7:00 p.m., 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 an application submitted by Greenbrier Senior Living LLC, contract purchasers of 4.12 acres of vacant land currently identified as (1) 166 West Lake Street, owned by R. and D. Olson Limited Partnership; and (2) 178 West Lake Street, owned by the Marilyn and Lillie D Warnimont Trust (collectively "Subject Property"), legally described herein. The application seeks the necessary zoning relief to allow the construction of up to 102 dwelling units, consisting of 70 units providing assisted living care in a three (3) story building, and 32 units of memory care assistance in a single story building. The gross area for both uses comprises 94,300 square feet, with parking provided for 66 vehicles ("Project").

Without limiting the generality of the foregoing, the Application requests approval of the following: (1) Amendment or repeal of Ordinance No. 76-85 which rezoned the property and granted a special use approval for outside storage; (2) A special use to allow the Project similar and compatible with a nursing home or geriatric center; (3) A preliminary site plan; (4) Amendment of the boundaries of the Old Town Preservation District to exclude the property commonly identified as 166 West Lake Street from the District; (5) A plat of consolidation; (5) A special use to allow a planned development; (6) Exceptions to the Village Code ("Code") to allow: (a) a pavement setback of 23 feet 7 inches from Lake Street instead of the minimum 30 feet required; (b) a front building setback of 40 feet 8 inches instead of the minimum required setback of 75 feet; (c) a pavement setback of 10 feet in the rear yard instead of the minimum setback of 40 feet and (8) Such other zoning permission or other relief related to said application as shown on the site plans submitted as part of the application, as the same may be amended from time to time as further identified during the public hearing process.

The Subject Property, which is currently B-3 and B-3 OT is located within the corporate limits of the Village of Bloomingdale, is legally described as the following:

PARCEL 1:

THAT PART OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT A POINT IN THE EAST AND WEST QUARTER SECTION LINE OF SAID SECTION, 877.8 FEET WEST OF THE CENTER OF SAID SECTION (SAID POINT BEING THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO TRUSTEES OF SCHOOL BY DOCUMENT NO. 642373); THENCE NORTH 0 DEGREES 23MINUTES WEST ALONG THE WEST LINE OF SAID PROPERTY AND ALONG THE WEST LINE OF LAND DESCRIBED IN DOCUMENT 375338 (THE ORIGINAL SCHOOL LOT), 1111.5 FEET TO THE NORTHWEST CORNER OF LAND DESCRIBED IN DOCUMENT 375338; THENCE NORTH 88 DEGREES 40 MINUTES WEST 126.78 FEET; THENCE NORTH 0 DEGREES 38 MINUTES EAST 362.95 FEET TO THE CENTER OF LAKE STREET; THENCE NORTH 71 DEGREES 20 MINUTES WEST ALONG SAID CENTERLINE, 582.3 FEET TO A POINT OF CURVE IN SAID CENTERLINE; THENCE CONTINUING NORTHWESTERLY ON SAID CENTERLINE ON A CURVE TO THE RIGHT, 397.7 FEET; THENCE CONTINUING ON SAID CENTERLINE NORTH 56 DEGREES 08 MINUTES WEST 110.60 FEET TO A POINT IN SAID CENTER (SAID POINT BEING 122.32 FEET AS MEASURED ALONG SAID CENTERLINE) FROM THE POINT OF INTERSECTION OF SAID

CENTERLINE WITH THE EAST LINE OF LAND OWNED OF FORMERLY OWNED BY HENRY G. HOFF FOR A PLACE OF BEGINNING; THENCE SOUTH 1 DEGREE 17 MINUTES EAST ON A LINE PARALLEL WITH SAID EAST LINE OF HOFF'S LAND, 400.37 FEET; THENCE SOUTH 88 DEGREES 43 MINUTES WEST 100 FEET TO A POINT IN SAID EAST LINE; THENCE NORTH 1 DEGREES 17 MINUTES WEST ALONG SAID EAST LINE, 470.83 FEET TO SAID CENTERLINE OF LAKE STREET; THENCE SOUTH 56 DEGREES 08 MINUTES EAST ALONG SAID CENTERLINE, 122.32 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PART TAKEN FOR LAKE STREET (IL. ROUTE 20) IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 15 AND RUNNING THENCE SOUTH 1 DEGREES WEST ALONG THE WEST LINE OF SAID SECTION, 5.11 CHAINS TO THE CENTERLINE OF THE PUBLIC HIGHWAY KNOWN AS LAKE STREET OR U.S. ROUTE 20, FOR A PLACE OF BEGINNING; THENCE SOUTH 56 DEGREES 45 MINUTES EAST ALONG SAID CENTERLINE 601.0 FEET TO A POINT IN LINE WITH AN OLD FENCE AND OCCUPATION LINE; THENCE SOUTH 1 DEGREE 57 MINUTES EAST ALONG SAID OLD FENCE AND OCCUPATION LINE 852.5 FEET TO AN IRON PIPE; THENCE SOUTH 88 DEGREES 11 MINUTES WEST 552.35 FEET TO AN IRON PIPE ON THE WEST LINE OF SAID SECTION 15; THENCE NORTH 1 DEGREES EAST ALONG SAID WEST LINE 1201.2 FEET TO THE PLACE OF BEGINNING, IN BLOOMINGDALE TOWNSHIP, IN DUPAGE COUNTY, ILLINOIS.

EXCEPT THAT PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY BEGINNING AT THE SOUTHEAST CORNER OF F.M.I. SUBDIVISION, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID POINT BEING ALSO ON A NORTH LINE OF BRANIGAR'S LAKEWOODS IN SECTIONS 15 AND 16 AFORESAID; THENCE NORTH 01 DEGREES 09'33" EAST ALONG THE EAST LINE OF F.M.I. SUBDIVISION A DISTANCE OF 822.01 FEET; THENCE SOUTH 57 DEGREES 23'09" EAST A DISTANCE OF 491.97 FEET; THENCE NORTH 88 DEGREES 02'40" EAST A DISTANCE OF 102.22 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY EXTENTION OF THE WEST LINE OF LOT 35 IN BRANIGAR'S LAKEWOODS, AFORESAID; THENCE SOUTHERLY ALONG SAID WEST LINE AND NORTHERLY AND SOUTHERLY EXTENTIONS A DISTANCE OF 540.00 FEET, MORE OR LESS, TO THE COMMON REAR CORNERS OF LOTS 75 AND 76 IN SAID BRANIGAR'S LAKEWOODS; THENCE WESTERLY ALONG THE NORTHERLY LINES OF LOTS 75 THRU 81 IN SAID BRANIGAR'S LAKEWOODS A DISTANCE OF 551.99 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, (ALSO EXCEPTING THEREFROM, THAT PART TAKEN FOR LAKE STREET (IL. ROUTE 20), IN DUPAGE COUNTY, ILLINOIS.

P.I.N. Numbers: **02-15-105-031; 02-15-105-032; 02-15-105-030**

COMMON ADDRESS: **178 W. Lake Street and 166 W. Lake Street**

A copy of the application and zoning relief 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 hearing, at which time an opportunity will be given to address the members 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 Planning and Development Coordinator, 201 South Bloomingdale Road, Bloomingdale, Illinois 60108, 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.

Dated: January 13, 2015

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

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