

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, December 3, 2024, at 6:30 P.M, at which a Public Hearing will be held to review case No. 2024 – 12 to consider a request for:

Planned Unit Development Amendment
Municipal Code 10 – 4 – 4

**With the following Code Departures*

C-2 District Requirements; Principal Entrance Location
Municipal Code 10 – 6 – 18 – 1G

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

Snow Storage Location
Municipal Code 10 – 8 – 6K

Pedestrian Circulation Systems
Municipal Code 10 – 8 – 7

Maximum Driveway Width
Municipal Code 10 – 8 – 8 – 1

Driveway Apron
10 – 8 – 8F – 2

Off-Street Loading Facility Requirements; Location
10 – 8 – 11D – 1

Off-Street Loading Facility Requirements; Access
10 – 8 – 11E

Species Diversity Requirements
10 – 9 – 3 – 2

Street Tree Frequency
10 – 9 – 4B – 1

Tree Canopy Coverage
10 – 9 – 5A

Minimum Parking Lot Perimeter Landscaping
10 – 9 – 5B – 1b

Parking Lot Landscaping Landscape Elements

10 – 9 – 5B – 1c

Landscape Island Spacing

10 – 9 – 5C – 1

Landscape Island Size

10 – 9 – 5C – 2

Landscape Island Trees

10 – 9 – 5C – 4

At Lots 2 and 3, Sexton Property Redevelopment, Bensenville Illinois 60106 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 2 AND 3 IN SEXTON PROPERTY REDEVELOPMENT RECORDED MAY 19, 2017 AS DOCUMENT NO. 42017-049227, A RESUBDIVISION OF SEXTON PROPERTY REDEVELOPMENT RECORDED AUGUST 2, 2002 AS DOCUMENT NO. R2002-198616 BEING A SUBDIVISION PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as Lots 2 and 3, Sexton Property Redevelopment, Bensenville Illinois 60106.

KMS Investments LLC of 811 E Grand Avenue, Bensenville, Illinois 60106 is the owner of the subject property and KMS Investments LLC of 811 E Grand Avenue, Bensenville, Illinois 60106 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 December 3, 2024 until 5:00 PM.

Office of the Village Clerk

Village of Bensenville

**TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT
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