

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, January 4, 2022 at 6:30 P.M., at which a Public Hearing will be held to review case No. 2021 - 40 to consider a request for:

Special Use Permit, Day Care Center
Municipal Code Section 10 - 7 - 2 - 1

at 329 S York Road (111-303 E Washington Street & 111-128 Memorial Drive) in an existing R-6 Multiple-Unit Dwelling District. The Public Hearing will be held in the Village Board Room at Village Hall, 12 S. Center Street, Bensenville.

The Legal Description is as follows:

PARCEL 1:

THAT PART OF THE NORTHWEST ¼ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 24 AND RUNNING THENCE SOUTH 00 DEGREES 13 MINUTES 45 SECONDS EAST ON THE WEST LINE THEREOF 229.40 FEET (RECORD 229.01 FEET) TO THE SOUTHWEST. CORNER OF PROPERTY CONVEYED BY DOCUMENT R78-74988 FOR A POINT OF BEGINNING; THENCE (THE FOLLOWING 10 COURSES BEING BOUNDARIES OF SAID PROPERTY) NORTH 89 DEGREES 46 MINUTES 15 SECONDS EAST, 164.75 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 45 SECONDS EAST, 22.00 FEET; THENCE SOUTH 44 DEGREES 03 MINUTES 35 SECONDS EAST, 17.33 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 45 SECONDS EAST, 9.00 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 15 SECONDS EAST, 79.50 FEET; THENCE NORTH 15 DEGREES 29 MINUTES 45 SECONDS EAST, 35.85 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 15 SECONDS EAST, 106.00 FEET; HENCE NORTH 36 DEGREES 19 MINUTES 24 SECONDS EAST, 48.00 FEET; THENCE NORTH 45 DEGREES 18 MINUTES 45 SECONDS EAST, 83.50 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 45 SECONDS EAST, 70.67 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 15 SECONDS EAST, ALONG A SOUTH LINE OF SAID PROPERTY, AND SAID LINE EXTENDED, 427.14 FEET TO A LINE DRAWN PARALLEL WITH AND 440.00 FEET (MEASURED ALONG THE SOUTH LINE OF F. W. FRANZEN'S PINE AVENUE SUBDIVISION) WEST OF THE WEST LINE OF PROPERTY CONVEYED TO BENSENVILLE PARK DISTRICT BY DOCUMENT R72-33320; THENCE SOUTH 00 DEGREES 28 MINUTES 15 SECONDS EAST ON SAID PARALLEL LINE, 710.01 FEET TO THE NORTH LINE OF WASHINGTON STREET AS DEDICATED, 46.5 FEET WIDE IN YORK VILLA ADDITION AND FIRST, SECOND AND THIRD YORK VILLA ADDITIONS; THENCE SOUTH 88 DEGREES 25 MINUTES 42 SECONDS WEST ON SAID NORTH LINE, 891.18 FEET TO THE WEST LINE OF SAID SECTION 24; THENCE NORTH 00 DEGREES 13 MINUTES 45 SECONDS WEST ON SAID WEST LINE, 576.20 FEET TO THE POINT OF BEGINNING (EXCEPT THOSE PARTS DEDICATED BY DOCUMENTS R70-01966, R70-01967 AND R74-56567), IN DU PAGE COUNTY, ILLINOIS.

Address: 111 E. Washington Street

ABOVE LEGAL DESCRIPTION IS THE PROPERTY DESCRIPTION IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-695715-CHI2, BEARING AN EFFECTIVE DATE OF NOVEMBER 25, 2014.

