

LEGAL NOTICE/PUBLIC NOTICE
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Meeting of the Community Development Commission of the Village of Bensenville, DuPage and Cook Counties, will be held on Tuesday, March 2, 2021 at 6:30 P.M., at which a Public Hearing will be held to review case No. 2021 - 02 to consider a request for:

Site Plan Review
Municipal Code Section 10 – 3 – 2

Planned Unit Development Amendment
Municipal Code Section 10 – 4 – 4

With the following code departures:

Motor Vehicle Sales Light Pollution
Municipal Code Section 10 – 7 – 3.T.2

Mechanical Equipment Location
Municipal Code Section 10 – 7 – 4.C.13.a

Mechanical Equipment Screening
Municipal Code Section 10 – 7 – 4.C.13.b

Maximum Number of Parking Spaces
Municipal Code Section 10 – 8 – 2.B.6

Pedestrian Circulation System
Municipal Code Section 10 – 8 – 7

Tree Replacement Standards
Municipal Code Section 10 – 9 – 2.B

Parking Lot Landscaping
Municipal Code Section 10 – 9 – 5

Buffer Yards
Municipal Code Section 10 – 9 – 6

Outdoor Lighting Illumination Standards
Municipal Code Section 10 – 9 – 8.C.1

at 111-125 W. Grand Avenue in the C – 2 Commercial District. The Public Hearing will be held in the Village Board Room at Village Hall, 12 S. Center Street, Bensenville.

The Legal Descriptions are as follows:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE NORTHEAST CORNER OF SECTION 26 AND RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 1486. 7 FEET TO THE CENTER LINE OF GRAND AVENUE; THENCE SOUTH 85° 52 MINUTES 30 SECONDS WEST ALONG SAID CENTERLINE 495.59 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 85° 52 MINUTES 30 SECONDS WEST ALONG SAID CENTER LINE 91.39 FEET; THENCE NORTH 0° 54 MINUTES 30 SECONDS WEST PARALLEL WITH THE WEST LINE OF THE KAL TENBACK FARM 507.26 FEET TO A LINE THAT IS PARALLEL WITH AND 1000. 7 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 26; THENCE NORTH 87° 57 MINUTES EAST ALONG SAID PARALLEL LINE 98.13 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SECTION 26, 504.05 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 111 W. Grand Avenue, Bensenville, IL 60106.

AND

PARCEL 1:

LOT 1 IN JOHN H. SCUDDER'S RESUBDIVISION, BEING A RESUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED NOVEMBER 16, 1966 AS DOCUMENT R66-45131, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 3 IN WHITE PINES CENTER FOR BUSINESS AND INDUSTRY SUBDIVISION, BEING A SUBDIVISION IN THAT PART OF THE NORTH HALF OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 7, 1977 AS DOCUMENT NO. R77-1O2033, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE FOUND IRON PIPE MARKING THE SOUTHEAST CORNER OF SAID LOT 3, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 3, SAID SOUTHERLY LINE ALSO BEING A NORTHERLY LINE OF GRAND AVENUE AS DEDICATED BY SAID DOCUMENT NO. R77-1O2033, AN ASSUMED BEARING OF SOUTH 85 DEGREES 16 MINUTES 46 SECONDS WEST, A DISTANCE OF 290.46 FEET TO A 5/8 INCH REBAR WITH A PLASTIC CAP MARKED "P.L.S. 3240" ON A LINE 290.00 FEET WEST OF AND PARALLEL TO THE EASTERLY LINE OF SAID LOT 3; THENCE NORTH 01 DEGREES 29 MINUTES 51 SECONDS WEST, 311.71 FEET ALONG SAID PARALLEL LINE TO A 5/8 INCH REBAR WITH PLASTIC CAP MARKED "P.L.S. 3240" ON THE

NORTHERLY LINE OF SAID LOT 3, THENCE NORTH 87 DEGREES 24 MINUTES 34 SECONDS EAST, 290.06 FEET ALONG SAID NORTHERLY LINE OF LOT 3 TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 01 DEGREES 29 MINUTES 51 SECONDS EAST, 300.91 FEET ALONG THE EASTERLY LINE OF SAID LOT 3 TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 125 W. Grand Avenue, Bensenville, IL 60106.

Wayne Balogh of Grand Subaru LLC, Heritage Bensenville LLC, and Heritage 1000 LLC of 303 W. Roosevelt Road, Lombard, IL 60148 are the owners of the subject property and Nathan Laurent, Keller Inc, of N216 State Road 55, Kaukauna, WI 54130 is the applicant for the subject property.

Any individual with a disability requiring a reasonable accommodation in order to participate in any public meeting held under the authority of the Village of Bensenville should contact the Village Clerk, Village of Bensenville, 12 S. Center St., Bensenville, IL 60106, (630) 766-8200, at least three (3) days in advance of the meeting.

Applicant's application and supporting documentation may be examined by any interested parties in the office of the Community and Economic Development Department, Monday through Friday, in the Village Hall, 12 South Center Street, Bensenville, IL 60106. All interested parties may attend the Public Hearing and be heard. Interested parties are encouraged to attend the Public Hearing via electronic means. Directions for electronic attendance and participation will be posted on the Village website at least 48 hours prior to the meeting date. Written comments mailed to Village Hall, and online comments submitted on the Village website, will be accepted by the Community and Economic Development Department through March 2, 2021 until 5:00 P.M

Office of the Village Clerk
Village of Bensenville

TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT
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