



12 South Center Street
Bensenville, IL 60106

Office: 630.350.3404
Fax: 630.350.3438
www.bensenville.il.us

VILLAGE BOARD

August 22, 2024

President
Frank DeSimone

Board of Trustees
Rosa Carmona
Ann Franz
Marcie I. Frey
McLane Lomax
Nicholas Panicola Jr.
Armando Perez

Village Clerk
Nancy Quinn

Village Manager
Evan K. Summers

Mr. Yazmin Young
1300 South Meridian Avenue, Suite 400
Oklahoma City, Oklahoma 73108

Re: August 21, 2024 FOIA Request

Dear Mr. Young:

I am pleased to help you with your August 21, 2024 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on August 21, 2024. You requested copies of the items indicated below:

"Please provide copies of any open/unresolved Zoning, building and Fire Code Violations, Variances, Certificate of Occupancy and final approved site plan, for address 220 N. York Road, Parcel # 0314205070."

After a search of Village files, the following information was found responsive to your request:

- 1) Village of Bensenville Correction Notice for Inspection No. 79860. (1 pg.)
- 2) Village of Bensenville Ordinance No. 67-2017. (5 pgs.)
- 3) Village of Bensenville Ordinance No. 29-2022. (8 pgs.)
- 4) Village of Bensenville Ordinance No. 40-2022. (6 pgs.)

These are all the records found responsive to your request.

Do not hesitate to contact me if you have any questions or concerns in connection with this response.

Very truly yours,


Corey Williamsen
Freedom of Information Officer
Village of Bensenville



VILLAGE OF BENSENVILLE FREEDOM OF INFORMATION ACT REQUEST FORM

BENSENVILLE
VILLAGE CLERK'S OFFICE

TO: COREY WILLIAMSEN

Freedom of Information Officer
Village of Bensenville
12 S. Center Street
Bensenville, IL 60106

FROM:

Name Yazmin Young

Address 1300 S. Meridian Ave. Suite 400

16606
Oklahoma City OK, 73108

Phone 405-546-4471

E-Mail yazmin.young@pqr.com

TITLES OR DESCRIPTION OF RECORDS REQUESTED (Please Include Date of Birth and Case Number for Police Records):

Please provide copies of any open/unresolved Zoning, Building and Fire Code Violations, Variances, Certificate of Occupancy

and a final approved Site Plan, for address 220 N York Road, Parcel # 0314205070.

Please do not exceed \$25.00 in fees without prior approval, Our Ref # 174666-4.

THIS REQUEST IS FOR A COMMERCIAL PURPOSE (You must state whether your request is for a commercial purpose. A request is for a "commercial purpose" if all or any part of the information will be used in any form for sale, resale, or solicitation or advertisement for sales or services. Failure to disclose whether a request is for a commercial purpose is a prosecutable violation of FOIA.)

Would like your request delivered via: E-Mail U.S. Mail Pick-Up*

*Pick-Up is available by appointment at Village Hall Monday thru Friday; between 8:00 a.m. – 5:00 p.m.

I understand that any payment need be received before any documents are copied and/or mailed.

08/21/2024

Date

Yazmin Young
Signature

All FOIA responses are posted on the Village's website. Name and address of the requestor will be made public.

The first fifty (50) pages of the request are free. The fee charge is fifteen (15) cents after the first fifty (50) pages.

Unless otherwise notified, your request for public records will be compiled within five (5) working days.

Unless otherwise notified, any request for commercial purposes will be compiled within twenty-one (21) days working days.

