

COMMUNITY DEVELOPMENT COMMISSION

Village of Bensenville

VILLAGE HALL

April 7, 2020 6:30 PM

I. Call Meeting to Order

II. Roll Call and Quorum

III. Pledge of Allegiance

IV. Public Comment

V. Approval of Minutes

March 3, 2020 Community Development Commission Meeting Minutes

VI. Action Items:

1. Consideration of a Motion to Continue CDC Case 2020-01, a Request for Monument Sign Variations at 1201-1221 W. Irving Park Road.
2. Consideration of a Motion to Withdraw CDC Case 2020-04, a Request for Driveway Variations at 1307 W. Brookwood Street.
3. Consideration of a Motion to Continue CDC Case 2020-05, a Request for a Special Use Permit and Variation at 450 Domenic Court.
4. Consideration of a Motion to Continue CDC Case 2020-06, a Request for Text Amendments to the Village Zoning Ordinance.
5. Consideration of a Preliminary & Final Plat of Subdivision for York Wood Resubdivision at 201 S. York Road.
6. Consideration of a Preliminary & Final Plat of Subdivision for Sexton Property Resubdivision at the Bensenville Sports Dome site, near Grand Avenue and County Line Road.

VII. Report from Community and Economic Development

VIII. Adjournment

Any individual with a disability requiring a reasonable accommodation in order to participate in a Community Development Commission Meeting should contact the Village Clerk, Village of Bensenville, 12 S. Center Street, Bensenville, Illinois, 60106 (630-350-3404)

TYPE:Minutes**SUBMITTED BY:**Corey Williamsen**DEPARTMENT:**Village Clerk's Office**DATE:**April 7, 2020**DESCRIPTION:**March 3, 2020 Community Development Commission Meeting Minutes

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

REQUEST:**SUMMARY:****RECOMMENDATION:****ATTACHMENTS:**

Description

DRAFT_200303_CDC

Upload Date

3/23/2020

Type

Cover Memo

Village of Bensenville
Board Room
12 South Center Street
DuPage and Cook Counties
Bensenville, IL, 60106

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

March 3, 2020

CALL TO ORDER: The meeting was called to order by Chairman Rowe at 6:30p.m.

ROLL CALL : Upon roll call the following Commissioners were present:
Rowe, Ciula, Czarnecki, King, Wasowicz
Absent: Marcotte, Rodriguez
A quorum was present.

STAFF PRESENT: K. Fawell, K. Pozsgay, C. Williamsen

JOURNAL OF PROCEEDINGS: The minutes of the Community Development Commission Meeting of the February 4, 2020 were presented.

Motion: Commissioner Wasowicz made a motion to approve the minutes as presented. Commissioner King seconded the motion.

All were in favor. Motion carried.

Senior Village Planner, Kurtis Pozsgay and Village Planner, Kelsey Fawell, was present and sworn in by Chairman Rowe.

PUBLIC COMMENT: There was no Public Comment.

Continued Public Hearing: CDC Case Number 2019-04
Petitioner: Mariusz Gruszka
Location: 225 South York Road
Request: Planned Unit Development, 2 Story-3 Unit Dwelling, Municipal Code Section 10 – 4.

Motion: Commissioner Ciula made a motion to re-open CDC Case No. 2019-04. Commissioner Wasowicz seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Rowe, Ciula, Czarnecki, King, Wasowicz
Absent: Marcotte, Rodriguez

A quorum was present.

Chairman Rowe re-opened CDC Case No. 2019-04 at 6:32 p.m.

Motion: Commissioner Wasowicz made a motion to remove CDC Case No. 2019-04 from the table for action. Commissioner King seconded the motion.

ROLL CALL: Ayes: Rowe, Ciula, Czarnecki, King, Wasowicz

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2020-01
Petitioner: Mike Burcker
Location: 1201-1211 W. Irving Park Road
Request: Variation, Monument Sign Height
Municipal Code § 10 – 10 – 5 – 8.C
Variation, Electronic Message Center Sign Location
Municipal Code § 10 – 10 – 5 – 4.a.3

Motion: Commissioner Wasowicz made a motion to open CDC Case No. 2020-01. Commissioner Ciula seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Rowe, Ciula, Czarnecki, King, Wasowicz
Absent: Marcotte, Rodriguez
A quorum was present.

Chairman Rowe opened CDC Case No. 2020-01 at 6:34 p.m.

Motion: Commissioner Wasowicz made a motion to continue CDC Case No. 2020-01 until April 7, 2020. Commissioner Ciula seconded the motion.

