

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

NOTICE OF PUBLIC HEARING

TAKE NOTICE that on the 3rd day of June, 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 an application submitted by PIRHL Developers, LLC, contract purchasers of 5.3 acres of vacant land currently identified as 280 – 290 Stonington Drive (“Subject Property”), owned by Toll IL III, LP, legally described herein. The application seeks necessary zoning relief to allow the construction of up to 140 dwelling units in two buildings, seventy (70) units per building, in two (2) phases to provide independent rental apartment living for persons or households age 55 and over meeting certain income qualifications (“Project”).

Without limiting the generality of the foregoing, the Application requests: (1) Amendment of Ordinance No. 2005-06, Ordinance No. 2006-05, and Ordinance 2007-05 which granted approval of a condominium development with 90 units in a single building with five stories to allow the new Project; (2) Approval of a preliminary site plan; (3) An exception to Subsection 11-13-4-F of the Village Code to allow (a) a pavement setback of about six feet (6’) instead of the minimum required ten feet (10’) from the side property line; and (b) a pavement setback of about 15 feet instead of the minimum required 40 feet from the rear property line; (4) A Special use approval to allow a building height of 43 feet as required by Subsection 11-7H-1-E; (5) An exception to Subsection 11-13-4-2 of the Village Code to allow one (1) parking space per dwelling, instead of the minimum two (2) parking spaces required, and to allow all spaces to be located outdoors, instead of one space per unit being required to be located indoors; (6) Approval of a special use to allow a planned development on the Subject Property and approval of a planned development; and (7) Such other zoning permission or other relief related to said application as shown on the site plans 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 zoned Planned Unit Development District of 250 Acres or More is located within the corporate limits of the Village of Bloomingdale, is legally described as the following:

LOT 1 IN BLOOMINGDALE WALK - CONDOMINIUM COLLECTION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO DOCUMENT R2006-150512, RECORDED ON AUGUST 4, 2006, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. Numbers: 02-20-206-037

A copy of the application and zoning relief 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: May 13, 2014

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

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