

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 6, 2024, at 6:30 P.M, at which a Public Hearing will be held to review case No. 2024 – 21 to consider a request for:

Site Plan Review
Municipal Code 10 – 3 – 2

Variation, Maximum Corner Side Setback
Municipal Code Section 10 – 6 – 18 – 1

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

Variation, Compact Spaces
Municipal Code Section 10 – 8 – 6A – 2

Variation, Parking Design Standards; C-2 District Standards
Municipal Code Section 10 – 8 – 6L

Variation, Driveway Quantity
Municipal Code Section 10 – 8 – 8B

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

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

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

Variation, Parking Lot Interior Landscaping Island Size
Municipal Code Section 10 – 9 – 5C – 2

Variation, Minimum Buffer Yard
Municipal Code Section 10 – 9 – 6B – 2

Variation, Buffer Yard Landscape Elements
Municipal Code Section 10 – 9 – 6B – 2

Variation, Refuse Area Location
Municipal Code Section 10 – 9 – 6B – 3

At 1347 Irving Park Road is 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 1 AND 2 IN BEN DALE RESUBDIVISION OF LOTS 6, 7, 8, 9 AND 10 AND THE SOUTH ½ OF VACATED ALLEY NORTH OF AND ADJOINING SAID LOTS IN BLOCK 47 OF THE FIRST ADDITION TO PERCY WILSON'S IRVING PARK MANOR, BEING A SUBDIVISION IN SECTIONS 10, 11, 14 AND 15, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDICISION RECORDED MAY 24, 1988 AS DOCUMENT R88-53077, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 1347 W. Irving Park Road, Bensenville, IL 60106

De Astis Partners Inc., LLC, 123 N Central Avenue, Wood Dale, Illinois, 60191 is the owner of the subject property and Rocio Olvera of Primavera School, 646 W Belden Avenue, Elmhurst, Illinois, 60126 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 the Village Hall, and online comments submitted on the Village website, will be accepted by the Community and Economic Development Department through August 6, 2024 until 5:00 PM.

Office of the Village Clerk
Village of Bensenville

**TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT
JULY 18, 2024**