ROLL CALL: Ayes: Rowe, Ciula, Czarnecki, King, Wasowicz

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2020-04
Petitioner: Jovita & Juventino Landin
Location: 1307 West Brookwood Street
Request: Variation, Driveway Location
Municipal Code Section 10 – 8 – 8 – A
Variation, Maximum Driveway Width
Municipal Code Section 10 – 8 – 8 – 1

Motion: Commissioner King made a motion to open CDC Case No. 2020-04. Commissioner Ciula seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Rowe, Ciula, Czarnecki, King, Wasowicz
Absent: Marcotte, Rodriguez
A quorum was present.

Chairman Rowe opened CDC Case No. 2020-04 at 6:36 p.m.

Village Planner, Kelsey Fawell was present and previously sworn in by Chairman Rowe. Ms. Fawell stated a Legal Notice was published in the Bensenville Independent on February 13, 2020. Ms. Fawell stated a certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours. Ms. Fawell stated Village personnel posted a Notice of Public Hearing sign on the property, visible from the public way on February 14, 2020. Ms. Fawell stated on February 14, 2020 Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 250' of the property in question. Ms. Fawell stated an affidavit of mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours. Ms. Fawell stated the Petitioners are requesting two variations to expand their current driveway width of 10' to 20' by paving 2' to the west and 8' to the east of the existing driveway. Ms. Fawell stated the existing driveway is used to access an attached, single-car garage. Ms. Fawell stated the Petitioners received a correction notice for parking on an unimproved surface earlier on January 2, 2020.

Jovita & Juventino Landin, property owners, were both present and sworn in by Chairman Rowe. Ms. Landin stated the request is being made to accommodate four cars. Ms. Landin stated when they purchased the home, their kids were little and not driving.

Ms. Landin stated both adult children live at home and have their own vehicles. Ms. Landin stated their one car garage is being used for storage.

Commissioner Czarnecki asked what type of material would be used if the variance is granted. Ms. Landin stated they plan on using asphalt.

Mr. Pozsgay stated the Village Code requires concrete be used on the parkway apron. Mr. Landin stated he understood.

Commissioner Wasowicz raised concern with the type of material that the petitioners planned to use for the variance and requested to continue this case pending more information from Staff and the Petitioners.

Public Comment:

Pattie Johnson – 243 South Church Road

Mrs. Johnson was present and sworn in by Chairman Rowe. Mrs. Johnson asked what happened to the ordinance that required pavement to lead to a garage?

Ms. Fawell stated the proposed request still leads to the garage on the property. Ms. Fawell stated the proposed variance is for maximum driveway width.

Mrs. Johnson stated she would be interested in doing a similar variance at her residence and would inquire with Staff.

Motion: Commissioner King made a motion to continue CDC Case No. 2020-04 until April 7, 2020. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, Ciula, Czarnecki, King, Wasowicz

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2020-02
Petitioner: Ryan Lee
Location: 249 South Church Road
Request: Variation, Recreational Vehicle Parking Location
Municipal Code Section 10 – 8 – 10 – F

Motion: Commissioner Ciula made a motion to open CDC Case No. 2020-02. Commissioner King seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Rowe, Ciula, Czarnecki, King, Wasowicz
Absent: Marcotte, Rodriguez
A quorum was present.

Chairman Rowe opened CDC Case No. 2020-02 at 6:58 p.m.

Village Planner, Kelsey Fawell was present and previously sworn in by Chairman Rowe. Ms. Fawell stated a Legal Notice was published in the Bensenville Independent on February 13, 2020. Ms. Fawell stated a certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours. Ms. Fawell stated Village personnel posted a Notice of Public Hearing sign on the property, visible from the public way on February 14, 2020. Ms. Fawell stated on February 14, 2020 Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 250' of the property in question. Ms. Fawell stated an affidavit of mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours. Ms. Fawell stated the Petitioner is requesting a Variation to continue parking their camper in the front yard on a concrete pad. Ms. Fawell stated recreational vehicle parking is only allowed in the interior side yard and/or rear yard per Village Zoning Ordinance.

Ryan Lee, property owner, was present and sworn in by Chairman Rowe. Mr. Lee stated that the tool box has been removed from the property and will not be coming back. Mr. Lee stated that the camper is currently being used by his brother-in-law. Mr. Lee stated that he has met with the Village Manager and Director of Community and Economic Development and both feel this is the process that needs to happen for him to store his camper on site. Mr. Lee stated he has the support of his neighbors to leave the camper as is.

