

NOTICE OF
PUBLIC HEARING
ITASCA PLAN
COMMISSION

NOTICE IS HEREBY given that on Wednesday, October 16, 2019, at 7:00 p.m., or as soon thereafter as the case may be heard, at Lake Park High School- West Campus, 500 W Bryn Mawr Ave, Roselle, IL 60172 in the gymnasium, Dr. Daniel Lustig of Haymarket DuPage, LLC, petitioner, with Pearl Hospitality, LLC, property owner, shall appear before the Itasca Plan Commission for a public hearing for a planned development with exceptions and Class I Site Plan approval all in order to permit a mixed-use residential and healthcare facility and other accessory uses in the B-2 Community Business District at 860 W. Irving Park Road, in Itasca, Illinois 60143.

The subject property is legally described as follows:

PARCEL ONE:
LOT 1 IN ITASCA CENTER ASSESSMENT PLAT OF PART OF FRACTIONAL SECTION 7, TOWNSHIP 40 North, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 1971 AS DOCUMENT R71-49442, INTO DU PAGE COUNTY ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY A GRANT OF EASEMENT DATED MARCH 11, 1987 AND RECORDED MARCH 22, 1987 IS DOCUMENT R87-38866 FOR A PERMANENT AND PERPETUAL EASEMENT CREATING INGRESS AND EGRESS OVER THE LAND SHOWN AN EXHIBIT C OF SAID GRANT OF EASEMENT, AND BEING A PART OF THE FOLLOWING DESCRIBED LAND:

LOT 2 IN SPRING LAKE BUSINESS PARK, A SUBDIVISION OF PART OF FRACTIONAL SECTION 7, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1987, AS DOCUMENT R87-37278, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 03-07-202-002

The above petition is open to inspection at Itasca Village Hall, Community Development Department, 550 W. Irving Park Rd., Itasca, IL 60143. Individuals wishing to appear at the hearing may do so in person or by an attorney or another representative. Communication in writing regarding the above petition may be filed with the Itasca Plan Commission in care of the Village of Itasca Community Development Department.

NOTE: Any person who has a disability requiring reasonable accommodation to participate in this public hearing should contact Judy Conidi, Village Clerk, 550 W. Irving Park Road, Itasca, IL or call (630) 773-0835 within a reasonable time before the meeting. Requests for a qualified interpreter require five (5) working days advance notice. Judy Conidi, Village Clerk Published in Daily Herald September 30, 2019 (4533206)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

DuPage County Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DuPage County DAILY HERALD**. That said **DuPage County DAILY HERALD** is a secular newspaper, published in Naperville and has been circulated daily in the Village(s) of:

Addison, Aurora, Bartlett, Bensenville, Bloomingdale, Carol Stream,
Darien, Downers Grove, Elmhurst, Glen Ellyn, Glendale Heights,
Hanover Park, Hinsdale, Itasca, Keeneyville, Lisle, Lombard, Medinah,
Naperville, Oakbrook, Oakbrook Terrace, Plainfield, Roselle, Villa Park,
Warrenville, West Chicago, Westmont, Wheaton, Willowbrook,
Winfield, Wood Dale, Woodridge

County(ies) of DuPage

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DuPage County DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 09/30/2019 in said DuPage County DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Daula Baltz*
Designee of the Publisher and Officer of the Daily Herald

Control # 4533206

STATE OF ILLINOIS)
)SS:
COUNTY OF DU PAGE)

AFFIDAVIT

Michael Roth being first duly sworn on oath, depose and state as follows:

1. Affiant is the person responsible for making and completing the Petition before the Plan Commission relative to a public hearing on behalf of Haymarket DuPage LLC.
2. That in said capacity, Affiant states that on the 27 day of September, 2019, certified letters, return receipt requested, were mailed by Affiant, to all property owners within 250 feet of the property lines of the property in question, exclusive of street right of way, a copy of which list is hereto attached.
3. That on the 16 day of October, 2019, the returned certified receipt cards and this accompanying Affidavit were delivered to the Village Clerk of the Village of Itasca.

FURTHER AFFIANT SAITH NOT.



