

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

### NOTICE OF PUBLIC HEARING

TAKE NOTICE that on the 5<sup>th</sup> day of May, 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 Village of Bloomingdale Village Hall, 201 South Bloomingdale Road, Bloomingdale Illinois, upon the petition of BRB Development, LLC. ("Petitioner"), owner of the property located at 7 North Circle Avenue and legally described herein ("Subject Property"), for the purpose of amending the zoning thereof to allow and approval to operate a 97,200 square foot indoor climate controlled self-storage facility located on the Subject Property and upon the exterior of the Subject Property.

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

1. An amendment to The Bloomingdale Zoning Ordinance, as amended ("Zoning Ordinance"), to establish Indoor Climate Controlled Self-Storage as a type of special use within the B-3 General Service Business zoning district and subject to certain limitations;
2. A special use permit to allow Indoor Climate Controlled Self-Storage on the Subject Property 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
  - a. Reductions in minimum required yard depths,
  - b. Reductions in minimum required pavement setbacks
5. Final site plan review; and
6. Such other zoning permission or relief related to said application as identified during the public hearing process (collectively, "Application").

The Subject Property, which is presently zoned B-3 General Service Business District with a special use permit for sheet metal fabrication pursuant to Ordinance No. 84-10 is located within the corporate limits of the Village of Bloomingdale and is legally described as follows:

PARCEL 1:

THAT PART OF LOT 2, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 2 FOR A POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF LOT 2, 33.52 FEET TO THE SOUTHWESTERLY CORNER OF LOT 5; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 5, 150.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 5; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT 5, 36.85 FEET; TEHNCE SOUTH 84 DEGREES 30 MINUTES 58 SECONDS EAST PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 2, 190.50 FEET; THENCE NORTH 06 DEGREES 25 MINUTES 00 SECONDS EAST PARALLEL WITH THE WESTERLY LINE OF SAID LOT 2, 69.81 FEET TO SAID NORTHERLY LINE OF LOT 2; TEHNCE NORTHWESTERLY ALONG SAID NORTH LINE OF LOT 2, 340.50 FEET TO THE POINTOF BEGINNING, (EXCEPT THE NORTHERLY 33.52 FEET OF THE WESTERLY 340.50 FEET) AND LOT 4 (EXCEPT THE SOUTHERLY 38.00 FEET THEREOF) AND LOT 5 IN SUNCREST HIGHLANDS UNIT 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 THEREOF RECORDED AUGUST 11, 1961 AS DOCUMENT NUMBER R61-17922, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 2, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 2, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 2; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 2, 340.50 FEET FOR A POINT 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 SOUTHEASTERLY CORNER OF SAID LOT 2; THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT 2, SAID WESTERLY LINE ALSO BEING ALSO 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 POINT OF BEGINNING (EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 2; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 2, 340.50 FEET FOR A POINT OF BEGINNING; THENCE SOUTHWESTERLY PARALLEL WITH THE WESTERLY LINE OF SAID LOT 2, 33.82 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 POINT OF BEGINNING ), IN SUNCREST HIGHLANDS UNIT 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 THEREOF RECORDED AUGUST 11, 1961, AS DOCUMENT NUMBER R61-17922, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:

LOT 2 IN GEORGE HYMAN'S DIVISION OF LOT 1 IN SUNCREST HIGHLANDS UNIT 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 SAID GEORGE HYMAN'S DIVISION RECORDED MAY 16, 1962 AS DOCUMENT NUMBER R62-15120, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4:

LOT 3 AND THE SOUTH 35.00 FEET OF LOT 4 IN SUNCREST HIGHLANDS UNIT 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 PART THEREOF RECORDED AUGUST 11, 1961 AS DOCUMENT NUMBER R61-17922, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 5:

THE NORTH 3.00 FEET OF THE SOUTH 38.00 FEET OF LOT 4 IN SUNCREST HIGHLANDS UNIT 5, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 11, 1961 AS DOCUMENT NUMBER R61-17922, IN DUPAGE COUNTY, ILLINOIS.

**Property Index Number:** 02-14-106-029  
**Common Address:** 7 North Circle, Bloomingdale, Illinois

A copy of the 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 65 ILCS 5/11-13-14 and the Village of Bloomingdale Zoning Ordinance.

Persons requiring auxiliary aids and services should contact the Community and Economic 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.

Dated: April 15, 2015

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

Published:

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