Chairman Rowe asked how long the camper has been at the property. Mr. Lee responded four years or so.

Public Comment

Richard Johnson – 243 South Church Road

Mr. Johnson was present and sworn in by Chairman Rowe. Mr. Johnson spoke in objection to the proposed variance request. Mr. Johnson stated he has a camper that he stores offsite. Mr. Johnson stated the United Methodist Church on Church Road offers storage of campers for a reasonable cost. Mr. Johnson stated he was under the impression the current camper was sold and a new one was being purchased. Mr. Johnson stated a precedence would be set in Bensenville if this variance were approved.

Marion Bell - 251 South Church Road

Ms. Bell was present and sworn in by Chairman Rowe. Ms. Bell stated she currently has a boat parked in her driveway and has accommodations for it to be removed in the Spring. Ms. Bell wanted it to be known that she has never been issued a citation for the boat parked in her driveway. Ms. Bell stated she lives right across the street from the petitioner and has no issues with the variance request.

Commissioner Wasowicz asked that Ms. Bell understand that a Church parking lot is different from a driveway. Ms. Bell stated she understood that and that the Church parking lot is more visible than the proposed storage in the driveway.

Pattie Johnson – 243 South Church Road

Mrs. Johnson was present and previously sworn in by Chairman Rowe. Mrs. Johnson stated she does not have issues with the current situation at 249 S. Church Road; she is concerned with setting a precedence in Bensenville regarding the parking of campers in driveways.

Barbra Bartik - 245 South Church Road

Ms. Bartik was present and sworn in by Chairman Rowe. Ms. Bartik stated she was the property to the north of the petitioner. Ms. Bartik stated if the variance was allowed as is, she was fine with it. Ms. Bartik stated if the petitioner had to cut down trees and move the camper, it would face her porch and she would be in objection to that.

Susan Jordan – 251 South Church Road

Ms. Jordan was present and sworn in by Chairman Rowe. Ms. Jordan stated if the variance request stays as presented, she has no issues with it. Ms. Jordan stated if additional concrete was required to be installed, she would have concerns because of flooding.

Elizabeth Bell – 251 South Church Road

Ms. Bell was present and sworn in by Chairman Rowe. Ms. Bell stated she has no objections to the proposed variance. Ms. Bell complained the Village does not maintain their street and doesn't understand why. Ms. Bell stated the Village should be maintaining their street if they are enforcing their properties. Ms. Bell complained houses in the area are missing siding on their homes and blocking the sidewalks with their vehicles and no enforcement is being done to them.

Commissioner King raised concern with the precedence the Commission would be setting by allowing this type of request.

Ms. Fawell stated Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Variation to allow a recreational vehicle to be parked in the front yard with the following condition:

- 1) The recreational vehicle shall be screened by landscape elements on three sides. A landscape plan shall be submitted and approved by Village Staff.

There were no questions from the Commission.

Motion: Commissioner King made a motion to close the Public Hearing for CDC Case No. 2020-02. Commissioner Ciula seconded the motion.

ROLL CALL: Ayes: Rowe, Ciula, Czarnecki, King, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed the Public Hearing at 7:38 p.m.

Motion: Commissioner Ciula made a combined motion to approve the findings of fact and the proposed variance with Staff's recommendations as presented. Commissioner King seconded the motion.

ROLL CALL: Ayes: Rowe

Nays: Ciula, Czarnecki, King, Wasowicz

Location: Motion failed.
201 South York Road
Request: Preliminary & Final Plat of Subdivision,
Municipal Code Section 11 – 3.

No action was taken on the above item.

**Report from
Community
Development:**

Ms. Fawell reviewed both recent CDC cases along with upcoming cases.

ADJOURNMENT: There being no further business before the Community Development Commission, Commissioner Wasowicz made a motion to adjourn the meeting. Commissioner King seconded the motion.

All were in favor. Motion carried.

The meeting was adjourned at 7:41 p.m.

Ronald Rowe, Chairman
Community Development Commission

DRAFT

TYPE:Public Hearing**SUBMITTED BY:**K. Fawell**DEPARTMENT:**CED**DATE:**04.07.20**DESCRIPTION:**

Consideration of a Motion to Continue CDC Case 2020-01, a Request for Monument Sign Variations at 1201-1221 W. Irving Park Road.