Signature

Subscribed and Sworn to before me
this 16 day of October, 2019.



NOTARY PUBLIC



STATE OF ILLINOIS)
)SS:
COUNTY OF DU PAGE)

AFFIDAVIT

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3. That on the 16 day of October, 2019, the returned certified receipt cards and this accompanying Affidavit were delivered to the Village Clerk of the Village of Itasca.
4. That on the 1 day of October, 2019, a sign or sign(s) of a minimum of eight square feet was/were posted prominently situated on the property so as to be visible from the nearest street or public way, or as otherwise prescribed by the Zoning Administrator, indicating the present zoning classification, the proposed zoning classification, the time and place of the public hearing, and any other information prescribed by the Zoning Administrator, a picture of which sign(s) is hereto attached.

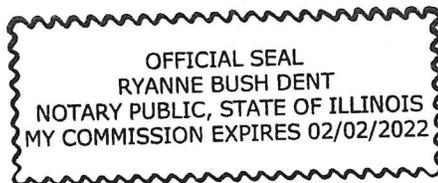
FURTHER AFFIANT SAITH NOT.



Signature

Subscribed and Sworn to before me
this 16 day of October, 2019.


NOTARY PUBLIC



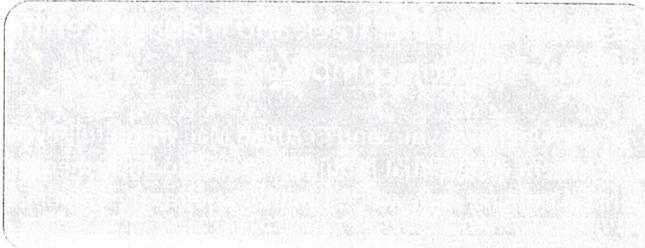
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1801 N. Mill Street, Unit J
Naperville, IL 60563
US

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Total Postage and Fees	\$		

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Spring Lake Business Park
c/o Illinois Industrial
1801 N. Mill Street, Unit J
Naperville, IL 60563
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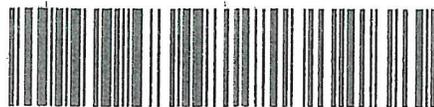
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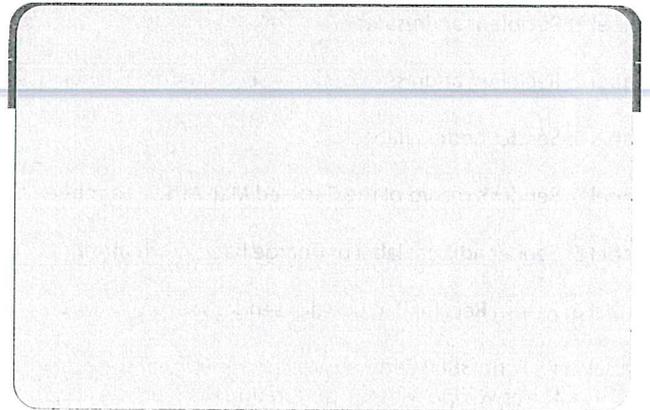
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September 27, 2019

**RE: NOTICE OF PUBLIC HEARING
ITASCA PLAN COMMISSION**

Dear Property Owner:

Please take notice that an application has been made by Dr. Daniel Lustig of Haymarket DuPage, LLC, petitioner, with Pearl Hospitality, LLC, property owner, for a public hearing and petition for a planned development with exceptions and Class I Site Plan approval all in order to permit a healthcare and residential facility and other accessory uses in the B-2 Community Business District for the following property:

860 W. Irving Park Road
Itasca, Illinois 60143
P.I.N.: 03-07-202-002

This notice is sent to you as an owner of property within 250 feet (excluding right-of-way) of the subject property. This application will be heard on Wednesday, October 16, 2019 at 7:00 p.m. at the Lake Park High School, West Campus, 500 W. Bryn Mawr Avenue, Roselle, Illinois 60172. When the hearing is called, you may appear in person, or by agent or your attorney. If you are unable to attend the hearing, you may submit any comments in writing to the Village of Itasca at the address below:

Village of Itasca
Community Development Department
550 W. Irving Park Road
Itasca, IL 60143

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This notice is sent to you by the applicant, by order of the Chairman of the Itasca Planning Commission.