COREY WILLIAMSEN, FREEDOM OF INFORMATION OFFICER

Telephone: (630) 350-3404 Facsimile: (630) 350-3438

E-mail Address: FOIArequest@bensenville.il.us

For Freedom of Information Officer Use Only

8/21/24
Date Request
Received

8/28/24
Date Response
Due

9/5/24
Date Extended
Response Due

36-
Total Charges

8/22/24
Date Documents
Copied or Inspected

Received by Employee: _____



**VILLAGE OF BENSENVILLE
INSPECTORIAL SERVICES**

12 South Center
Bensenville, IL 60106
630-350-3413 fax:630-350-3449

Type of Inspection: NON-RESIDENTIAL INSPECTION

CORRECTION NOTICE

Address: 220 YORK Unit: 1

Business name: LOGISTICS PLUS INC Phone: 886-564-7587

Business Owner: LOGISTICS PLUS INC Address: 1406 PEACH ST ERIE, PA

Inspection Date: 3/3/2021 Inspector: DON TESSLER

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
010B	ADDRESS REQUIRED-FRONT OF BUILDING	Provide a permanent Large address on building facing York Rd. Large 220 visable from the road.
165	FIRE ALARM OPEN BOXES	Couple fire alarm junction boxes missing cover. (need to be painted red covers)
170L	LABEL INTERIOR SPINKLER DOOR	Label interior sprinkler room door, FACP
175H	KEEP PALLETS BELOW 6 FT. HIGH	Store all idle pallets below 6' high and in groups of 4 with 8' apart.
180B	EXTINGUISHERS - ANNUALLY	Some fire extinguishers need a current annual inspection/test tag.
190K	NEED CORRECT KEYS IN KEY BOX	Need a fire dept. key box installed by entrance gate, with proper key to open remote gate.

Additional Remarks/Comments:

Created from inspection 76405 on 12/30/2020 by 6523dtes

Reinspection 80554 created on 03/03/2021 by 6523dtes

THOSE ITEMS LISTED ABOVE ARE VIOLATIONS OF BENSENVILLE'S ADOPTED VILLAGE CODE AND/OR PROPERTY MAINTENANCE CODE. THIS IS YOUR WRITTEN "CORRECTION NOTICE". FAILURE TO CORRECT THE ABOVE LISTED VIOLATIONS WITHIN THE PRESCRIBED TIME CAN RESULT IN A FINE OF UP TO \$750 PER VIOLATION, PER DAY.

You are hereby notified to remedy the conditions as stated above within days.

Neither this inspection nor any Certificate of Occupancy issued by the Village of Bensenville shall be considered a complete list of Code or Municipal Ordinances. Our inspection can be substantially limited by access available and stored items or furniture. Some occupancies may require inspections to be completed on individual systems such as heating appliances, roofing, structure or fire protection systems. If you have questions about this inspection, please call 630-350-3413.

DISCLAIMER: The Village of Bensenville does not warrant the condition of any property inspected and disclaims all liability for any claims arising out of the property or condition thereof.

Copy of this report received by/mailed to: _____

Inspector: _____ Date: _____

**VILLAGE OF BENSENVILLE
12 S. CENTER STREET
BENSENVILLE, ILLINOIS 60106**

Ordinance No. 67-2017

**An Ordinance Granting Approval of a Rezoning from C-4 Regional PUD
Commercial District to I-22 Light Industrial District, Variance to Allow a Reduction
in Truck Loading Dock Width, Plat of Consolidation, and Site Plan at
220 North York Road, Bensenville, Illinois**

**ADOPTED BY THE
VILLAGE BOARD OF TRUSTEES
OF THE
VILLAGE OF BENSENVILLE
THIS 12th DAY OF DECEMBER 2017**

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Bensenville, DuPage and Cook Counties, Illinois this 13th day of December, 2017

STATE OF ILLINOIS)
COUNTIES OF COOK)
SS AND DUPAGE)

I, Corey Williamsen, do hereby certify that I am the duly appointed Deputy Village Clerk of the Village of Bensenville, DuPage and Cook Counties, Illinois, and as such officer, I am the keeper of the records and files of said Village; I do further certify that the foregoing constitutes a full, true and correct copy of Ordinance No. 67-2017 entitled an Ordinance Granting Approval of a Rezoning from C-4 Regional PUD Commercial District to I-2 Light Industrial District, Variance to Allow a Reduction in Truck Loading Dock Width, Plat of Consolidation, and Site Plan at 220 North York Road, Bensenville, Illinois.

IN WITNESS WHEREOF, I have hereunto affixed my official hand and seal on this 13th day of December, 2017.




Corey Williamsen
Deputy Village Clerk

ORDINANCE # 67-2017

**AN ORDINANCE GRANTING APPROVAL OF A REZONING FROM
REZONING FROM C – 4 REGIONAL PUD COMMERCIAL DISTRICT TO I – 2 LIGHT
INDUSTRIAL DISTRICT, VARIANCE TO ALLOW A REDUCTION IN TRUCK
LOADING DOCK WIDTH, PLAT OF CONSOLIDATION, AND SITE PLAN
AT 220 NORTH YORK ROAD, BENSENVILLE, ILLINOIS**

