

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

NOTICE OF PUBLIC HEARING

TAKE NOTICE that on the 2nd day of September, 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 ("Village") will conduct a public hearing at the Bloomingdale Village Hall, 201 South Bloomingdale Road, Bloomingdale, Illinois, upon an Application submitted by LLT Land, LLC, ("Applicant") owner of property with approximately 2.35 acres located on the west side of Springfield Avenue and the south side of Lawrence Avenue; and contract purchaser of property owned by Patti L. Dulowski, containing 2.96 acres, and located adjacent to and to the west of property owned by Applicant (collectively "Subject Property").

The Subject Property is presently not within the corporate limits of the Village but is the subject of an Annexation Petition which is presently pending before the Board of Trustees of the Village, and is considered to be a future part of the corporate limits of the Village of Bloomingdale. The Subject Property contains 5.31 acres, more or less, and is currently zoned R-1 by DuPage County. Upon annexation, the Applicant intends to construct up to 23 single family, ranch style dwellings.

Without limiting the generality of the foregoing, the Application requests approval of the following upon annexation: (1) A text amendment to the Village Zoning Ordinance to create a new R-2C Single Family Residence zoning district; (2) A rezoning of the Subject Property from the ER-1 Estate Residential District to the R2-C Single Family Residential Zoning District; (3) Approval of a Special Use for a planned development and approval of a planned development to allow exceptions to the Village Zoning Code and Subdivision standards including, but not limited to, the following: (a) placement of sidewalks, (b) minimum sidewalk pavement width, (c) minimum street right-of-way width, (d) minimum street pavement width, (e) tree preservation and landscaping, (f) minimum lot coverage, and (g) minimum rear yard coverage; (4) Approval of a final site plan; and (5) Such other zoning permission or relief as may be related to said application as identified during the hearing process, all in accordance with the plans that are on file with the Village Clerk of the Village of Bloomingdale.

The Subject Property is located in unincorporated DuPage County and is legally described as follows:

LEGAL DESCRIPTION PARCEL A

THAT PART OF LOT 35 IN PLEASANT HILL GARDENS, BEING A SUBDIVISION IN THE WEST HALF OF SECTIONS 9 AND 16, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 15, 1940 AS DOCUMENT NO. 412900, DESCRIBED AS FOLLOWS:

BEING AT THE NORTHEAST CORNER OF SAID LOT 35; THENCE SOUTH 00 DEGREES 25 MINUTES 10 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 35, SAID LINE BEING ALSO THE WEST LINE OF SPRINGFIELD DRIVE ACCORDING TO THE PLAT OF DEDICATION THEREOF RECORDED OCTOBER 2, 1984 AS DOCUMENT NO. R84-79368, A DISTANCE OF 465.25 FEET TO A POINT ON A CURVE, BEING THE NORTHWESTERLY LINE OF SAID SPRINGFIELD DRIVE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE, BEING THE

NORTHWESTERLY LINE OF SAID SPRINGFIELD DRIVE, CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 547.00 FEET, HAVING A CHORD BEARING SOUTH 34 DEGREES 43 MINUTES 38 SECONDS WEST, FOR A DISTANCE OF 319.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 35; THENCE NORTH 02 DEGREES 31 MINUTES 39 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 35 A DISTANCE OF 26.93 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 527.00 FEET, HAVING A CHORD BEARING NORTH 33 DEGREES 54 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 286.94 FEET TO A POINT ON A LINE 20.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 35; THENCE NORTH 02 DEGREES 33 MINUTES 14 SECONDS EAST ALONG SAID PARALLEL LINE BEING 20 FEET WEST OF THE EAST LINE OF SAID LOT 35 A DISTANCE OF 461.61 FEET TO THE NORTH LINE OF SAID LOT 35; THENCE NORTH 89 DEGREES 59 MINUTES 17 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 35 A DISTANCE OF 20.02 FEET TO THE PLACE OF BEGINNING; IN DUPAGE COUNTY, ILLINOIS.

EASEMENT PROVISIONS: AS EASEMENT FOR WATER, SANITARY SEWER, STORM DRAINAGE, STREET LIGHTING, CABLE TELEVISION AND OTHER PUBLIC UTILITIES IS HEREBY RESERVED AND GRANTED TO THE VILLAGE OF BLOOMINGDALE, ILLINOIS ITS SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN, RELOCATE, RENEW AND REMOVE FACILITIES USED IN CONNECTION WITH PROVIDING WATER, SANITARY SEWER, STORM DRAINAGE, STREET LIGHTING, CABLE TELEVISION, AND OTHER PUBLIC UTILITIES, IN UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROJECT ON THE PLAT MARKED "P.U. & D.E. (PUBLIC UTILITY AND DRAINAGE EASEMENT)", TOGETHER WITH THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN. AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN UPON OR OVER THE PROPERTY WITHIN THE ABOVE DESCRIBED EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEE. AFTER INSTALLATION OF ANY FACILITIES THE GRADE OF THE SUBDIVISION PROPERTY SHALL NOT BE ALTERED IN ANY MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF, OR WITH SURFACE DRAINAGE THEREON.

COMMON ADDRESS: 24W411 LAWRENCE AVENUE, ROSELLE, IL 60172
PIN 02-16-102-006

LEGAL DESCRIPTION PARCEL B

LOT 36 (EXCEPT THAT PART OF LOT 36 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 36; THENCE NORTH 00 DEGREES, 25 MINUTES, 32 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 36, A DISTANCE OF 26.96 FEET TO THE NORTH LINE OF PROPOSED SPRINGFIELD DRIVE; THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE, BEING ALSO THE ARCH OF CURVE CONVEX SOUTHEASTERLY LINE, BEING ALSO THE ARCH OF CURVE CONVEX SOUTHEASTERLY (RADIUS 547.00 FEET, CHORD 195.4 FEET, NORTH 59 DEGREES, 31 MINUTES 43 SECONDS EAST), AN ARCH DISTANCE OF 196.45 FEET TO A POINT ON THE EAST LINE OF SAID LOT 36; THENCE SOUTH 00 DEGREES, 25 MINUTES, 21 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 119.80 FEET TO THE SOUTHEAST CORNER OF SAID LOT 36; THENCE SOUTH 87 DEGREES, 59 MINUTES, 13 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 36, A DISTANCE OF 168.03 FEET TO THE POINT OF BEGINNING) IN PLEASANT HILL GARDENS, BEING A SUBDIVISION IN THE WEST ½ OF SECTIONS 9 AND 16, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT

THEREOF RECORDED JULY 15, 1940 AS DOCUMENT 412900, IN DUPAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 24W435 LAWRENCE AVENUE, ROSELLE, IL 60172
PIN 02-16-102-005

A copy of the application for a rezoning and other zoning approvals 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 member of the Plan Commission. This Notice is given pursuant 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 60105, 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.

Date: August 13, 2014

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

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