

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

NOTICE OF PUBLIC HEARING

TAKE NOTICE that on the 18th day of February, 2015, 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 an Application submitted by IDI Gazeley comprising the following separate developments on vacant land they own on parcels adjacent to each other in the Bloomingdale Corporate Center Business Park: Development No. 1: construction of an office and manufacturing use building with approximately 89,000 square feet, parking for 165 vehicles, and truck drive-in facilities for three (3) trucks for Lavezzi Precision, Inc. (contract purchasers) on 5.92 acres of land (eastern portion of the Subject Property); and Development No. 2: construction of a speculative office and warehouse building with 70,440 square feet, parking for 69 vehicles, and a potential for 18 truck loading positions on 4.95 acres of land (central portion of Subject Property).

The Application requests approval of the following: (1) a repeal of Ordinance No. 2007-42 approving development of speculative warehouse buildings that have not been built; (2) a repeal of Ordinance No. 2014-18 and any related ordinances that approved the Jasper Meats property expansion which did not proceed; (3) an amendment to building setback and architectural requirements established by Ordinance No. 97-41 and Ordinance No. 2000-21 to allow minimum front building setbacks and architectural design standards to be consistent with the Village Zoning regulations ("Code"); (4) an exception to the Code to allow a lot with frontage that is less than 200 lineal feet; (5) an exception to the Code to allow a multi-tenant identification sign; (6) an exception to the Code to allow Development No. 2 building height to exceed 35'; (7) a shared driveway access; (8) a Final Plat of Subdivision; (9) a final site plan for Development No. 1; (10) a final site plan for Development No. 2; and (11) such other zoning permission or relief as may be related to said application, as discovered during the public hearing process.

The Subject Property is zoned Business Park Planned Unit Development District of 75 to 250 Acres pursuant to Ordinance No. 90-24 within the corporate limits of the Village of Bloomingdale, and is legally described as follows:

Legal Description of Subject Property

LOTS 1, 2, 3, 4 AND 5 IN B.C.C. CORPORATE CENTER, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 13, 2002, AS DOCUMENT NUMBER R2002-128114, IN DUPAGE COUNTY, ILLINOIS.

TOGETHER WITH: LOTS 6A AND 6B IN B.C.C. CORPORATE CENTER THIRD RESUBDIVISION, BEING A RESUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 2, 2014, AS DOCUMENT NUMBER R2014-046080, IN DUPAGE COUNTY, ILLINOIS CONTAINING 902,115 SQ. FT. OR 20.710 ACRES

PROPERTY INDEX NUMBERS: 02-19-203-002, 02-19-203-003, 02-19-203-004
02-19-203-005, 02-19-203-006, and 02-19-203-012

The Common Addresses are as follows:

Development No. 1 – 250 Madsen Drive, Bloomingdale, IL

Development No. 2 - 260 Madsen Drive, Bloomingdale, IL

A copy of the dual application 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 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 Planning and Zoning Commission, Bloomingdale, ILLINOIS

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

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