

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

PLANNING, ZONING &
ENVIRONMENTAL CONCERNS

I

NOTICE OF PUBLIC HEARING

TAKE NOTICE that on the 7th day of June, 2016 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 ("**Application**") submitted by DRH Cambridge Homes, Inc., a California corporation ("**Applicant**"), contract purchaser of the territory consisting of: (1) approximately seven (7) acres, more or less, located east of Morningside Drive and north of Army Trail Road, a portion of which is located within the corporate boundaries of the Village of Bloomingdale (the "**Subdivided Lots**") and a portion of which is located in unincorporated DuPage County, Illinois (the "**Unincorporated Plass Property**" and, together with the Subdivided Lots, the "**Plass Property**"), and (2) the territory consisting of approximately one and eighty-five one-hundredths (1.85) acres, more or less, located in unincorporated DuPage County, Illinois and commonly known as 4N186 Walter Drive, Addison, Illinois (the "**Maryniak Property**") (collectively, the Plass Property and the Maryniak Property are referred to as the "**Subject Property**"), legally described herein. The Application seeks the necessary zoning relief to allow the construction of a new townhome development consisting of approximately 84 dwelling units on the Subject Property (the "**Project**").

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

1. Rezoning of the Subject Property from ER-1, Estate Residential, to R-3 General Residence District;
2. Special Use for Planned Development and amendment of PD Ordinance that currently governs the Subdivided Lots;
3. Determination and measurement of minimum required setbacks, maximum parcel coverage, minimum lot width, minimum lot area and maximum floor area as a percentage of each lot, for the Project as a whole;
4. Exceptions from the Zoning Ordinance for tree preservation and replacement and landscaping;
5. Such other zoning permission or relief related to said application as may be identified during the public hearing process;
6. Preliminary site plan review;
7. Vacation and release of the Plat of Subdivision for the Subdivided Lots;
8. Deviations from the Subdivision Ordinance for:
 - a. Minimum street right-of-way width.
 - b. Driveway construction standards.
8. Such other subdivision permission or relief related to said application as may be identified during the public hearing process; and
9. Preliminary Subdivision Approval.

LEGAL DESCRIPTION OF PLASS PROPERTY

PARCEL 1: THAT PART OF LOT 2 DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF ARMY TRAIL ROAD AND THE EAST LINE OF SAID LOT 2, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH, ALONG THE EAST LINE OF SAID LOT 2, 391.31 FEET, MORE OR LESS, TO SOUTHEAST CORNER OF BROOKDALE ESTATES (PLAT DOCUMENT R78-100560); THENCE WEST ALONG THE SOUTH LINE OF SAID BROOKDALE ESTATES, 76 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF PROPERTY CONVEYED TO REGINA SZAFRANKO BY WARRANTY DEED RECORDED MARCH 16, 1951 AS DOCUMENT 618666; THENCE SOUTH ALONG THE EAST LINE OF SAID PROPERTY, 385 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID LOT 2, IN THE CENTER OF SAID ARMY TRAIL ROAD; THENCE EASTERLY, ALONG SAID SOUTH LINE AND CENTER OF SAID ROAD, 76.07 FEET. MORE OR LESS, TO THE POINT OF BEGINNING, IN BLOOMINGDALE TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NO. 3, ALSO KNOWN AS THE PLASS FARM, BEING THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 14, 1946 AS DOCUMENT 493608 (EXCEPT THAT PART TAKEN IN CASE 00ED 77 PER ORDER DOCUMENT R2002-147154) IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: LOT 9 OF OLD ARMY TRAIL ESTATES, A SUBDIVISION OF LOT 1 (EXCEPT THAT PORTION OF SAID LOT WHICH IS RECORDED AS DOCUMENT 514195, AND KNOWN AS ROSENWINKEL'S PLAT) IN BLOOMINGDALE TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NO. 3, ALSO KNOWN AS THE PLASS FARM, BEING THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OF OLD ARMY TRAIL ESTATES, RECORDED APRIL 23, 1947 AS DOCUMENT 519683 (EXCEPT PART TAKEN IN CASE 00ED 77 PER ORDER DOCUMENT R2002-147164) IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: LOT 1 IN ROSENWINKEL'S PLAT OF THE SOUTH 5 ACRES OF THE WEST 297.92 FEET, BOTH MEASURED AT RIGHT ANGLES WITH THE WEST LINE OF LOT 1 OF BLOOMINGDALE TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NO. 3, ALSO KNOWN AS THE PLASS FARM IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO ROSENWINKEL'S PLAT RECORDED JANUARY 15, 1947 AS DOCUMENT 514195 (EXCEPT PART TAKEN IN CASE 00ED 77 PER ORDER DOCUMENT R2002-147154) IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4: LOTS 45, 46, 47, 48, 49 AND 50 IN BROOKDALE ESTATES, BEING A SUBDIVISION OF PART OF LOTS 2 AND 4, AND ALL OF LOT 3 IN BLOOMINGDALE TOWNSHIP SUPERVISORS ASSESSMENT PLAT NUMBER 3, OF PART OF THE SOUTHEAST ¼ OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID BROOKDALE ESTATES RECORDED ON OCTOBER 18, 1978 AS DOCUMENT R78-1010560 IN DUPAGE COUNTY, ILLINOIS.

TOGETHER WITH THE RIGHT-OF-WAY OF ARMY TRAIL ROAD LYING ADJACENT TO AND CONTIGUOUS WITH THE ABOVE DESCRIBED PROPERTY.

LEGAL DESCRIPTION OF MARYNIAK PROPERTY

THE NORTH 380 FEET (2 ACRES MORE OR LESS) OF LOT 8 IN OLD ARMY TRAIL ESTATES, BEING A SUBDIVISION OF LOT ONE (EXCEPT THAT PORTION OF SAID LOT WHICH IS RECORDED AS DOCUMENT 514195 AND KNOWN AS ROSENWINKEL'S PLAT) IN BLOOMINGDALE TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NUMBER 3, ALSO KNOWN AS THE PLASS FARM, BEING IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN BLOOMINGDALE TOWNSHIP, DUPAGE COUNTY, ILLINOIS.

TOGETHER WITH THE RIGHT-OF-WAY OF WALTER ROAD LYING ADJACENT TO AND CONTIGUOUS WITH THE ABOVE DESCRIBED PROPERTY.

Permanent Index Numbers: 02-23-404-044-0000, 02-23-404-045-0000, 02-23-404-046-0000, 02-23-404-047-0000, 02-23-404-048-0000, 02-23-404-049-0000, 02-23-404-054-0000, 02-23-400-033-0000, 02-23-400-034-0000, 02-23-400-017-0000

Common Address of Plass Property: East of Morningside Drive and North of Army Trail Road, Bloomingdale, Illinois

Common Address of Maryniak Property: 4N186 Walter Drive, Addison, 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 Planning and Zoning 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: May 10, 2016

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

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