WHEREAS, Distribution Realty Group (“Owner”) and ARCO/Murray (“Applicant”) filed an application for Rezoning from C – 4 Regional PUD Commercial District to I – 2 Light Industrial District, Municipal Code Sections 10 – 7D and 10 – 9B; and Variance, Truck Loading Dock Width, Municipal Code Section 10 – 11 – 12D – 1a of the Village of Bensenville Zoning Ordinance (“Zoning Ordinance”); and Plat of Consolidation; and Site Plan Review for the property located at 220 North York Road, Bensenville, as legally described in Exhibit “A,” attached hereto and incorporated herein by reference (the “Subject Property”), a copy of said application being contained on file in the Community and Economic Development Department; and

WHEREAS, Notice of Public Hearing with respect to the Rezoning, Variance, Plat of Consolidation and Site Plan sought by the Applicant was published in the Bensenville Independent on Thursday, November 16, 2017 by the Village of Bensenville, and notice was also given via posting of a Public Hearing Sign on the Subject Property and via First Class mail to taxpayers of record within 250 feet of the Subject Property, all as required by the statutes of the State of Illinois and the ordinances of the Village; and

WHEREAS, pursuant to said Notice, the Community Development Commission of the Village of Bensenville conducted a Public Hearing on December 5, 2017 as required by the statutes of the State of Illinois and the ordinances of the Village; and

WHEREAS, after hearing the application, the Community Development Commission approved the findings of fact submitted by Village Staff recommending approval of the Rezoning and, thereafter, voted unanimously (6 - 0) to recommend approval of the request, and forwarded its recommendations, including the Staff Report and findings relative to the Rezoning, Variance, Plat of Consolidation and Site Plan, to the Committee Of the Whole, which concurred in the recommendation made therein, as are attached hereto and incorporated herein by reference as Exhibit “B”; and

WHEREAS, on December 12, 2017 the Committee Of the Whole then forwarded its recommendation, along with that of the Community Development Commission, to the President and Board of Trustees; and

WHEREAS, the President and Board of Village Trustees have reviewed the matter herein and have determined that approval of the requested Rezoning, Variance, Plat of Consolidation and Site Plan as recommended by the Community Development Commission to allow the Rezoning, Variance, Plat of Consolidation and Site Plan is consistent with the Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Bensenville, Counties of DuPage and Cook, Illinois, duly assembled at a regular meeting, as follows:

SECTION ONE: That the forgoing recitals are hereby incorporated by reference as if fully set forth herein.

SECTION TWO: That the Staff Report and Recommendation to approve the Rezoning, Variance, Plat of Consolidation and Site Plan sought, as allowed by the Zoning Ordinance, Sections 10 – 7D and 10 – 9B; and Section 10 – 11 – 12D – 1a, as adopted by the Community Development Commission as shown in Exhibit “B” is hereby adopted by the President and Board of Trustees, the Board of Trustees finding that said Rezoning is proper and necessary.

SECTION THREE: That the Rezoning from C – 4 Regional PUD Commercial District to I – 2 Light Industrial District, Variance to allow a reduction in Truck Loading Dock Width, Plat of Consolidation, and Site Plan as sought by the Applicant of the Subject Property is hereby granted.

SECTION FOUR: That all requirements of the Zoning Ordinance shall be applicable except as allowed by the rezoning granted herein.

SECTION FIVE: That all other ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance, are, to the extent of such conflict, expressly repealed.

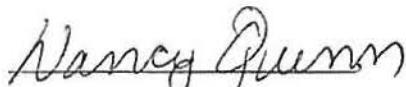
SECTION SIX: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville, this 12th day of December 2017.



Frank DeSimone, Village President

ATTEST:



Nancy Quinn, Village Clerk

AYES: Carmona, Franz, Jaworska, Lomax, Panicola, Perez

NAYES: None

ABSENT: None

**VILLAGE OF BENSENVILLE
12 S. CENTER STREET
BENSENVILLE, ILLINOIS 60106**

Ordinance No. 29-2022

**An Ordinance Granting Site Plan Review Approval and Variations to Construct an
Industrial Building Expansion at 220 N York Road, Bensenville, Illinois**

**ADOPTED BY THE
VILLAGE BOARD OF TRUSTEES
OF THE
VILLAGE OF BENSENVILLE
THIS 23rd DAY OF AUGUST 2022**

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Bensenville, DuPage and Cook Counties, Illinois this 24th day of August, 2022

STATE OF ILLINOIS)
COUNTIES OF COOK)
SS AND DUPAGE)

I, Corey Williamsen, do hereby certify that I am the duly appointed Deputy Village Clerk of the Village of Bensenville, DuPage and Cook Counties, Illinois, and as such officer, I am the keeper of the records and files of said Village; I do further certify that the foregoing constitutes a full, true and correct copy of Ordinance No. 29-2022 entitled An Ordinance Granting Site Plan Review Approval and Variations to Construct an Industrial Building Expansion at 220 N York Road, Bensenville, Illinois.

