

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

NOTICE OF PUBLIC HEARING

TAKE NOTICE that on the 21st day of April, 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 RJ Development, LLC., contract purchasers of approximately 3.07 acres of land currently identified as (1) 237 E. Lake Street, owned by 237 East Lake Street LLC.; and (2) 241 E. Lake Street, owned by the Hossein Jamali-Kazemeini Trust (collectively "Subject Property"), legally described herein. The application seeks the necessary zoning relief to allow the construction of a one-story assisted living/memory care facility consisting of 46 dwelling units. The gross area for the structure comprises 33,947 square feet, with parking provided for 44 vehicles ("Project").

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

1. Repeal of Ordinances No. 87-47 which rezoned the property and granted a special use approval to permit recreation and entertainment, and 96-34, which amended the special use permit and granted final site plan approval for the construction of an outdoor patio and permitted the sale and service of alcoholic beverages with food service;
2. Rezoning of the property at 241 E. Lake from B-3, General Business District to B-2, Community Business District;
3. A special use to allow the Project similar and compatible with a nursing home or geriatric center;
4. Preliminary Subdivision Approval
5. Final site plan approval;
6. A special use to allow a Planned Development;
7. Exceptions to the Village Code ("Code") to allow:
 - a. A front yard setback of 34'-0", in lieu of the required 75'-0" front yard setback along Lake Street.
 - b. A landscape setback of 3'-0" in the front yard, in lieu of the 30'-0" landscape setback required.
 - c. A pavement setback of 5'-0" on the (east) corner side yard, in lieu of the required 30'-0".
 - d. A pavement setback of 0'-0" on the (west) interior side yard, in lieu of the 10'-0" required.
 - e. A pavement setback of 3'-0" on the (south) front yard, in lieu of the 30'-0" required.
 - f. An exception to provide less than a 10'-0" landscape buffer and planting strip, as required.
 - g. An exception to not provide a loading space.
 - h. An exception to allow two (2) free-standing monument signs, in lieu of the one (1) permitted.
 - i. An exception to allow both freestanding signs to be closer than the required setbacks.

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 Properties, which are currently zoned B-2 (237 E. Lake) and B-3 (241 E. Lake Street) are located within the corporate limits of the Village of Bloomingdale, are legally described as the following:

237 E. LAKE STREET:

LOT 4 IN SECOND UNIT OF BLOOMINGDALE-LAKE SUBDIVISION, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 19, 1965 AS DOCUMENT R65-26023, IN DUPAGE COUNTY, ILLINOIS.

241 E. LAKE STREET:

LOT 1 IN LITTLE EUROPE RESTAURANT PLAT OF CONSOLIDATION, BEING A PART OF THE NORTHWEST ¼ OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 17, 2000 AS DOCUMENT R2000-054098 IN DUPAGE COUNTY, ILLINOIS.

P.I.N. Numbers: 02-14-107-004 and 02-14-107-035

COMMON ADDRESSES: 237 E. Lake Street and 241 E. 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 Planning and Zoning 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 and Zoning Commission, Bloomingdale.

Dated: March 26, 2015

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

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