

**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, May 2, 2023 at 6:30 P.M., at which a Public Hearing will be held to review case No. 2023 - 07 to consider a request for:

Zoning Map Amendment, C-2: Commercial District to I-2: General Industrial District
Municipal Code Section 10 – 3 – 6

Site Plan Review
Municipal Code Section 10 – 3 – 2

Special Use Permit, Truck Stop
Municipal Code Section 10 – 7 – 2 – 1

Special Use Permit, Gas Station
Municipal Code Section 10 – 7 – 2 – 1

Variation, Minimum Rear Setback
Municipal Code Section 10 – 6 – 21 – 1

Variation, Gas Station Screening
Municipal Code Section 10 – 7 – 3L – 6

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

Variation, Wheel Stops, Bumper Stops, and Curbing
Municipal Code Section 10 – 8 – 6E

Variation, Pedestrian Circulation System Height
Municipal Code Section 10 – 8 – 7E – 3

Variation, Maximum Driveway Width
Municipal Code Section 10 – 8 – 8 – 1

Variation, Driveway Apron Width
Municipal Code Section 10 – 8 – 8F – 2

Variation, Street Tree Requirements
Municipal Code Section 10 – 9 – 4

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

Variation, Parking Lot Interior Landscape Island Spacing
Municipal Code Section 10 – 9 – 5C – 1

Variation, Non-Residential Illumination Standards
Municipal Code Section 10 – 9 – 8C – 1a

Variation, Wall Sign Quantity Requirements
Municipal Code Section 10 – 10 – 5B – 11b

Variation, Prohibited Signs: Pole Signs
Municipal Code Section 10 – 10 – 7A - 9

At 1225 Devon Avenue and 1299 Spruce Avenue 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:

LOT 57 (EXCEPT THE NORTH 25 FEET THEREOF) IN BRANIGAR'S MOHAWK TERRACE, BEING A SUBDIVISION IN SECTION 3, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 17, 1956 AS DOCUMENT 786620 AND CERTIFICATE OF CORRECTION FILED JANUARY 24, 1956, AS DOCUMENT 787250, IN DUPAGE COUNTY, ILLINOIS.

LOT 56 IN BRANIGAR'S MOHAWK TERRACE, BEING A SUBDIVISION IN SECTION 3, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 17, 1956 AS DOCUMENT 786620 AND CERTIFICATE OF CORRECTION FILED JANUARY 24, 1956, AS DOCUMENT NUMBER 787250, IN DUPAGE COUNTY, ILLINOIS.

THAT PART OF LOT 58 IN BRANIGAR'S MOHAWK TERRACE, BEING A SUBDIVISION IN SECTION 3, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 17, 1956 AS DOCUMENT 786620 AND CERTIFICATE OF CORRECTION FILED JANUARY 24, 1956 AS DOCUMENT NUMBER 787250, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 58, SAID POINT BEING 25.0 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 58; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE TO A POINT IN THE WEST LINE OF LOT 58, SAID POINT BEING 10.0 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 58, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 1225 Devon Avenue and 1299 Spruce Avenue, Bensenville, IL 60106.

Casey's Retail Company of One SE Convenience Boulevard, Ankeny, IA 50021 is the owner and 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 May 2, 2023 until 5:00 P.M

Office of the Village Clerk
Village of Bensenville

TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT
April 13, 2023