

LEGAL NOTICE/PUBLIC NOTICE
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Special Meeting of the Community Development Commission of the Village of Bensenville, DuPage and Cook Counties, will be held on Tuesday, April 8, 2025, at 6:30 P.M, at which a Public Hearing will be held to review case No. 2025 – 09 to consider a request for:

Minimum Front Setback
Municipal Code Section 10-6-21-1C

Minimum Rear Setback
Municipal Code Section 10-6-21-1F

Maximum Number of Parking Spaces
Municipal Code Section 10-8-2B-6

Minimum Number of Short-Term Bicycle Parking Spaces
Municipal Code Section 10-8-5-1

Minimum Number of Long-Term Bicycle Parking Spaces
Municipal Code Section 10-8-5-1

Snow Storage
Municipal Code Section 10-8-6K

Street Tree Frequency
Municipal Code Section 10-9-4B-1

Tree Canopy Coverage
Municipal Code Section 10-9-5A

At 1100 Tower 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 THE EAST ½ OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 32 IN ELK GROVE INDUSTRIAL PARK UNIT 13, BEING A SUBDIVISION IN THE SOUTH ½ OF SECTION 3, AFORESAID; THENCE NORTH 01 DEGREES 42 MINUTES 10 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 32, 563.41 FEET TO A POINT FOR A POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUING NORTH 01 DEGREES 42 MINUTES 10 SECONDS EAST ALONG SAID LAST DESCRIBED LINE, BEING IDENTICAL WITH THE EAST LINE, AND SAID LINE EXTENDED, OF LOT 14 IN ELK GROVE INDUSTRIAL PARK UNIT 3, BEING A

SUBDIVISION IN SAID SECTION 3, 395.87 FEET TO AN INTERSECTION WITH A LINE 846.0 FEET (AS MEASURED AT RIGHT ANGLES) SOUTH OF AND PARALLEL WITH SAID SOUTH LINE OF MARK STREET AS DEDICATED BY THE PLAT THEREOF RECORDED NOVEMBER 16, 1973 AS DCOUMENT R73-70972; THENCE DUE EAST ALONG SAID WEST LINE OF TOWER LANE, 274.73 FEET TO A PONT OF CURVATURE; THENCE CONTINUING SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID TOWER LANE, BEING A CURVED LINE CONVEXED TO THE SOUTHWEST, HAVING A RADIUS OF 99.50 FEET AND BEING TANGENT TO SAID LAST DESCRIBED STRAIGHT LINE AT SAID LAST DESCRIBED POINT, AN ARC LENGTH OF 89.96 FEET; THENCE SOUTH 38 DEGREES 11 MINUTES 38 SECONDS WEST, 66.65 FEET; THENCE NORTH 88 DEGREES 17 MINUTES 50 SECONDS WEST 323.67 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE EAST ½ OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 32 IN ELK GROVE INDUSTRIAL PARK UNIT 13, BEING A SUBDIVISION IN THE SOUTH ½ OF SECTION 3, AFORESAID; THENCE NORTH 01 DEGREES 42 MINUTES 10 SECONDS EAST ALONG SAID LAST DESCRIBED LINE, BEING INDENTICAL WITH THE EAST LINE, AND SIAD LINE EXTENDED, OF LOT 14 IN ELK GROVE INDUSTRIAL PARK UNIT 3, BEING A SUBDIVISION IN SAID SECTION 3, 396.41 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 50 SECONDS EAST, 323.67 FEET; THENCE NORTH 38 DEGREES 11 MINUTES 38 SECONDS EAST, 66.65 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF TOWER LANE AS DEDICATED BY PLAT RECORDED OCTOBER 11, 1977 AS DOCUMENT R77-92285; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID TOWER LANE, BEING A CURVED LINE CONVEXED TO THE SOUTWEST, HAVING A RADIUS OF 99.50 FEET, AN ARC LENGTH OF 43.36 FEET TO A POINT; THENCE SOUTH 38 DEGREES 11 MINUTES 38 SECONDS WEST, 79.76 FEET; THENCE SOUTH 01 DEGREES 42 MINUTES 10 SECONDS WEST, 379.60 FEET TO THE FUTURE NORTHERLY RIGHT OF WAY LINE OF THE ELGIN-O'HARE EXPRESSWAY, BEING A STRAIGHT LINE DRAWN FROM THE AFOREMENTIONED POINT OF BEGINNING TO A POINT 280.0 FEET NORMALLY DISTANT NORTHEASTERLY OF THE EXISTING NORTHERLY LINE OF S.A ROUTE 26 (THORNDALE AVENUE0 AT A POINT ON SAID EXISTING NORTHERLY LINE, 275.0 FEET NORTHWESTERLY OF THE INTERSECTION OF SAID LINE WITH THE WEST LINE OF S.A ROUTE 83; THENCE NORTH 86 DEGREES 29 MINUTES 12 SECONDS WEST ALONG SAID FUTURE NORTHERLY RIGHT OF WAY LINE, 355.35 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE EAST ½ OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 32 IN ELK GROVE INDUSTRIAL PARK UNIT 13, BEING A SUBDIVISION IN THE SOUTH ½ OF SECTION 3, AFORESAID; THENCE NORTH 01 DEGREES 42 MINUTES 10 SECONDS

