

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

**NOTICE OF PUBLIC HEARING**

**TAKE NOTICE** that on the 6<sup>th</sup> day of May, 2014, 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 the application submitted by Goodwill Retail Services, Inc. prospective tenants of property commonly known as 420 West Army Trail Road, (“Subject Property”) legally described herein, and owned by Toys “R” Us Property Company II, LLC (“Owners”) to allow the renovation of an existing vacant retail space with approximately 21,500 square feet on a parcel of land with approximately 6.92 acres for a Goodwill Store (“Application”).

Without limiting the generality of the foregoing, the application requests approval of the following: (1) a text amendment to Sub-Section 11-8D-4 of the Village Code (“Code”) to allow a re-sale store as a special use under certain additional conditions; (2) a special use approval pursuant to Sub-Section 11-8D-4 of the Code to allow a drive-through use for the donation drop-off center; (3) an exception to Sub-Section 11-14-11-B-4B of the Code to allow a free standing sign with 80 square feet per sign face instead of the maximum allowed area of 63 square feet; (4) an amendment to Ordinance No. 92-13 to allow the alteration of the site plan approved thereby to accommodate the donation drop off center; (5) approval of Final Site Plan; and (6) such other zoning permission or other relief related to said application as shown on the site plans and elevations 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 Property, which is currently Planned Unit Development District of 250 acres or more as further authorized by Ordinance No. 92-13 is located within the corporate limits of the Village of Bloomingdale, and is legally described as follows:

LOT 1:

A TRACT OF LAND BEING PART OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 20, WITH THE CENTERLINE OF ARMY TRAIL ROAD, SAID POINT BEING 370.25 FEET AND NORTH 00 DEGREES 09 MINUTES WEST OF THE CENTER OF SAID SECTION 20; THENCE SOUTH 88 DEGREES 39 MINUTES 40 SECONDS EAST ALONG THE CENTER LINE OF ARMY TRAIL ROAD, 937.84 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 00 SECONDS EAST, 50.02 FEET TO THE SOUTH LINE OF ARMY TRAIL ROAD (DEDICATED AS PER DOCUMENT R79-13181, RECORDED FEBRUARY 14, 1979); THENCE SOUTH 88 DEGREES 30 MINUTES 40 SECONDS EAST ALONG SAID SOUTH LINE, 206.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 30 MINUTES 40 SECONDS EAST, 162.59 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 55 SECONDS EAST, 312.85 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 21 SECONDS WEST, 21.19 FEET; THENCE SOUTH 00

DEGREES 07 MINUTES 01 SECOND WEST, 215.26 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 01 SECONDS WEST, 17.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 59 SECONDS WEST, 20.20 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 01 SECOND WEST, 16.60 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 51 SECONDS EAST, 8.37 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 01 SECONDS WEST, 45.00 FEET; THENCE NORTH 00 DEGREES 01 MINUTE 51 SECONDS EAST, 7.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 01 SECOND WEST, 17.80 FEET; THENCE NORTH 00 DEGREES 01 MINUTE 59 SECONDS EAST, 5.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 01 SECOND WEST, 2.00 FEET; THENCE NORTH 00 DEGREES 01 MINUTE 59 SECONDS EAST, 215.11 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 56 SECONDS WEST, 40.55 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 27 SECONDS WEST, 317.05 FEET TO THE POINT OF BEGINNING. CONTAINING 73,031 SQUARE FEET OR 1.68 ACRES MORE OR LESS.

PIN: 02-20-400-019

Common Address: 412 West Army Trail Road, Bloomingdale

LOT 2:

A TRACT OF LAND BEING PART OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 20, WITH THE CENTERLINE OF ARMY TRAIL ROAD, SAID POINT BEING 370.25 FEET AND NORTH 00 DEGREES 09 MINUTES WEST OF THE CENTER OF SAID SECTION 20; THENCE SOUTH 88 DEGREES 39 MINUTES 40 SECONDS EAST ALONG THE CENTER LINE OF ARMY TRAIL ROAD, 937.84 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 00 SECONDS EAST, 50.02 FEET TO THE SOUTH LINE OF ARMY TRAIL ROAD (DEDICATED AS PER DOCUMENT R79-13181, RECORDED FEBRUARY 14, 1979) TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 30 MINUTES 40 SECONDS EAST ALONG SAID SOUTH LINE, 206.43 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 27 SECONDS EAST, 317.05 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 56 SECONDS EAST, 40.55 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 59 SECONDS WEST, 215.11 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 01 SECOND EAST, 2.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 59 SECONDS WEST, 5.00 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 01 SECOND EAST, 17.80 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 59 SECONDS WEST, 7.00 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 01 SECOND EAST, 45.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 51 SECONDS WEST, 8.37 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 01 SECOND EAST, 16.60 FEET; THENCE NORTH 00 DEGREES 01 MINUTE 59 SECONDS EAST, 20.20 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 01 SECOND EAST, 17.00 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 01 SECOND EAST, 215.28 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 21 SECONDS EAST, 21.19 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 55 SECONDS WEST, 312.85 FEET TO THE SAID SOUTH LINE OF ARMY TRAIL ROAD; THENCE SOUTH 88 DEGREES 30 MINUTES 40 SECONDS EAST ALONG SAID SOUTH LINE, 153.20 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND DEDICATED TO THE COUNTY OF DUPAGE BY DOCUMENT NUMBER R99-032450 OF THE DUPAGE COUNTY, ILLINOIS RECORDER'S RECORDS; THENCE SOUTH 01 DEGREE 22 MINUTES 58 SECONDS WEST

ALONG THE WEST LINE OF SAID TRACT, 9.84 FEET; THENCE SOUTH 88 DEGREES 39 MINUTES 40 SECONDS EAST ALONG THE SOUTH LINE OF SAID TRACT, 86.36 FEET; THENCE NORTH 01 DEGREE 22 MINUTES 58 SECONDS EAST, 9.84 FEET; THENCE TO THE AFORESAID SOUTH LINE OF ARMY TRAIL ROAD; THENCE SOUTH 88 DEGREES 39 MINUTES 40 SECONDS EAST, 13.15 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 00 SECONDS, 700.89 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF THE ILLINOIS CENTRAL RAILROAD; THENCE NORTH 71 DEGREES 24 MINUTES 30 SECONDS WEST ALONG SAID NORTHEASTERLY LINE, 656.32 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 00 SECONDS WEST, 506.17 FEET TO THE POINT OF BEGINNING. CONTAINING 301,226 SQUARE FEET OR 6.92 ACRES MORE OR LESS.

PIN: 02-20-400-018

Common Address: 404 and 420 West Army Trail Road, Bloomingdale

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 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 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 Commission, Bloomingdale.

Dated: April 15, 2014

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

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