

**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 5, 2024 at 6:30 PM, at which a Public Hearing will be held to review case No. 2024 – 02 to consider a request for:

Variation, Outdoor Storage Area Height
Municipal Code 10 – 7 – 3X – 2

Variation, Rooftop Mechanical Equipment Screening Requirements
Municipal Code 10 – 7 – 4 – 13b

At 700 Larsen Lane is 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:

THAT PART OF LOT 8 IN ADDISON TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NUMBER 3, OF THE PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2 AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, ALL IN TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF LAWRENCE AVENUE WITH THE EAST LINE OF SAID LOT 8, BEING ALONG THE NORTHEAST CORNER OF SAID LOT 8, THENCE NORTH 59 DEGREES 02 MINUTES WEST ALONG SAID CENTER LINE, 64.96 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES EAST, PARALLEL WITH THE EAST LINE OF SAID LOT 8, 187.60 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES WEST, 100.00 FEET THENCE SOUTH 00 DEGREES 10 MINUTES EAST PARALLEL WITH THE EAST LINE OF SAID LOT 8, 1,503.85 FEET TO THE SOUTHERN LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE NORTH 88 DEGREES 53 MINUTES EAST ALONG SAID SOUTH LINE, 155.52 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE NORTH 00 DEGREES 10 MINUTES WEST ALONG THE EAST LINE OF SAID LOT 8, 1,654.05 FEET TO THE PLACE OF BEGINNING, CONTAINING 5.581 ACRES, MORE OR LESS AND BEING SITUATED IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

LOT 9 IN ADDISON TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NO.3, BEING THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 28.0 FEET THEREOF LYING NORTH OF THE CENTER LINE OF LAWRENCE AVENUE) (AND EXCEPT THE EAST 25.0 FEET LYING SOUTH OF THE CENTER LINE OF LAWRENCE AVENUE) IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF LOT 8 IN ADDISON TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NUMBER THREE, BEING THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, AND THE NORTHWEST QUARTER OF SECTION H, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 28.0 FEET THEREOF LYING NORTH OF THE CENTER LINE OF THE PUBLIC ROAD KNOWN AS LAWRENCE AVENUE AND EXCEPT THE EAST 25.0 FEET THEREOF LYING SOUTH OF THE CENTER LINE OF SAID LAWRENCE AVENUE) DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 64.96 FEET NORTHWEST OF THE NORTHEAST CORNER OF SAID LOT 8: THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID LOT 8, 187.6 FEET; THENCE WEST AT RIGHT ANGLES 100.00 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID LOT 8, 248.0 FEET; THENCE SOUTHEASTERLY 116.83 FEET TO THE POINT OF BEGINNING; IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 700 Larsen Lane, Bensenville, Illinois 60106

CPI/DSP Larsen Lane Owner, L.L.C of 350 West Hubbard Street, Suite 605, Chicago, Illinois 60654 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 the Village Hall, and online comments submitted on the Village website, will be accepted by the Community and Economic Development Department through March 5, 2024 until 5:00 PM.

Office of the Village Clerk
Village of Bensenville

**TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT
FEBRUARY 15, 2024**