

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, August 2, 2022 at 6:30 P.M., at which a Public Hearing will be held to review case No. 2022 - 18 to consider a request for:

Special Use Permit, Indoor Recreation
Municipal Code Section 10 - 7 - 2 - 1

Variation, Off-Street Parking Requirements
Municipal Code Section 10 - 8 - 2 - 1

at 869 Fairway Drive in an existing I-2 General Industrial 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: THE EAST 8.0 FEET OF LOT 17 (EXCEPT THE SOUTH 197.0 FEET THEREOF) IN O'HARE METROPOLITAN INDUSTRIAL DISTRICT, BEING A SUBDIVISION OF PART OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 20, 1970 AS DOCUMENT R70-24289, IN DUPAGE COUNTY, ILLINOIS, AND THE WEST 185.0 FEET OF LOT 4 (EXCEPT THE SOUTH 197.0 FEET THEREOF) IN THE RESUBDIVISION OF PART OF LOTS 12 AND 13 AND LOTS 18 AND 19 IN O'HARE METROPOLITAN INDUSTRIAL DISTRICT, BEING A SUBDIVISION OF PART OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED SEPTEMBER 22, 1971 AS DOCUMENT R71-48344, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS CREATED BY DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS MADE BY RIVER FOREST STATE BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 1, 1976 AND KNOWN AS TRUST NUMBER 2150 DATED MARCH 28, 1977 AND RECORDED DECEMBER 1, 1977 AS DOCUMENT R77-110880 OVER THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

THE SOUTHR 197 FEET OF THE EAST 15.00 FEET OF THE WEST 185.00 FEET AND THE SOUTH 197 FEET OF THE EAST 20.00 FEET OF THE WEST 32.00 FEET OF LOT 4 (EXCEPTING THEREFROM THAT PORTION FALLING IN PARCEL 1) IN THE RESUBDIVISION OF PART OF LOTS 12 AND 13 AND LOTS 18 AND 19 IN O'HARE METROPOLITAN INDSUTRIAL DISTRICT, BEING A SUBDIVISION OF PART OF SECTION 11, TOWNSHIP 40 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED SEPTEMBER 22, 1971 AS DOCUMENT R71-48344, IN DUPAGE COUNTY, ILLINOIS AND THE WEST 15.0 FEET OF THE EAST 193.00 FEET OF THE WEST 378.00 FEET OF LOT 4 IN THE RESUBDIVISION OF PART OF LOTS 12 AND 13 AND LOTS 18 AND 19 IN O'HARE METROPOLITAN INDUSTRIAL DISTRICT, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED SEPTEMBER 22, 1971 AS DOCUMENT R71-48344, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF THE EAST 8.0 FEET OF LOT 17 IN O'HARE METROPOLITAN INDUSTRIAL DISTRICT, BEING A SUBDIVISION OF PART OF SECTION 11, TOWNSHIP 40 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN< ACCORDING TO THE PLAT THEREOF RECORDED JULY 20, 1970 AS DOCUMENT R70-24289, AND THAT PART OF THE WEST 185.0 FEET OF LOT 4 IN THE RESUBDIVISION OF PART OF LOTS 12 AND 13 AND LOTS 18 AND 19 IN O'HARE METROPOLITAN INDUSTRIAL DISTRICT, BEING A SUBDIVISION OF PART OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 22, 1971 AS DOCUMENT R71-48344, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF FAIRWAY DRIVE AND THE EAST LINE OF THE WEST 185.0 FEET OF SAID LOT 4 IN THE AFOREMENTIONED RESUBDIVISION, THENCE NORTH ALON GHTE EAST LINE OF THE WEST 185.0 FEET OF SAID LOT 4, A DISTANCE OF 153.94 FEET TO THE INTERSECTION WITH THE CENTER LINE OF A 0.65 FOOT WIDE PARTY WALL THAT IS EXTENDED EAST, FOR A POINT OF BEGINNING, THENCE WEST ALONG SAID EAST EXTENSION OF, THROUGH AND THE PROJECTION OF

SAID PARTY WALL CENTER LINE, THROUGH THE WEST LINE OF SAID LOT 4 TO THE WEST LINE OF THE EAST 8.0 FEET OF SAID LOT 17, AFOREMENTIONED, A DISTANCE OF 193.00 FEET (SAID CENTER LINE BEING 153.94 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF FAIRWAY DRIVE); THENCE NORTH ALONG THE WEST LINE OF THE EAST 8.0 FEET OF SAID LOT 17, A DISTANCE OF 85.61 FEET TO THE NORTH LINE OF LOT 17; THENCE EAST ALONG THE NORTH LINE OF LOT 17 AND THE NORTH LINE OF LOT 4 A DISTANCE OF 193.0 FEET TO THE EAST LINE OF THE WEST 185.0 FEET OF SAID LOT 4; THENCE SOUTH ALONG THE EAST LINE OF THE WEST 185.0 FEET OF SAID LOT 4 A DISTANCE OF 85.55 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4: EASEMENT FOR THE BENEFIT OF PARCEL 3 FOR INGRESS AND EGRESS AS CREATED BY DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS MADE BY RIVER FOREST STATE BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 1, 1976 AND KNOWN AS TRUST NUMBER 2150 DATED MARCH 28, 1977 AND RECORDED DECEMBER 1, 1977 AS DOCUMENT R77-110880, OVER THE FOLLOWING DESCRIBED PROPERTY TO—WIT: THE SOUTH 197 FEET OF THE EAST 15.00 FEET OF THE WEST 185.00 AND THE SOUTH 197 FEET OF THE EAST 20.00 FEET OF THE WEST 32.00 FEET OF LOT 4 (EXCEPTING THEREFROM THAT PORTION FALLING IN PARCEL 3) IN THE RESUBDIVISION OF PART OF LOTS 12 AND 13 AND LOTS 18 AND 19 IN O'HARE METROPOLITAN INDUSTRIAL DISTRICT, BEING A SUBDIVISION OF PART OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED SEPTEMBER 22, 1971 AS DOCUMENT R71-48344, AND THE WEST 15.00 FEET OF THE EAST 193.00 FEET OF THE WEST 378.00 FEET OF LOT 4 IN THE RESUBDIVISION OF PART OF LOTS 12 AND 13 AND LOTS 18 AND 19 IN O'HARE METROPOLITAN INDUSTRIAL DISTRICT, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED SEPTEMBER 22, 1971 AS DOCUMENT R71-48344 IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 865 & 869 Fairway Drive, Bensenville, IL 60106.

JRG Realty Investments LLC of 1771 Bloomingdale Road, Glendale Heights, IL 60139 is the owner and 1013 Athletics LLC (Norberto Olalde) of 196 Elizabeth Court, Unit B, Bartlett, IL 60103 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 August 2, 2022 until 5:00 P.M

Office of the Village Clerk
Village of Bensenville

TO BE PUBLISHED IN THE DAILY HERALD
July 14, 2022