Respectfully,

Michael M. Roth
Attorney for Petitioner
ICE MILLER, LLP
2300 Cabot Dr., Suite 455
Lisle, IL 60532
690-955-0555

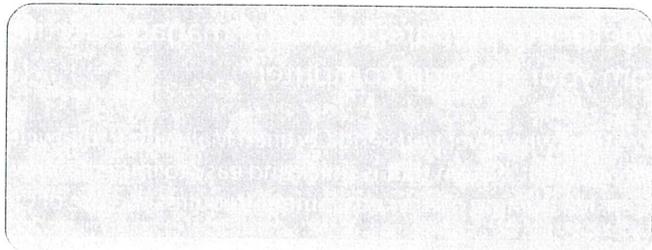
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865 W. Irving Park Road
Itasca, IL 60143
US

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Ice Miller LLP
2300 Cabot Drive
Suite 455
Lisle, IL 60532
US

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Certified Mail Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	

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Leonard Zmijewski
865 W. Irving Park Road
Itasca, IL 60143
US

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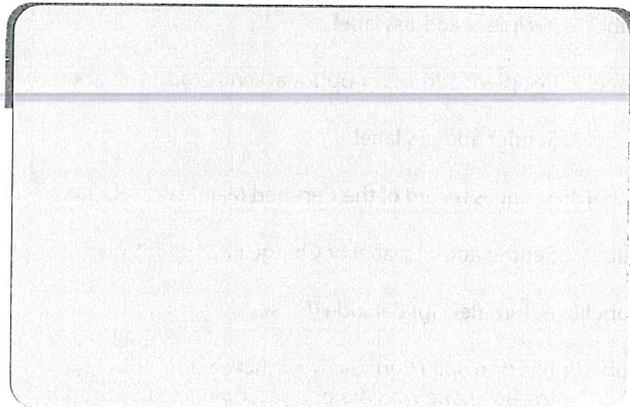


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Community Development Department
550 W. Irving Park Road
Itasca, IL 60143

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690-955-0555

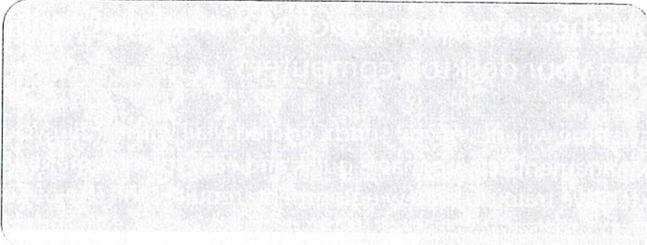
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960 Maplewood LLC
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Itasca, IL 60143
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Ice Miller LLP
2300 Cabot Drive
Suite 455
Lisle, IL 60532
US

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Total Postage and Fees	\$		

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960 Maplewood LLC
960-11 Maplewood Drive
Itasca, IL 60143
US

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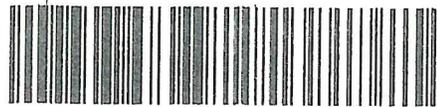
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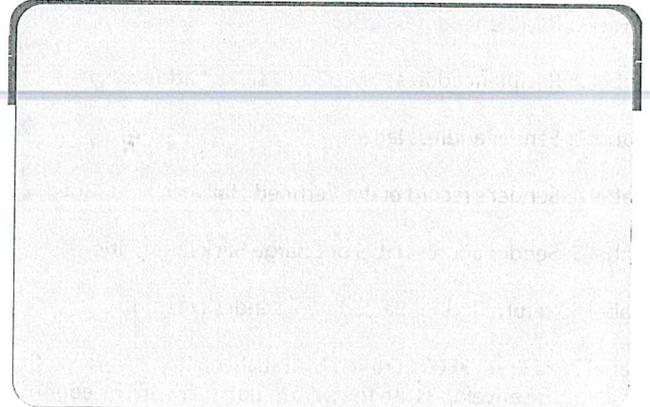


