

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

PLANNING, ZONING & ENVIRONMENTAL CONCERNS

I

NOTICE OF PUBLIC HEARING

TAKE NOTICE that on the 4th day of March, 2014, 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 Kenneth L. Nyenhuis ("Petitioner") on behalf of SBLV Investments, LLC., owners of a parcel of land containing 2.2 acres at 220 Madsen Drive ("Subject Property") commonly identified as Jasper Meats. The Petitioner intends to: (1) add a parcel of land adjacent to their existing property to the west containing 24,754 square feet to their existing parcel, resulting in an expanded parcel that is 120,669 square feet in area (2.77 acres); (2) expand their parking lot by approximately 13,218 square feet in area, accommodating parking for 51 passenger vehicles, ten delivery trucks and six semi-trailers serving the Jasper Meats operation; (3) expand their retail operations from part time to full time; (4) increase the amount of retail space in the building from temporary warehouse space to 3,535 square feet of permanent space; (5) expand and relocate their current office operations within the existing building from 2,000 square feet to 3,535 square feet (second floor space); (6) add a packing material mezzanine with approximately 960 square feet, resulting in a total floor area for the building of 29,569 square feet; and (7) provide associated landscaping and site improvements (collectively "Application").

The Petitioner requests the following in connection with the Application: (1) an amendment or repeal of Ordinance No. 2008-48, approving construction of the existing building and site plan, to allow the expansion of the site, new parking configuration, including expanded truck parking, and changes to the building's user profile; (2) an amendment of Ordinance No. 2007-42 which granted preliminary site plan approval for the Subject Property and proposed addition; (3) approval of a final site plan; (4) approval of a Plat of Consolidation to allow for the expanded parcel size, and (5) such other zoning permission or relief, including those for bulk and pavement setbacks, or to existing Planned Development regulations for the Subject Property as may be related to said application, as discovered during the public hearing process.

The Subject Property is within the corporate limits of the Village of Bloomingdale zoned BP – Business Park Planned Development District of 75 Acres or More, in the Bloomingdale Corporate Center Business Park, pursuant to Ordinance No. 2008-48, No. 2007-42, No. 2000-21, and No. 90-24, and is legally described as follows:

1. THAT PART OF LOTS 6 AND 7 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, ACCORDING THE PLAT THEREOF RECORDED MAY 13, 2002 AS DOCUMENT R2002-128114, IN DUPAGE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBES AS FOLLOWS

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 6, THENCE NORTH 86 DEGREES 28 MINUTES 20 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 7, 7.48 FEET TO THE WEST LINE OF A WETLAND CONSERVATION EASEMENT DEDICATED PER DOCUMENT R2002-128114; THENCE THE FOLLOWING SEVEN (7) COURSES AND DISTANCES ALONG SAID EASEMENT LINE: THENCE SOUTHEASTERLY 46.42 FEET ALONG A CURVE, CONCAVE EASTERLY, HAVING A

RADIUS OF 1514.42 FEET AND A CHORD BEARING SOUTH 19 DEGREES 27 MINUTES 17 SECONDS EAST, 46.42 FEET; THENCE SOUTHEASTERLY 13.46 FEET ALONG A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 75.66 FEET AND A CHORD BEARING SOUTH 25 DEGREES 25 MINUTES 36 SECONDS EAST, 13.44 FEET; THENCE SOUTHEASTERLY 22.45 FEET ALONG A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 81.55 FEET AND A CHORD BEARING SOUTH 22 DEGREES 38 MINUTES 01 SECONDS EAST, 22.38 FEET; THENCE SOUTHERLY 62.14 FEE ALONG A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 147.37 FEET AND A CHORD BEARING SOUTH 02 DEGREES 39 MINUTES 59 SECONDS EAST, 61.68 FEET; THENCE SOUTHEASTERLY 94.98 FEET ALONG A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 52.88 FEET AND A CHORD BEARING OF SOUTH 42 DEGREES 02 MINUTES 13 SECONDS EAST, 82.72 FEET; THENCE NORTH 86 DEGREES 30 MINUTES 45 SECONDS EAST, 115.02 FEET; THENCE EASTERLY 8.00 FEET ALONG A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 33.22 FEET AND A CHORD BEARING OF SOUTH 87 DEGREES 28 MINUTES 11 SECONDS EAST, 7.98 FEET TO A POINT ON THE EAST LINE OF SAID LOT 7; THENCE SOUTH 03 DEGREES 31 MINUTES 33 SECONDS EAST, ALONG SAID EAST LINE , 112.76 FEET; THENCE SOUTH 44 DEGREES 56 MINUTES 11 SECONDS EAST, CONTINUING ALONG SAID EASTLINE, 35.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MADSEN DRIVE DEDICATED PER DOCUMENT R2002-128114, SAID POINT ALSO BEING THE SOUHTEAST CORNER OF SAID LOT 7; THENCE SOUTH 45 DEGREES 03 MINUTES 49 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 103.82 FEET TO A POINT OF TANGENCY; THENCE SOUTHWESTERLY 195.11 FEET CONTINUING ALONE SAID SORTH RIGHT-OF-WAY LINE, BEING A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 270.00 FEET AND A CHORD BEARING SOUTH 65 DEGREES 45 MINUTES 57 SECONDS WEST, 190.90 FEET; THENCE SOUTH 86 DEGREES 28 MINUTES 05 SECONDS WEST, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 68.05 FEET TO A POINT ON A LINE 95.25 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 6; THENCE NORTH 03 DEGREES 31 MINUTES 40 SECONDS WEST, ALONG SAID PARALLEL LINE, 208.83 FEET; THENCE NORTH 34 DEGREES 14 MINUTES 56 SECONDS EAST, 13.06 FEET TO A POINT ON A LINE 87.25 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 6; THENCE NORTH 03 DEGREES 31 MINUTES 40 SECONDS WEST, ALONG SAID PARALLEL LINE, 261.61 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 6; THENCE NORTH 86 DEGREES 28 MINUTES 20 SECONDS EAST, ALONG SAID NORTH LINE, 87.25 FEET TO THE NORTHEAST CORNER OF SAID LOT 6, SAID CORNER BEING THE POINT OF BEGINNING.

2. SUBJECT PARCEL SHALL INCLUDE THE ACQUISTION AND CONSOLIDATION OF APPROXIMATLY 55 FEET OF THE EASTERN PROPERTY OF LOT 6.

Property Index Number: 12-19-203-101

Common Address: 220 Madsen Drive Bloomingdale, DuPage County, 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 the Village of Bloomingdale Zoning Ordinance. Persons requiring auxilliary aids and services should contact the Planning and Development Coordinator, 201 South Bloomingdale Road,

Bloomington, 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 Commission, Bloomington, ILLINOIS

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

DATED: February 5, 2014

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