IN WITNESS WHEREOF, I have hereunto affixed my official hand and seal on this 24th day of August 2022.




Corey Williamsen
Deputy Village Clerk

ORDINANCE # 29-2022

**AN ORDINANCE GRANTING SITE PLAN REVIEW APPROVAL AND VARIATIONS
TO CONSTRUCT AN INDUSTRIAL BUILDING EXPANSION AT 220 N YORK ROAD,
BENSENVILLE, ILLINOIS**

WHEREAS, 110 Gateway LLC & Thompson Family Tr (“Owners”) of 110 Gateway Road, Bensenville, IL 60106 and 215 W Irving Park Road, Bensenville, IL 60106, and Kevin Nowak (ARCO/Murray National Construction Co.) (“Applicant”) of 113 N May Street, Second Floor, Chicago, IL 60607, filed an application for Site Plan Review, Municipal Code Section 10-3-2 of the Bensenville Village Zoning Ordinance (“Zoning Ordinance”), Variation, Maximum Number of Loading Spaces, Municipal Code Section 10-8-11B-2 of the Bensenville Village Zoning Ordinance (“Zoning Ordinance”), Variation, Tree Replacement Standards, Municipal Code Section 10-9-2B of the Bensenville Village Zoning Ordinance (“Zoning Ordinance”), Variation, Pedestrian Circulation Systems, Municipal Code Section 10-8-7 of the Bensenville Village Zoning Ordinance (“Zoning Ordinance”), for the property located at 220 N York Road, Bensenville, as legally described in Exhibit “A,” attached hereto and incorporated herein by reference (the “Subject Property”), a copy of said application being contained on file in the Community and Economic Development Department; and

WHEREAS, Notice of Public Hearing with respect to the Site Plan Review and Variations sought by the Applicant was published in the Daily Herald on Thursday, July 14, 2022 by the Village of Bensenville, and notice was also given via posting of a Public Hearing Sign on the Subject Property on Friday, July 15, 2022, and via First Class mail to taxpayers of record within 250 feet of the Subject Property on Thursday, July 14, 2022, all as required by the statutes of the State of Illinois and the ordinances of the Village; and

WHEREAS, pursuant to said Notice, the Community Development Commission of the Village of Bensenville conducted a Public Hearing on August 2, 2022, as required by the statutes of the State of Illinois and the ordinances of the Village; and

WHEREAS, on August 2, 2022, after hearing the application, the Community Development Commission agreed with the findings of fact submitted by the Applicant, and thereafter, voted unanimously (5-0) to recommend approval with conditions of Site Plan Review, Municipal Code Section 10-3-2, Variation, Maximum Number of Loading Spaces, Municipal Code Section 10-8-11B-2, Variation, Tree Replacement Standards, Municipal Code Section 10-9-2B, Variation, Pedestrian Circulation Systems, Municipal Code Section 10-8-7, and forwarded its recommendations, including the Staff Report and findings relative to the request, to the Village Board Committee of the Whole, which concurred with the recommendations made therein, as are attached hereto and incorporated herein by reference as Exhibit "B"; and

WHEREAS, On August 16, 2022, the Village Board Committee of the Whole then forwarded its recommendation, along with that of the Community Development Commission, to the President and Board of Trustees; and

WHEREAS, On August 16, 2022, the President and Board of Village Trustees have reviewed the matter herein and have determined that approval with conditions of the requested Site Plan Review, Municipal Code Section 10-3-2, Variation, Maximum Number of Loading Spaces, Municipal Code Section 10-8-11B-2, Variation, Tree Replacement Standards, Municipal Code Section 10-9-2B, Variation, Pedestrian Circulation Systems, Municipal Code Section 10-8-7, as recommended by the Community Development Commission, is consistent with the Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Bensenville, Counties of DuPage and Cook, Illinois, duly assembled at a regular meeting, as follows:

Section 1. That the forgoing recitals are hereby incorporated by reference as if fully set forth herein.