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September 27, 2019

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P.I.N.: 03-07-202-002

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Attorney for Petitioner
ICE MILLER, LLP
2300 Cabot Dr., Suite 455
Lisle, IL 60532
690-955-0555

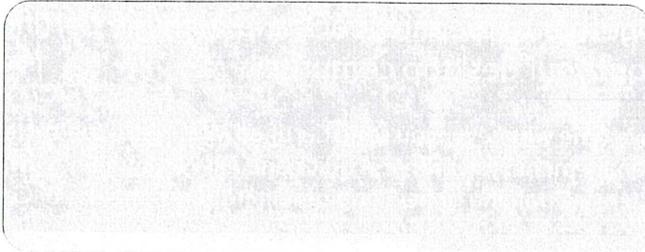
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1 Pierece Place, Unit 450
Itasca, IL 60143-1253
US

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Ice Miller LLP
2300 Cabot Drive
Suite 455
Lisle, IL 60532
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MLRP 905 Irving Park LLC
c/o ML Realty Partners
1 Pierece Place, Unit 450
Itasca, IL 60143-1253
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Reference Information

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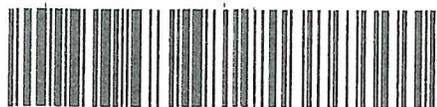
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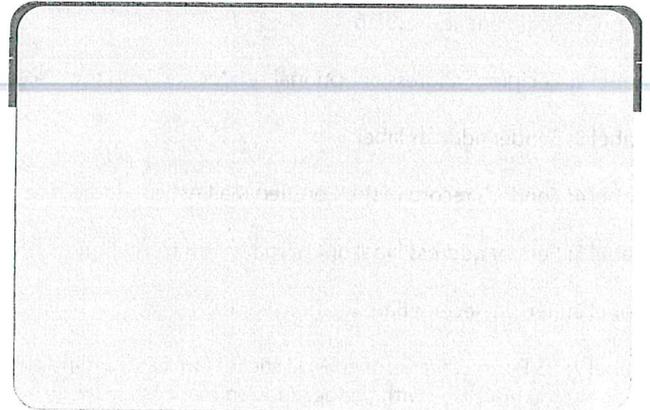
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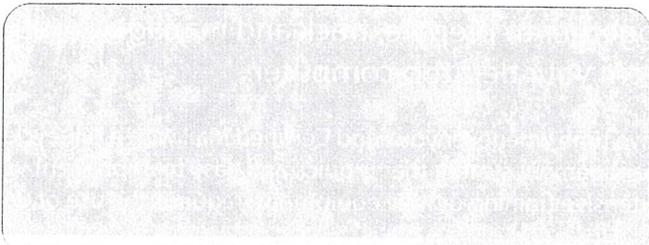
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c/o IL Industrial P
1801 N. Mill Street, Unit J
Naperville, IL 60563
US

Label #3

Ryanne Dent
Ice Miller LLP
2300 Cabot Drive
Suite 455
Lisle, IL 60532
US

U.S. Postal Service®
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Return Receipt (Electronic)	\$		
Certified Mail Restricted Delivery	\$		
Postage	\$		
Total Postage and Fees	\$		

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Sent to:

901 Hawthorne/250 Spring
c/o IL Industrial P
1801 N. Mill Street, Unit J
Naperville, IL 60563
US

Reference Information

063691.00001.05393



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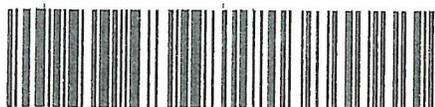
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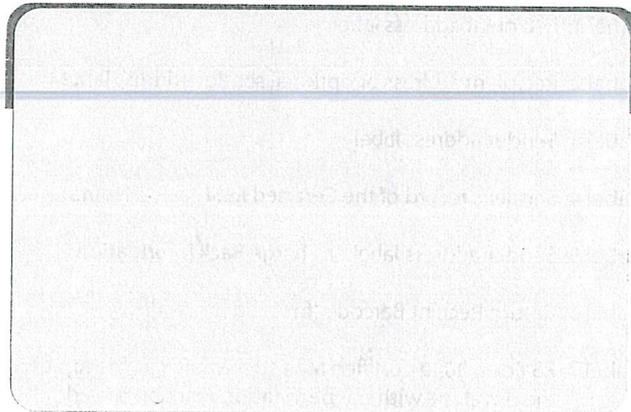


