

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

PLANNING, ZONING &
ENVIRONMENTAL CONCERNS
I

NOTICE OF PUBLIC HEARING

TAKE NOTICE that on the 1st day of September, 2015, at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the Planning and Zoning 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 DB Walnut Grove, LLC., ("Applicant") contract purchasers of approximately 14.5 acres of land currently identified as Parcel 2 and 3 in Stratford Commons (collectively "Subject Property"), legally described herein. The application seeks the necessary zoning relief to allow the construction of a new single-family and two-family development consisting of 79 dwelling units ("Project").

Without limiting the generality of the foregoing, the Application requests approval of the following:

1. Repeal or Amendment of Ordinance No. 2000-45, which was approved but never constructed.
2. A special use permit to allow the establishment of a Planned Development at the Subject Property;
3. Preliminary Subdivision Approval;
4. Exceptions from the Zoning Ordinance related to:
 - a. Minimum required setbacks;
 - b. Minimum required structure separations;
 - c. Minimum street right-of-way width;
 - d. Placement of sidewalks;
 - e. Minimum sidewalk widths;
 - f. Minimum street pavement width;
 - g. Tree preservation and landscaping;
 - h. Minimum lot coverage;
 - i. Minimum rear yard coverage;
5. Final site plan review; and
6. Such other zoning permission or relief related to said application as identified during the public hearing process (collectively, "Application").

The Subject Property, which is presently zoned PUD District of 250 Acres or More is located within the corporate limits of the Village of Bloomingdale and is legally described as follows:

PARCEL 2:

LOT 2 IN STRATFORD COMMONS ASSESSMENT PLAT OF LOT 1 IN MEDPARTNERS ASSESSMENT PLAT NO. 1, LOT 2 IN SUMMIT RESUBDIVISION AND LOT 9 AND PARTS OF LOTS 7 AND 8 IN STRATFORD ASSESSMENT PLAT NO. 3 IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:

LOT 4 IN STRATFORD COMMONS ASSESSMENT PLAT OF LOT 1 IN MEDPARTNERS ASSESSMENT PLAT NO. 1, LOT 2 IN SUMMIT RESUBDIVISION AND LOT 9 AND PARTS OF LOTS 7 AND 8 IN STRATFORD ASSESSMENT PLAT NO. 3 IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Property Index Numbers: 02-20-206-036 and 02-20-206-031
Common Address: Parcels 2 and 3 in Stratford Commons, Bloomingdale, 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 65 ILCS 5/11-13-14 and the Village of Bloomingdale Zoning Ordinance.

Persons requiring auxiliary aids and services should contact the Community and Economic 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 Planning and Zoning Commission, Bloomingdale.

Dated: August 5, 2015

/s/ J. Thomas Brice, Chairman
Bloomingdale Planning and Zoning Commission

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