EAST ALONG THE EAST LINE OF SAID LOT 32, 167.00 FEET; THENCE SOUTH 86 DEGREES 29 MINUTES 12 SECONDS EAST ALONG THE NORHTERLY RIGHT OF WAY LINE OF THE ELGIN-O'HARE EXPRESSWAY AS DESCRIBED IN DOCUMENT R78-65382, BEING A STRIAGHT LINE DRAWN FROM SAID LAST DESCRIBED POINT TO A POINT HEREINAFTER REFERRED TO AS POINT "A" BEING 280.00 FEET, NORMALLY DISTANT, NORTHEASTERLY OF THE EXISTING LINE OF S.A ROUTE 26 (THORNDALE AVENUE) AT A POINT ON SAID EXISTING NORTHERLY LINE, 275.00 FEET NORTHWESTERLY OF THE INTERSECTION OF SAID LINE WITH THE WEST LINE OF STATE ROUTE NO. 83, 355.35 FEET TO A POINT OF BEGINNIN GOF THE LAND HEREIN DESCRIBED; THENCE NORTH 01 DEGREES 42 MINUTES 10 SECONDS EAST, 379.60 FEET; THENCE NORTH 38 DEGREES 11 MINUTES 38 SECONDS EAST, 79.76 FEET TO THE SOUTHERLY LINE OF TOWER LANE AS DEDICATED BY PLAT RECORDED OCTOBER 11, 1977 AS DOCUMENT R77-92285; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID TOWER LANE, BEING A CURVED LINE CONVEX TO THE SOUTH AND HAVING A RADIUS OF 99.50 FEET, AN ARC DISTANCE OF 22.97 FEET TO A POINT OF TANGENCY; THENCE SOTUH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID TOWER LANE, 305.70 FEET TO A POINT OF CURVATUREL THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID TOWER LANE, BEING A CURVED LINE CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED STRIAGHT LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 79.28 FEET TO THE WEST LINE OF STATE ROUTE NO. 83, 365.00 FEET NORTHERLY OF THE INTERSECTION OF SAID LINE WITH THE EXISTING NORHTERLY LINE OF S.A ROUTE 26 (THORNDALE AVENUE); THENCE SOUTH 49 DEGREES 15 MINUTES 13 SECONDS WEST ALONG THE NORTHERLY RIGHT OF WAY OF ELGIN-O'HARE EXPRESSWAY, AS DESCRIBED IN SAID DOCUMENT R78-65382, 66.38 FEET TO AN INTERSECTION WITH A LINE DRAWN FROM THE AFOREMENTIONED POINT "A" TO A POINT ON THE WEST LINE OF STATE ROUTE NO. 83, 315.00 FEET NORTHERLY OF THE INTERSECTION OF SAID WEST LINE WITH EXISTING NORHTERLY LINE OF S.A ROUTE 26 (THORNDALE AVENUE); THENCE NORTH 82 DEGREES 20 MINUTES 20 SECONDS WEST ALONG SAID LAST DESCRIBED FUTURE NORTHERLY RIGHT OF WAY LINE OF ELGIN-O'HARE EXPRESSWAY, 149.68 FEET TO THE AFOREMENTIONED POINT "A"; THENCE NORTH 86 DEGREES 29 MINUTES 12 SECONDS WEST ALONG SAID NORHTERLY RIGHT OF WAY LINE OF ELGIN-O'HARE EXPRESSWAY, 235.25 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Parcel 1 Commonly Known As: 1100-1138 Tower Lane, Bensenville, Illinois

Parcel 2 Commonly Known As: 1050-1098 Tower Lane, Bensenville, Illinois

Parcel 3 Commonly Known As: 1000 Tower Lane, Bensenville, Illinois

Hamilton Partners of 300 Park Boulevard, Itasca, Illinois 60143 is the owner of the subject property and Morgan Harbour Construction of 7510 S Madison Street, Willowbrook, Illinois 60527 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.

Applicants' 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.

Office of the Village Clerk
Village of Bensenville

**TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT
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