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Certified Article Number
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Itasca, Illinois 60143
P.I.N.: 03-07-202-002

This notice is sent to you as an owner of property within 250 feet (excluding right-of-way) of the subject property. This application will be heard on Wednesday, October 16, 2019 at 7:00 p.m. at the Lake Park High School, West Campus, 500 W. Bryn Mawr Avenue, Roselle, Illinois 60172. When the hearing is called, you may appear in person, or by agent or your attorney. If you are unable to attend the hearing, you may submit any comments in writing to the Village of Itasca at the address below:

Village of Itasca
Community Development Department
550 W. Irving Park Road
Itasca, IL 60143

The above petition is open to inspection at Itasca Village Hall, Community Development Department, 550 W. Irving Park Rd., Itasca, IL 60143.

NOTE: Any person who has a disability requiring reasonable accommodation to participate in this public hearing should contact Jody Conidi, Village Clerk, 550 W. Irving Park Road, Itasca, IL or call (630) 7730835 within a reasonable time before the meeting. Requests for a qualified interpreter require five (5) working days advance notice.

This notice is sent to you by the applicant, by order of the Chairman of the Itasca Planning Commission.

Respectfully,

Michael M. Roth
Attorney for Petitioner
ICE MILLER, LLP
2300 Cabot Dr., Suite 455
Lisle, IL 60532
690-955-0555

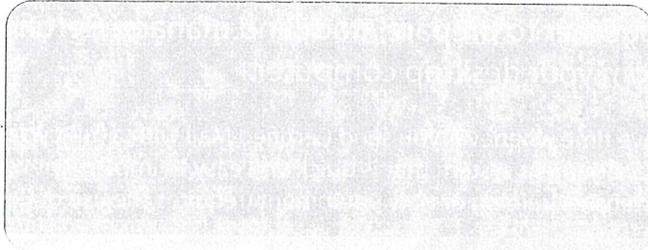
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WALZ

FORM #45663 VERSION: E1117

Label #1



Label #2

901 Hawthorne/250 Spring
c/o IL Industrial P
1801 N. Mill Street, Unit J
Naperville, IL 60563
US

Label #3

Ryanne Dent
Ice Miller LLP
2300 Cabot Drive
Suite 455
Lisle, IL 60532
US

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Postage	\$		
Total Postage and Fees	\$		

Sent to:

901 Hawthorne/250 Spring
c/o IL Industrial P
1801 N. Mill Street, Unit J
Naperville, IL 60563
US

Reference Information

063691.00001.05393



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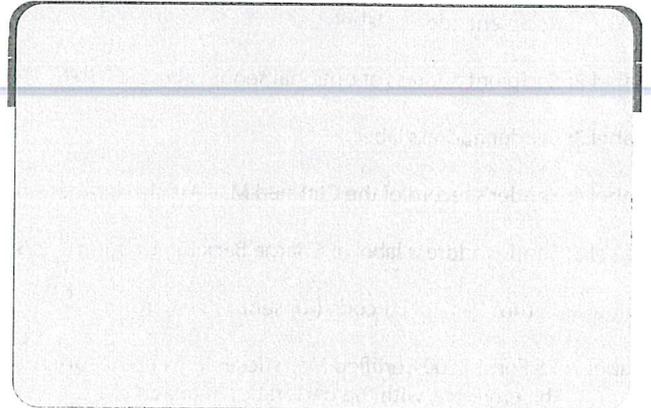
CERT00095178

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Certified Article Number

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September 30, 2019 at 5:01 pm
Delivered, Front Desk/Reception/Mail Room
NAPERVILLE, IL 60563

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September 27, 2019

**RE: NOTICE OF PUBLIC HEARING
ITASCA PLAN COMMISSION**

Dear Property Owner:

Please take notice that an application has been made by Dr. Daniel Lustig of Haymarket DuPage, LLC, petitioner, with Pearl Hospitality, LLC, property owner, for a public hearing and petition for a planned development with exceptions and Class I Site Plan approval all in order to permit a healthcare and residential facility and other accessory uses in the B-2 Community Business District for the following property:

