

LEGAL NOTICE

PLEASE TAKE NOTICE that on Monday, July 11, 2016 at 6:30 P.M., the Bensenville Community Development Commission will conduct a Special Zoning Public Hearing at the Village Hall Board Room, Bensenville Village Hall, 12 S. Center Street, Bensenville, Illinois 60106 upon the request and application of MTR, LLC, directly and with authorization from EDUARDO LOYA and DANIEL LOYA (Case # 2016 – 09), for the approval in the I-1 Office, Research, Assembly Industrial District of conditional uses for planned unit development (Section 10-9A-3) to allow for a Mitsubishi Fuso truck facility , outdoor storage not to exceed 25% of the lot area (Section 10-9A-3) and outdoor sales display (Section 10-11-2(C)), and in relation to said requests, for the approval of exceptions within the planned unit development as follows:

1. Exception from Section 10-18-12(A)(3)(b) of the Zoning Ordinance which allows one (1) freestanding sign for Lot 1 and Lot 2 in order to allow two (2) freestanding signs, one situated on Lot 1 and an additional freestanding sign being allowed on Lot 2 only upon confirmation by the Director of Community Development that the Lot 1 sign and the Lot 2 sign bear sufficient uniformity of design;
2. Exception from Section 10-18-12(A)(3)(b)(2) of the Zoning Ordinance which limits the number of wall signs in order to allow three (3) wall signs on the east building face on Lot 1 and (3) wall signs on the east building face on Lot 2 as follows: (a) a main wall sign; and (b) two logo wall signs not to exceed nine (9) square feet on each east building face (in addition to the lower building marker on the Lot 1 building);
3. Exception from Section 10-11-8(D) of the Zoning Ordinance in order to allow the parking of commercial vehicles outdoors (for sale and service, for pickup, for parking, for storage) where depicted in the outdoor storage areas for Lot 1 and Lot 2, along the south line of Lot 2, along the north and east lines of Lot 1 (said north and east areas being the only place for outdoor display of trucks for sale) in the Site Plan and Parking Calculation Exhibit prepared by Joseph H. Abel & Associates and last dated April 13, 2016;
4. Exception from Section 10-9A-4(B) of the Zoning Ordinance which prohibits parking in the required front yard in order to allow six (6) existing parking spaces and related curb and gutter to remain within as close as five (5) feet from the front lot line of Lot 2;
5. Exception from Section 10-11-8-2(C) of the Zoning Ordinance in order to allow the six (6) existing parking spaces noted in Item 4 to continue provided that they are not reduced in size;
6. Exception from Section 10-11-8-2(C)(5)(b) of the Zoning Ordinance in order to allow truck parking spaces for any class of new trucks within the actual north side yard of Lot 1 with stall dimensions of no less than 10'x32' (longer and wider if measured parallel and perpendicular to aisle) at a 45 degree angle and the actual south side yard of Lot 2 with stall dimensions of no less than 10'x32' at a 90 degree angle;
7. Exception from Section 10-11-8-2(D) of the Zoning Ordinance which indicates one-way traffic in aisles serving angled parking spaces in order to allow two-way circulation in the drive aisle in the actual north side yard of Lot 1;
8. Exception from Section 10-11-11(E) of the Zoning Ordinance which requires designated parking for business vehicles in order to allow up to four (4) tow trucks to have transitory parking during business hours and to park in drive aisles within the fenced areas of Lot 1 and Lot 2 after hours;

9. Exception from Section 10-9A-2 and Section 10-9A-3 of the Zoning Ordinance which requires indoor display of items for sale in order to allow the display of trucks for sale in the spaces designated along the north and east lines of Lot 1;
10. Exception from Section 10-11-8-2(E)(1) of the Zoning Ordinance which requires a minimum 20 foot return radius in order to allow the existing radius to remain at the north curb of the south entrance to Lot 2;
11. Exception from Section 10-12-2(F) of the Zoning Ordinance which requires the planting or maintenance of street trees within 2-10 feet of the right-of-way in order to allow trees along and near the east line of Lot 1 according to the Landscape Plan from Gary R. Weber Associates, Inc. last dated April 13, 2016;
12. Exception from Section 10-12-2(F) of the Zoning Ordinance which requires spacing of street trees at 40 feet or less in order to allow street tree and other tree plantings as shown in the actual front yards of Lot 1 and Lot 2 on the Landscape Plan from Gary R. Weber Associates, Inc. last dated April 13, 2016;
13. Exception from Section 10-12-2(B) and 10-12-2(F) of the Zoning Ordinance which requires frontage landscaping and street trees in order to allow removal of existing landscaping to allow installation of a bike and pedestrian path without further zoning proceedings;
14. Exception from section 10-14-13(B)(1)(a) in order to permit the accessory use of a ventilated, sprinklered container within the ten (10) feet from the west face of the building on Lot 2;
15. Exception from Section 10-14-11(C)(7) in order to permit accessory waste screening to occur where depicted on the Combined Preliminary and Final Plan for Planned Unit Development for MTR Plaza last dated April 11, 2016, specifically at an enclosed location with portions of the screen on or crossing the property line between Lot 1 and Lot 2;
16. Exception from Section 10-14-11(D)(2) in order to permit a continuous decorative fence on the west line of the Lot 1 Stormwater Management Facility and to allow the fence to run on a straight line;
17. Exception from Section 10-12-2 of the Zoning Ordinance in order to allow the landscaping and fencing reflected on the Landscape Plan from Gary R. Weber Associates, Inc. last dated April 13, 2016;
18. Exception from Section 10-14-3(B) of the Zoning Ordinance in order to allow outdoor operations on Lot 1 and Lot 2 while meeting the surfacing requirements of Section 10-11-8-2(B)(2)(3) for the areas designated as Storage Area "A" on Lot 1 and on Lot 2 until two years following occupancy of Phase 1 or the initiation of Phase 2 at which time the exception shall no longer be effective; and
19. Such other exceptions from the Zoning Ordinance in order to permit the development shown in the Combined Preliminary and Final Plan of the Planned Unit Development for MTR Plaza last dated April 11, 2016.

This request relates to real estate commonly known as 900-930 County Line Road, Bensenville, DuPage County, Illinois (Permanent Index Nos. 03-24-406-037, -038, -072, -076) which is legally described as follows:

LOT 11, LOT 12, LOT 13 (EXCEPT THE EAST 17 FEET THEREOF), AND THE NORTH HALF OF LOT 14 (EXCEPT THE EAST 17 FEET THEREOF) IN BLOCK 3 IN

BENSENVILLE FARMS, BEING A SUBDIVISION IN SECTION 24, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 7, 1923 AS DOCUMENT 171311, IN DUPAGE COUNTY, ILLINOIS.

Individuals with disabilities are encouraged to contact the Village Clerk at (630) 766-8200, in order to coordinate their attendance with necessary accommodations.

All application materials are available for review and inspection at Village Hall in the office of the Community & Economic Development Department, 12 S. Center Street, Bensenville, IL 60106. The attorney for the applicant is Mark W. Daniel, Daniel Law Office, P.C., 17W733 Butterfield Road, Suite F, Oakbrook Terrace, IL 60181.

Office of the Village Clerk
VILLAGE OF BENSENVILLE

Dated: June 23, 2016