

PUBLIC HEARING NOTICE
NOTICE IS HEREBY given that the Roselle Planning & Zoning Commission will hold Public Hearing PZ 20-1091 on Tuesday, May 4, 2021. The Planning & Zoning Commission will meet at 5:30 PM remotely via Zoom, Meeting ID: 868 7469 2292 to consider the petition of Lexington Homes LLC for a Zoning Map Amendment from R-2 Single Family Residence District to R-3 General Residence District, a preliminary plat of subdivision, a Special Use for a Planned Unit Development (PUD), a Special Use for Dwelling, row-house, and the following PUD variations (deviations): to permit a building height of 32.5' in lieu of 30' required; to permit a front yard setback of 20' for Building 6 and 17' for Buildings 2 & 10, in lieu of 25' required; to permit a corner side yard setback of 17' for Buildings 1, 2, 8, 9 and 15' for Buildings 4-7, 10 & 11 in lieu of 25' required; to permit a rear yard setback of 18' for all buildings in lieu of 30' required and any other variations necessary in the R-3 General Residence District to construct on 11 building, 64 unit town-home complex on property legally described as follows:

PARCEL 1: THE WEST HALF OF THE NORTHWEST QUARTER SOUTH OF THE RAILROAD (EXCEPT THE SOUTH 1275 FEET) OF SECTION 4, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS. PIN: 02-04-101-015

PARCEL 2: THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTHERLY ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1275.0 FEET TO THE NORTH LINE OF THE SOUTH 1275.0 FEET OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE EASTERLY ALONG SAID NORTH LINE, A DISTANCE OF 1345.27 FEET TO THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER FOR THE POINT OF BEGINNING; THENCE EASTERLY ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 117.71 FEET TO THE WEST LINE OF ROSELLE FARM SITES RECORDED AS DOCUMENT 500423, THENCE NORTHERLY ALONG SAID WEST LINE, BEING A LINE, THAT FORMS AN ANGLE OF 86 DEGREES 56 MINUTES 53 SECONDS TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 961.57 FEET TO THE SOUTHERLY RIGHT OF WAY LINE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5670.19 FEET, A DISTANCE OF 121.23 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 4 AS AFORESAID; THENCE SOUTHERLY ALONG SAID WEST LINE A DISTANCE OF 992.97 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS. PIN: 02-04-101-016 (hereinafter the Subject Site.)

The Subject Site is commonly addressed as 7N601 Rodenburg Road, Roselle, Illinois. The property is approximately 35.22 acres and is currently zoned R-2 Single Family Residence District.

At the public hearing, anyone wishing to make a public statement will be encouraged to do so. Written comments may be submitted to the Board prior to the public hearing by emailing chricks@roselle.il.us. A copy of the application and plans are available at the Community Development Department or by contacting the Village Planner at chricks@roselle.il.us or (630) 671-2806.

By Order of the Chairperson of the Roselle Planning & Zoning Commission
Hiren Patel, Chairperson
Published in Daily Herald April 16, 2021 (4561991)

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, Keeneville, 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 04/16/2021 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 *Paula Baltz*
Designee of the Publisher and Officer of the Daily Herald