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Itasca, Illinois 60143
P.I.N.: 03-07-202-002

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Community Development Department
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Itasca, IL 60143

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Attorney for Petitioner
ICE MILLER, LLP
2300 Cabot Dr., Suite 455
Lisle, IL 60532
690-955-0555

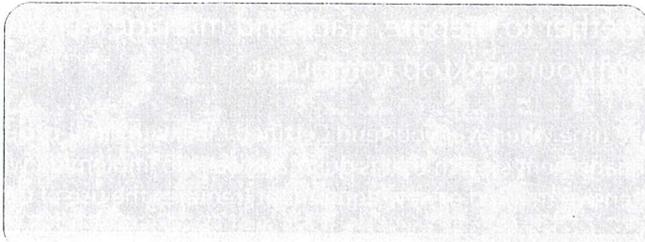
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WALZ

FORM #45663 VERSION: E1117

Label #1



Label #2

CENTERPOINT PROP TR
Attn: T Vezza
1808 Swift Drive
Oak Brook, IL 60523
US

Label #3

Ryanne Dent
Ice Miller LLP
2300 Cabot Drive
Suite 455
Lisle, IL 60532
US

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9414 7266 9904 2117 6745 82

Certified Mail Fee	\$	3.50
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Return Receipt (Electronic)	\$	
Certified Mail Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	

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Sent to:

CENTERPOINT PROP TR
Attn: T Vezza
1808 Swift Drive
Oak Brook, IL 60523
US

Reference Information

063691.00001.05393



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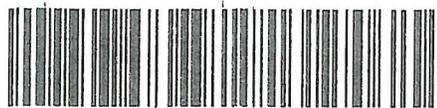
Label #5 (OPTIONAL)

PS|Ship Tracking Label
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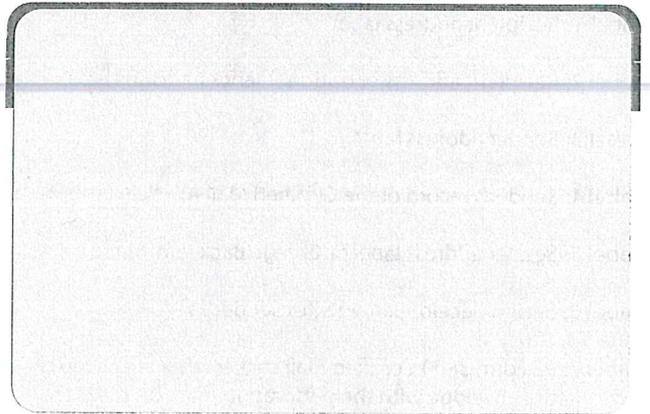
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Label #6 - Return Receipt Barcode (Sender's Record)



9590 9266 9904 2117 6745 85

Label #7 - Certified Mail Article Number



Certified Article Number

9414 7266 9904 2117 6745 82

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Your item was delivered to an individual at the address at 2:20 pm on September 30, 2019 in OAK BROOK, IL 60523.

Delivered

September 30, 2019 at 2:20 pm
Delivered, Left with Individual
OAK BROOK, IL 60523

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September 27, 2019

**RE: NOTICE OF PUBLIC HEARING
ITASCA PLAN COMMISSION**

Dear Property Owner:

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Itasca, Illinois 60143
P.I.N.: 03-07-202-002

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Community Development Department
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Respectfully,

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Attorney for Petitioner
ICE MILLER, LLP
2300 Cabot Dr., Suite 455
Lisle, IL 60532
690-955-0555

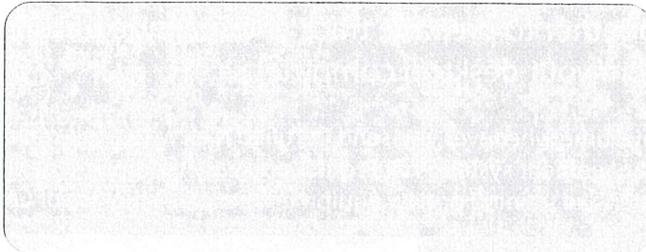
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WALZ