Section 2. That the Subject Property is currently zoned under the Zoning Ordinance as I-2 General Industrial District, which zoning classification shall remain in effect subject to the Site Plan Review and Variations approved herein.

Section 3. That the Staff Report and Recommendations for the Site Plan and Variations sought by the Applicant, as allowed by the Zoning Ordinance, Sections 10-3-2, 10-8-11B-2, 10-9-2B, and 10-8-7, as adopted by the Community Development Commission as shown in Exhibit "B", is hereby adopted by the President and Board of Trustees, the Board of Trustees finding that said Site Plan, Variation, Maximum Number of Loading Spaces, Variation, Tree Replacement Standards, and Variation, Pedestrian Circulation Systems, are proper and necessary.

Section 4. That the Site Plan, Municipal Code Section 10-3-2, as sought by the Applicant of the subject property, is hereby approved with the following conditions:

- 1) Site Plan Review approval shall be subject to the site plan in relation to the variations approved herein. All other elements of the site plan must adhere to Village Zoning Ordinance Requirements prior to issuance of final permit;
- 2) The rear (west) buffer yard fence must be 10' high opaque fencing;
- 3) DuPage County Stormwater Management Certification required;
- 4) Applicant must provide information regarding stormwater discharge to Silver Creek;
- 5) A Plat of Consolidation is required;

- 6) Applicant must coordinate with Fire Marshal regarding fire related concerns within the site prior to permit approval.

Section 5. That the Variation, Maximum Number of Loading Spaces, Municipal Code Section 10-8-1B-2, as sought by the Applicant of the Subject Property, is hereby approved.

Section 6. That the Variation, Tree Replacement Standards, Municipal Code Section 10-9-2B, as sought by the Applicant of the Subject Property, is hereby approved with the following conditions:

- 1) Tree replacement rates must be met. If tree replacement rates cannot be met then a fee-in-lieu will need to be provided to the Village of Bensenville.

Section 7. That the Variation, Pedestrian Circulation Systems, Municipal Code Section 10-8-7, as sought by the Applicant of the Subject Property, is hereby approved.

Section 8. That all requirements of the Zoning Ordinance shall be applicable except as allowed by the Site Plan and Variations approved herein.

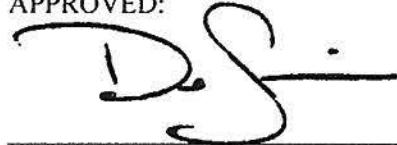
Section 9. All ordinances, resolutions, motions, or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 10. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

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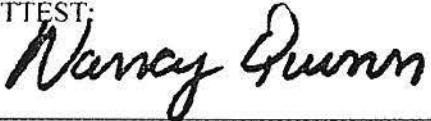
PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville, DuPage and Cook Counties, Illinois, this 23rd day of August 2022, pursuant to a roll call vote, as follows:

APPROVED:



Frank DeSimone, Village President

ATTEST:



Nancy Quinn, Village Clerk

AYES: Carmona, Franz, Frey, Panicola, Perez

NAYES: None

ABSENT: Lomax

**VILLAGE OF BENSENVILLE
12 S. CENTER STREET
BENSENVILLE, ILLINOIS 60106**

Ordinance No. 40-2022

**An Ordinance Granting Approval of a Final Plat of Subdivision at
220 N York Road, Bensenville, Illinois**

**ADOPTED BY THE
VILLAGE BOARD OF TRUSTEES
OF THE
VILLAGE OF BENSENVILLE
THIS 25th DAY OF OCTOBER 2022**

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Bensenville, DuPage and Cook Counties, Illinois this 26th day of October, 2022

STATE OF ILLINOIS)
COUNTIES OF COOK)
SS AND DUPAGE)

I, Corey Williamsen, do hereby certify that I am the duly appointed Deputy Village Clerk of the Village of Bensenville, DuPage and Cook Counties, Illinois, and as such officer, I am the keeper of the records and files of said Village; I do further certify that the foregoing constitutes a full, true and correct copy of Ordinance No. 40-2022 entitled An Ordinance Granting Approval of a Final Plat of Subdivision at 220 N York Road, Bensenville, Illinois.

IN WITNESS WHEREOF, I have hereunto affixed my official hand and seal on this 26th day of October 2022.




