

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

NOTICE OF PUBLIC HEARING

TAKE NOTICE that on the 21st day of July, 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 Hyde Near Properties, LLC., owners of approximately 42,346 square feet of land currently identified as 170 East Lake Street (the "Subject Property"), legally described herein. The application seeks the necessary zoning relief to allow the construction of a new one-story commercial building. The gross area for the structure comprises approximately 5,946 square feet, with parking provided for 47 vehicles ("Project").

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

1. Repeal or Amendment of Ordinances No. 97-54 which rezoned the property and granted a special use approval sale and service of alcoholic beverages at a sit-down restaurant, 99-21, which amended the special use permit and granted final site plan approval for the construction of an outdoor patio and an area for storage and office space, and 99-29 which amended the special use permit to allow live entertainment;
2. Rezoning of the property from B-2, Community Business District to B-3, General Business District;
3. A special use permit to allow the establishment of a Planned Development at the Subject Property;
4. A special use permit to allow a drive-thru;
5. Exceptions from the Zoning Ordinance to allow:
 - a. Reductions in minimum required pavement setbacks;
 - b. Reductions in the required landscaping and landscaping setbacks;
 - c. Reductions in the required parking;
6. Final site plan review; and
7. 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-2 Community Business District with a special use permit pursuant to Ordinance Nos. 97-54, 99-21 and 99-29 is located within the corporate limits of the Village of Bloomingdale and is legally described as follows:

THAT PART OF LOT 66 LYING NORTH OF A LINE PERPENDICULAR TO THE WEST LINE OF SAID LOT 66, AND EXTENDING TO THE EAST LINE OF LOT 66, AND WHICH IS 185.00 FEET SOUTHERLY OF THE NORTHEAST CORNER OF LOT 66, AFORESAID, AS MEASURED ALONG A LINE PARALLEL WITH THE WEST LINE THEREOF IN FAIRFIELD SUBDIVISION, BEING A SUBDIVISION IN SECTION 15, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 4, 1973 AS DOCUMENT R73-63232 AND CERTIFICATE OF CORRECTION RECORDED OCTOBER 8, 1974 AS DOCUMENT R74-51909, IN DUPAGE COUNTY, ILLINOIS.

EXCEPT THE FOLLOWING PORTION OF THE PROPERTY CONVEYED TO THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION PURSUANT TO DEED SIGNED NOVEMBER 20, 1996:

BEGINNING AT THE NORTHWEST CORNER OF AFORESAID LOT 66 AS MONUMENTED AND OCCUPIED; THENCE ALONG AN ASSUMED BEARING OF SOUTH 77 DEGREES 42 MINUTES 41 SECONDS EAST A DISTANCE OF 20.925 METERS (67.75 FEET) ALONG THE NORTH LINE OF SAID LOT 66 TO A POINT, SAID POINT MONUMENTED BY AN ILLINOIS DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS SURVEY MARKER; THENCE NORTH 85 DEGREES 05, MINUTES 12 SECONDS WEST 20.534 METERS (67.37 FEET) TO A POINT ON THE WEST LINE OF SAID LOT 66, THENCE NORTH 00 DEGREES 19 MINUTES 37 SECONDS EAST 2.694 METERS (8.84 FEET) ALONG SAID WEST LINE TO THE POINT OF BEGINNING. AND;

BEGINNING AT THE NORTHEAST CORNER OF AFORESAID LOT 66 AS MONUMENTED AND OCCUPIED; THENCE ALONG AN ASSUMED BEARING OF SOUTH 02 DEGREES 23 MINUTES 20 SECONDS EAST A DISTANCE OF 3.048 METERS (10 FEET) ALONG THE EAST LINE OF SAID LOT 66 TO A POINT, SAID POINT BEING MONUMENTED BY AN ILLINOIS DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS SURVEY MARKER; THENCE NORTH 43 DEGREES 45 MINUTES 07 SECONDS WEST 4.575 METERS (15.01 FEET) TO A POINT ON THE NORTH LINE OF SAID LOT 66, SAID POINT BEING MONUMENTED BY AN ILLINOIS DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS SURVEY MARKER; THENCE SOUTH 85 DEGREES 06 MINUTES 53 SECONDS EAST 3.048 METERS (10.00 FEET) ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

Property Index Number: 02-15-205-028
Common Address: 170 East Lake, 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: June 22, 2015

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

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