FORM #45663 VERSION: E1117

Label #1



Label #2

Lionex Chicago LLC
132 E. Delaware Place
Unit 6102
Chicago, IL 60611
US

Label #3

Ryanne Dent
Ice Miller LLP
2300 Cabot Drive
Suite 455
Lisle, IL 60532
US

U.S. Postal Service®
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USPS® ARTICLE NUMBER

9414 7266 9904 2117 6732 64

Certified Mail Fee	\$	3.50
Return Receipt (Hardcopy)	\$	2.80
Return Receipt (Electronic)	\$	
Certified Mail Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	

Postmark
Here

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Sent to:

Lionex Chicago LLC
132 E. Delaware Place
Unit 6102
Chicago, IL 60611
US

Reference Information

063691.00001.05393



PS Form 3800, Facsimile, July 2015

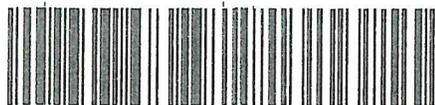
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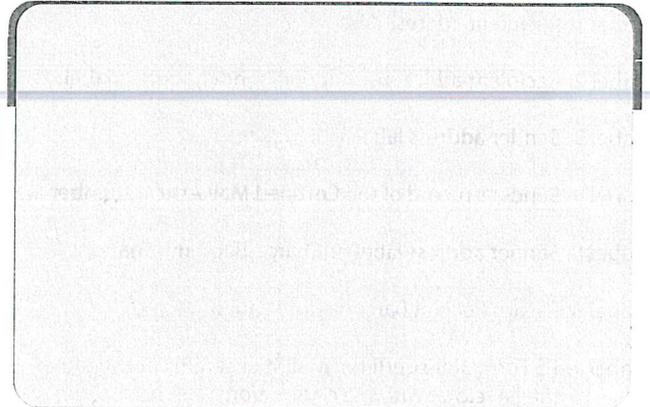


CERT0085170
Label #6 - Return Receipt Barcode (Sender's Record)



9590 9266 9904 2117 6732 67

Label #7 - Certified Mail Article Number



Certified Article Number
9414 7266 9904 2117 6732 64
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Tracking Number: 9414726699042117673264

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Your item was delivered to the front desk, reception area, or mail room at 2:43 pm on October 1, 2019 in CHICAGO, IL 60611.

Delivered

October 1, 2019 at 2:43 pm
Delivered, Front Desk/Reception/Mail Room
CHICAGO, IL 60611

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September 27, 2019

**RE: NOTICE OF PUBLIC HEARING
ITASCA PLAN COMMISSION**

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Itasca, Illinois 60143
P.I.N.: 03-07-202-002

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Community Development Department
550 W. Irving Park Road
Itasca, IL 60143

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ICE MILLER, LLP
2300 Cabot Dr., Suite 455
Lisle, IL 60532
690-955-0555

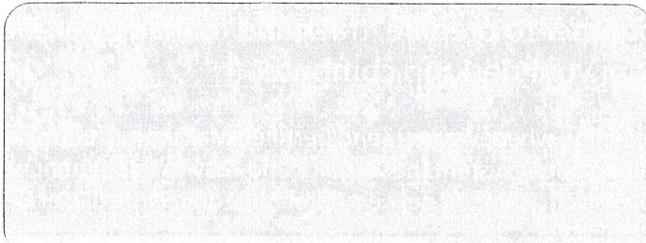
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FROM

WALZ

FORM #45663 VERSION: E1117

Label #1



Label #2

Raremark, Ltd.
865 Maplewood Drive
Itasca, IL 60143
US

Label #3

Ryanne Dent
Ice Miller LLP
2300 Cabot Drive
Suite 455
Lisle, IL 60532
US

U.S. Postal Service®
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USPS® ARTICLE NUMBER

9414 7266 9904 2117 6732 57

Certified Mail Fee	\$	3.50
Return Receipt (Hardcopy)	\$	2.80
Return Receipt (Electronic)	\$	
Certified Mail Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	

Postmark
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Sent to:

Raremark, Ltd.
865 Maplewood Drive
Itasca, IL 60143
US

Reference Information

063691.00001.05393



PS Form 3800, Facsimile, July 2015

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Label #5 (OPTIONAL)

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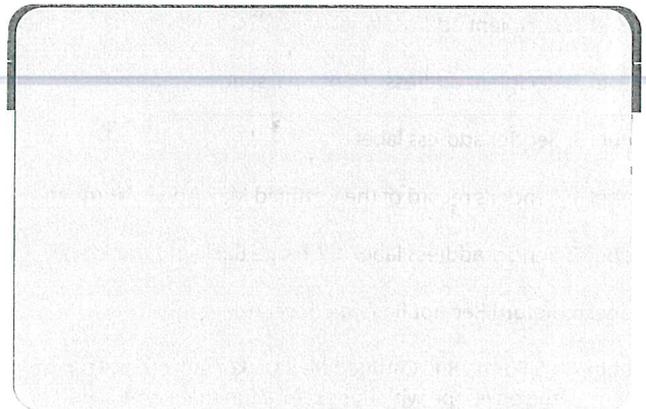
CERT00035163

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9590 9266 9904 2117 6732 50

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Certified Article Number

9414 7266 9904 2117 6732 57

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Tracking Number: 9414726699042117673257

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Delivered

September 30, 2019 at 10:21 am
Delivered, Left with Individual
ITASCA, IL 60143

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September 27, 2019

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ITASCA PLAN COMMISSION**

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P.I.N.: 03-07-202-002

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ICE MILLER, LLP
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Lisle, IL 60532
690-955-0555

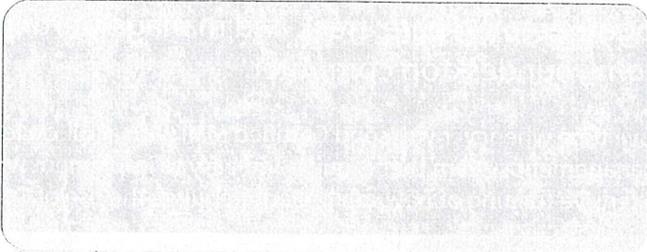
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MAILER®

FROM

WALZ

FORM #45663 VERSION: E1117

Label #1



Label #2

First Hospitality Group
9700 W. Higgins Road
Unit 810
Rosemont, IL 60018-4736
US

Label #3

Ryanne Dent
Ice Miller LLP
2300 Cabot Drive
Suite 455
Lisle, IL 60532
US

U.S. Postal Service®
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USPS® ARTICLE NUMBER

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Return Receipt (Hardcopy)	\$	2.80	
Return Receipt (Electronic)	\$		
Certified Mail Restricted Delivery	\$		
Postage	\$		
Total Postage and Fees	\$		

Sent to:

First Hospitality Group
9700 W. Higgins Road
Unit 810
Rosemont, IL 60018-4736
US

Reference Information

063691.00001.05393



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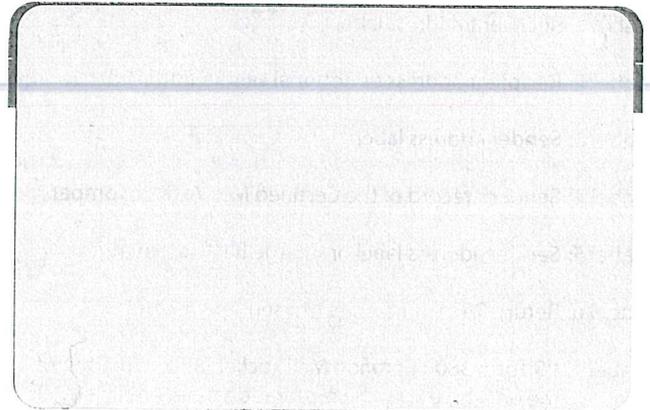


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Certified Article Number

9414 7266 9904 2117 6732 88

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Your package is moving within the USPS network and is on track to be delivered to its final destination. It is currently in transit to the next facility.

In-Transit

October 15, 2019
In Transit to Next Facility

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September 27, 2019

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