

STATE OF ILLINOIS)
COUNTY OF DUPAGE)
VILLAGE OF BLOOMINGDALE)

NOTICE OF PUBLIC HEARING

TAKE NOTICE that on the 17th day of December, 2013 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 Village of Bloomingdale Village Hall, 201 South Bloomingdale Road, Bloomingdale, Illinois, upon the application of Julian Perez ("Petitioner"), as contract purchaser of the property commonly known as 7 North Circle Avenue, Bloomingdale, IL 60108, ("Subject Property") currently owned by Eugene Abbott to allow a firearms training, education and practice facility, that will include firearms sales and other accessory functions at the Subject Property ("Application").

The Petitioner requests (1) a text amendment to Section 11-8D-4 of the Village Code to add the land use category of "Firearms Training, Education and Practice Facility With Accessory Retail Sales" as an allowed Special Use within the B-3 General Services Business District; (2) a special use permit for a "Firearms Training, Education and Practice Facility With Accessory Retail Sales" in accordance with the foregoing; (3) a special use permit to allow the establishment of a planned development at the Subject Property; (4) exceptions from the Zoning Ordinance to allow (i) a reduction in minimum required yard depth, and (ii) a reduction in minimum required pavement setback (5) approval of a final site plan; and (6) such other zoning permission or relief related to the Application as may be identified during the review and public hearing process.

The Subject Property, which is zoned B-3-SP, General Services Business District, with a Special use to allow a sheet metal fabricating business, pursuant to Ordinance No. 84-10, is located on the east side of Circle Avenue, approximately 230 feet north of its intersection with Lake Street, within the corporate limits of the Village of Bloomingdale, and is legally described as follows:

LEGAL DESCRIPTION

Section 1:

Parcel 1. That part of Lot 2, described as follows: commencing at the Northwestern corner of Lot 2 for a place of beginning; thence Southwesterly along the Westerly line of said Lot 2, 33.52 feet to the Northwestern corner of Lot 5; thence Easterly along the Northerly line of said Lot 5, 150.0 feet to the Northeasterly corner of said Lot 5; thence Southwesterly along the Easterly line of said Lot, 36.85 feet; thence South 84°-30'-58" East parallel with the Northerly line of said Lot 2, 190.50 feet; thence North 6°-25' East parallel with the Westerly line of said Lot 2, 69.81 feet to said Northerly line of Lot 2; thence Northwesterly along said North line of Lot 2, 340.50 feet to the place of beginning (except the Northerly 33.52 feet of the Westerly 340.50 feet), and Lot 4 (except the Southerly 38.0 feet thereof), and Lot 5 in said Suncrest Highlands Unit 5, a Subdivision of part of the Northeast Quarter of Section 14, Township 40 North, Range 10 East of the Third Principal Meridian, DuPage County, Illinois, containing 0.454 acres, more or less.

Parcel 2. That part of Lot 2, described as follows: Commencing at the Northwestern corner of Lot 2, described as follows: Commencing at the Northwestern corner of Lot 2; thence Southeasterly along the Northerly line of said Lot 2, 340.50 feet for a place of beginning; thence continuing Southeasterly along said northerly line of Lot 2, 692.10 feet to the Northeasterly corner of said Lot 2; thence Southwesterly along said Easterly line of Lot 2, 220.0 feet to the Southeasterly corner of said Lot 2; thence Northwesterly along the Southerly line of said Lot 2, 903.82 feet to the Southwesterly corner of said Lot 2; thence Northeasterly along the Westerly line of said Lot 2, said Westerly line also being the Easterly line of Lots 3, 4 and 5, 149.68 feet; thence Southeasterly parallel with said Northerly line of Lot 2, 190.50 feet; thence Northeasterly parallel with said Westerly line of Lot 2, 69.81 feet to the place of beginning (except that part described as follows: commencing at the Northwestern corner of Lot 2; thence Southeasterly along the Northerly line of said Lot 2, 340.50 feet for a place of beginning; thence Southwesterly parallel with the Westerly line of said Lot 2, 33.52 feet; thence Southeasterly parallel with said northerly line of Lot 2, 579.69 feet; thence Southeasterly 137.04 feet to a point in the Easterly line of said Lot 2, said point being 98.43 feet Southwesterly of the Northeasterly corner of said Lot 2, as measured along said Easterly line of Lot 2; thence Northeasterly along said Easterly line of Lot 2, 98.43 feet to the Northeasterly corner of said lot 2; thence Northwesterly along said Northerly line of Lot 2, 692.10 feet to the place of beginning), in Suncrest Highlands Unit 5, a Subdivision of part of the Northeast Quarter of Section 14, Township 40 North, Range 10 East of the Third Principal Meridian, DuPage County, Illinois, containing 3.574 acres, more or less.

Section 2:

Parcel 1. Lot 2 in George Hyman's Division of Lot 1 in Suncrest Highlands Unit No. 5, a Subdivision of part of the Northwest Quarter of Section 14, Township 40 North, Range 10, East of the Third Principal Meridian, according to the Plat of George Hyman's Division recorded May 16, 1962 as Document R62-15120, in DuPage County, Illinois.

Parcel 2. Lot 3 and the South 35 feet of Lot 4 in Suncrest Highlands, Unit No. 5, a Subdivision of part of the Northwest Quarter of Section 14, Township 40 North, Range 10, East of the Third Principal Meridian, in DuPage County, Illinois.

Property Index Number: 02-14-106-029
Common Address: 7 North Circle Avenue

A copy of the application for text amendment and special use 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 Village plan commission.

This notice is given pursuant to the Village of Bloomingdale Zoning Ordinance and the Illinois Municipal Code, 65 ILCS 5/1-1-1, *et seq.*

Persons requiring auxiliary aids and services to attend and participate in this hearing should contact the Planning and Development Coordinator by mail at 201 South Bloomingdale Road, Bloomingdale, Illinois 60108, or call 630-671-5694, five (5) days prior to the meeting in inform of their anticipated attendance. Text telephone (TDD) users may call 630-893-7175.

By Order of the Plan Commission, Village of Bloomingdale.

Dated: November 21, 2013

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

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