PARCEL 2:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 13 AND THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF F. W. FRANZEN'S PINE AVENUE SUBDIVISION (RECORDED AS DOCUMENT 102648), SAID POINT BEING ON THE WEST LINE OF SAID SECTION 13, AND RUNNING THENCE NORTH 88 DEGREES 29 MINUTES 58 SECONDS EAST ON THE SOUTH LINE OF SAID SUBDIVISION, 887.53 FEET TO A POINT WHICH IS 440.00 FEET WEST OF THE NORTHWEST CORNER OF PROPERTY CONVEYED TO BENSENVILLE PARK DISTRICT BY DOCUMENT R72-33320 FOR A POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 28 MINUTES 15 SECONDS EAST, PARALLEL WITH SAID WEST LINE, 996.89 FEET TO THE NORTH LINE OF WASHINGTON STREET AS DEDICATED 46.5 FEET WIDE IN THIRD YORK VILLA ADDITION; THENCE NORTH 88 DEGREES 25 MINUTES 42 SECONDS EAST ON SAID NORTH LINE, 440.01 FEET TO THE CENTER LINE OF MARION STREET; THENCE NORTH 00 DEGREES 28 MINUTES 15 SECONDS WEST ON SAID CENTER LINE AND SAID CENTER LINE EXTENDED (BEING THE WEST LINE OF SAID BENSENVILLE PARK DISTRICT PROPERTY) 996.34 FEET TO SAID SOUTH LINE OF FRANZEN'S PINE AVENUE SUBDIVISION; THENCE SOUTH 88 DEGREES 29 MINUTES 58 SECONDS WEST ON SAID SOUTH LINE, 440.00 FEET TO THE POINT OF BEGINNING (EXCEPT THOSE PARTS DEDICATED BY DOCUMENTS R74-56567 AND R76-64480) IN DUPAGE COUNTY, ILLINOIS.

Address: 303 E. Washington Street

ABOVE LEGAL DESCRIPTION IS THE PROPERTY DESCRIPTION IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-695716-CHI2, BEARING AN EFFECTIVE DATE OF NOVEMBER 25, 2014.

PARCEL 3:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 13 AND THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF F.W. FRANZEN'S PINE AVENUE SUBDIVISION (A SUBDIVISION RECORDED AS DOCUMENT 102648) AND RUNNING THENCE NORTH 88 DEGREES 29 MINUTES 58 SECONDS EAST ON THE SOUTH LINE THEREOF, 439.57 FEET TO THE NORTHEAST CORNER OF PROPERTY CONVEYED BY DOCUMENT R73-60704 FOR A POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 24 MINUTES 05 SECONDS EAST ON THE EAST LINE OF SAID PROPERTY, 123.38 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE (THE FOLLOWING FOUR COURSES BEING BOUNDARIES OF PROPERTY CONVEYED BY DOCUMENT R78-74988) SOUTH 44 DEGREES 41 MINUTES 15 SECONDS EAST, 32.50 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 45 SECONDS WEST, 55.33 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 15 SECONDS EAST, 106.25 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 45 SECONDS WEST, 71.00 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 15 SECONDS EAST, 320.89 FEET TO A LINE DRAWN PARALLEL WITH AND 440.00 FEET (MEASURED ALONG THE SOUTH LINE OF SAID FRANZEN'S PINE AVENUE SUBDIVISION) WEST OF THE WEST LINE OF PROPERTY CONVEYED TO BENSENVILLE PARK DISTRICT BY DOCUMENT R72-33320; THENCE

NORTH 00 DEGREES 28 MINUTES 15 SECONDS WEST ON SAID PARALLEL LINE, 286.88 FEET TO SAID SOUTH LINE OF FRANZEN'S PINE AVENUE SUBDIVISION; THENCE SOUTH 88 DEGREES 29 MINUTES 58 SECONDS WEST ON SAID SOUTH LINE, 447.96 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Address: 111-128 Memorial Drive

ABOVE LEGAL DESCRIPTION IS THE PROPERTY DESCRIPTION IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-695717-CHI2, BEARING AN EFFECTIVE DATE OF NOVEMBER 25, 2014.

Commonly known as 111-303 E Washington Street & 111-128 Memorial Drive, Bensenville, IL 60106.

Bensenville CCRC Holdings of 2201 Main St, Elmhurst, IL 60202 is the owner and Bensenville Child Care Center of 627 Balboa Court, Schaumburg, IL 60193 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. A link for electronic viewing 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 January 4, 2022 until 5:00 P.M

Office of the Village Clerk
Village of Bensenville

TO BE PUBLISHED IN THE DAILY HERALD
December 16, 2021