Corey Williamsen
Deputy Village Clerk

**AN ORDINANCE GRANTING APPROVAL OF A FINAL PLAT OF SUBDIVISION AT
220 N YORK ROAD, BENSENVILLE, ILLINOIS**

WHEREAS, Robin Kim (Metlife Investment Management), Don Spagnolo (Thompson Family LP), and George Wolf (110 Gateway LLC) ("Owners") of 125 S Wacker Drive, Suite 1100, Chicago, IL 60606, 354 E Hiawatha Trail, Wood Dale, IL 60191, and 110 Gateway Road, Bensenville, IL 60106 and Kevin Nowak (ARCO/Murray National Construction Co.) ("Applicant") of 113 N May Street, Second Floor, Chicago , IL 60607, filed an application for a Final Plat of Subdivision, Municipal Code Section 11-3 of the Bensenville Village Zoning Ordinance ("Zoning Ordinance"), for the property located at 220 N York Road, Bensenville, as legally described in Exhibit "A," attached hereto and incorporated herein by reference (the "Subject Property"), a copy of said application being contained on file in the Community and Economic Development Department; and

WHEREAS, Notice of Public Hearing with respect to the Plat of Subdivision sought by the Applicant was published in the Daily Herald on Thursday, September 15, 2022 by the Village of Bensenville, and notice was also given via posting of a Public Hearing Sign on the Subject Property on Friday, September 16, 2022, and via First Class mail to taxpayers of record within 250 feet of the Subject Property on Thursday, September 15, 2022, all as required by the statutes of the State of Illinois and the ordinances of the Village; and

WHEREAS, pursuant to said Notice, the Community Development Commission of the Village of Bensenville conducted a Public Hearing on October 4, 2022, as required by the statutes of the State of Illinois and the ordinances of the Village; and

WHEREAS, on October 4, 2022, after hearing the application, the Community Development Commission agreed with the findings of fact submitted by the Applicant, and thereafter, voted unanimously (5-0) to recommend approval with conditions of the Final Plat of Subdivision, Municipal Code Section 11-3, and forwarded its recommendations, including the Staff Report and findings relative to the request, to the Village Board Committee of the Whole, which concurred with the recommendations made therein, as are attached hereto and incorporated herein by reference as Exhibit "B"; and

WHEREAS, On October 18, 2022, the Village Board Committee of the Whole then forwarded its recommendation, along with that of the Community Development Commission, to the President and Board of Trustees; and

WHEREAS, On October 25, 2022, the President and Board of Village Trustees have reviewed the matter herein and have determined that approval with conditions of the requested Final Plat of Subdivision, Municipal Code Section 11-3, as recommended by the Community Development Commission, is consistent with the Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Bensenville, Counties of DuPage and Cook, Illinois, duly assembled at a regular meeting, as follows:

Section 1. That the forgoing recitals are hereby incorporated by reference as if fully set forth herein.

Section 2. That the Subject Property is currently zoned under the Zoning Ordinance as I-2 General Industrial District, which zoning classification shall remain in effect subject to the Plat of Subdivision approved herein.

Section 3. That the Staff Report and Recommendations to approve with conditions the Plat of Subdivision sought by the Applicant, as allowed by the Zoning Ordinance, Section 11-3, as adopted by the Community Development Commission as shown in Exhibit "B", is hereby adopted by the President and Board of Trustees, the Board of Trustees finding that said Plat of Subdivision is proper and necessary.

Section 4. That the Plat of Subdivision, Municipal Code Section 11-3, as sought by the Applicant of the Subject Property, is hereby approved with the following conditions:

- 1) Stormwater easements to be added to plat once finalized. Easements must encompass detention areas as well as inlet and outlet piping to underground vaults.
- 2) New 10' utility easements may need to be dedicated on the rear and side lot lines for future private utilities.

Section 5. That all requirements of the Zoning Ordinance shall be applicable except as allowed by the Plat of Subdivision, approved herein.

Section 6. All ordinances, resolutions, motions, or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 7. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

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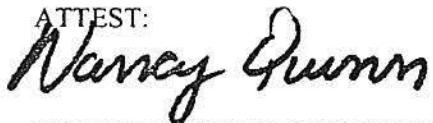
PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville, DuPage and Cook Counties, Illinois, this 25th day of October 2022, pursuant to a roll call vote, as follows:

APPROVED:



Frank DeSimone, Village President

ATTEST:



Nancy Quinn, Village Clerk

AYES: Franz, Frey, Lomax, Panicola, Perez

NAYES: None

ABSENT: Carmona