

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, June 7, 2022 at 6:30 P.M., at which a Public Hearing will be held to review case No. 2022 - 10 to consider a request for:

Site Plan Review
Municipal Code Section 10 – 3 – 2

Preliminary and Final Planned Unit Development
Municipal Code Section 10 – 4

In conjunction with the requested Planned Unit Development, the Petitioner is asking the Community Development Commission consider a request of the following code departures:

Drive-through facility
Municipal Code Section 10 – 7 – 2 – 1

Design Requirements for Commercial Districts
Municipal Code Section 10 – 6 – 16B – 2

Minimum Setback Adjacent to a Residential District
Municipal Code Section 10 – 6 – 18 – 1

Minimum Transparency
Municipal Code Section 10 – 6 – 18 – 1

Bailout Lane Requirement
Municipal Code Section 10 – 8 – 9D

Fence in the Corner Side Yard
Municipal Code Section 10 – 7 – 4C – 7a

Refuse area in the Corner Side Yard
Municipal Code Section 10 – 9 – 7B – 1

Minimum Off-Street Parking Requirements
Municipal Code Section 10 – 8 – 2 – 1

Off-Street Parking Space Depth
Municipal Code Section 10 – 8 – 6 – 1

Off-Street Parking Aisle Widths
Municipal Code Section 10 – 8 – 6 – 1

C-2 District Parking Row Standards
Municipal Code Section 10 – 8 – 6L

Pedestrian Connections to Public Rights-Of-Way
Municipal Code Section 10 – 8 – 7C

Pedestrian Circulation System Width
Municipal Code Section 10 – 8 – 7E – 1

Frontage Sidewalk Width
Municipal Code Section 10 – 8 – 7E – 4

Street Tree Requirements
Municipal Code Section 10 – 9 – 4B

Tree Canopy Coverage
Municipal Code Section 10 – 9 – 5A

Parking Lot Perimeter Landscape
Municipal Code Section 10 – 9 – 5B

Parking Lot Interior Landscape Island Trees
Municipal Code Section 10 – 9 – 5C – 4

Parking Lot Interior Landscape Island Groundcover
Municipal Code Section 10 – 9 – 5C – 5

Required Buffer Yard
Municipal Code Section 10 – 9 – 6 – 1

At 1301 W Irving Park Road in an existing 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 Description is as follows:

LOTS 3, 4, 5, 6, 7 AND THE SOUTH ½ OF THE VACATED ALLEY LYING NORTH AND ADJOINING THE LAND (AS PER DOCUMENT NO. 669294, REC. DECEMBER 08, 1952) IN BLOCK 40 IN THE FIRST ADDITION TO PERCY WILSON'S IRVING PARK MANOR, BEING A SUBDIVISION IN SECTION 10, 11, 14, AND 15, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1926, AS DOCUMENT 213044, EXCEPT THAT PART OF LOT 3 TAKEN FOR ROADWAY PURPOSES BY THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION AS SHOWN AS PARCEL 0026 ON PLAT RECORDED MARCH 19, 1985, AS DOCUMENT R85-18882, AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 3: THENCE NORTH 86 DEGREES 23 MINUTES 55 SECONDS WEST ALONG THE SOUTH LINE OF LOT 3, A DISTANCE OF 10.00 FEET; THENCE NORTH 46 DEGREES 43 MINUTES 13 SECONDS EAST, 14.17 FEET TO THE EAST LINE OF LOT 3; THENCE SOUTH 01 DEGREE 50 MINUTES 22 SECONDS WEST ALONG THE EAST LINE OF LOT 3, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING, IN DuPAGE COUNTY, ILLINOIS.

Commonly known as 1301 W Irving Park Road, Bensenville, IL 60106.

Leonidas Bairaktaris of 6n068 Acacia Lane, Medinah, IL 60157 is the owner and Salameh Fakhouri of 2427 Saranac Lane, Glenview, IL 60026 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 June 7, 2022 until 5:00 P.M

Office of the Village Clerk
Village of Bensenville

TO BE PUBLISHED IN THE DAILY HERALD
May 19, 2022