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

<input type="checkbox"/>	Financially Sound Village	<input type="checkbox"/>	Enrich the lives of Residents
<input type="checkbox"/>	Quality Customer Oriented Services	<input checked="" type="checkbox"/>	Major Business/Corporate Center
<input type="checkbox"/>	Safe and Beautiful Village	<input checked="" type="checkbox"/>	Vibrant Major Corridors

REQUEST:

1. Variation, Monument Sign Area
Municipal Code Section 10-10-5-8.C
2. Variation, Monument Sign Height
Municipal Code Section 10-10-5-8.C
3. Variation Electronic Message Center Sign Location
Municipal Code Section 10-10-5-4.a.3

SUMMARY:

1. To be Continued to May 5, 2020.

RECOMMENDATION:

1. Staff recommends continuing CDC Case 2020-01, a request for Variations at 1201-1221 W. Irving Park Road, until the next available Public Hearing on May 5, 2020.

ATTACHMENTS:

Description	Upload Date	Type
Case Coverpage	3/23/2020	Cover Memo
Aerial & Zoning Maps	3/23/2020	Backup Material



BENSENVILLE

COMMUNITY DEVELOPMENT COMMISSION

Public Hearing 04.07.20
To Be Continued to May 5, 2020

CDC Case #2020 – 01

Mike Burcker
1201-1221 W. Irving Park Road

Variation, Monument Sign Height
Municipal Code § 10 – 10 – 5 – 8.C
Variation, Electronic Message Center Sign Location
Municipal Code § 10 – 10 – 5 – 4.a.3

1. Aerial Photograph & Zoning Map of Subject Property



CDC#2020-01

1201-1221 W. Irving Park Road

Mike Burcker

Variation; Monument Sign Height

Municipal Code Section 10 – 10 – 5 – 8.C

Variation; Electronic Message Center Sign Location

Municipal Code Section 10 – 10 – 5 – 4.a.3



Village of Bensenville

1201-1221 W Irving Park Road

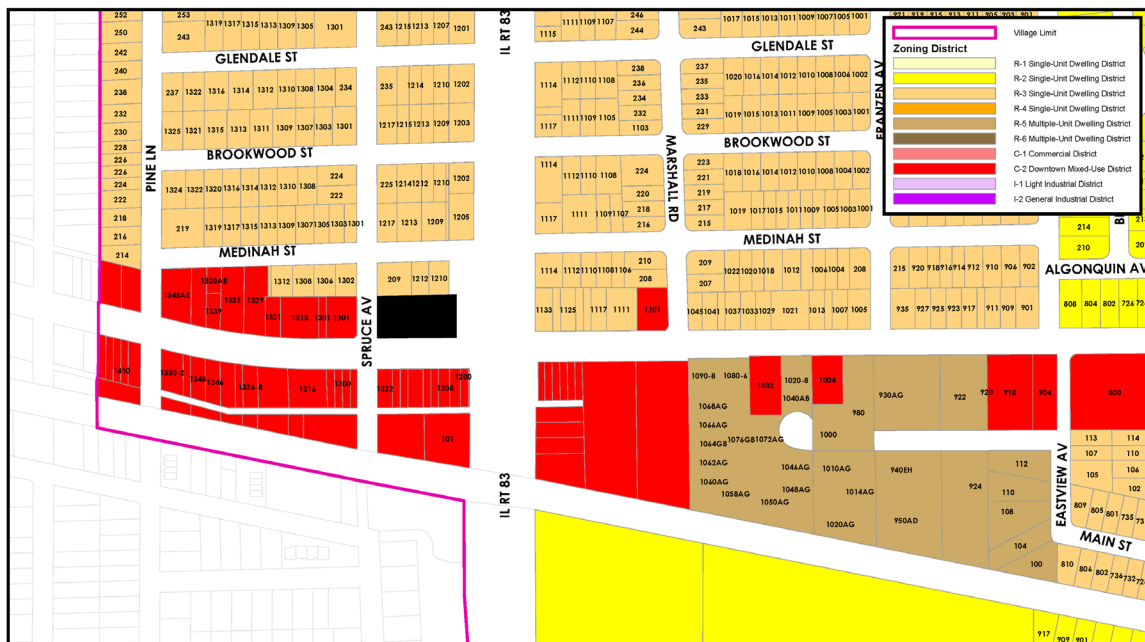


Date: 1/17/2020



Village of Bensenville

Zoning Map



Date: 1/17/2020

TYPE:Public Hearing**SUBMITTED BY:**K. Fawell**DEPARTMENT:**CED**DATE:**04.07.20**DESCRIPTION:**Consideration of a Motion to Withdraw CDC Case 2020-04, a Request for Driveway Variations at 1307 W. Brookwood Street.**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**

<input type="checkbox"/>	Financially Sound Village	<input checked="" type="checkbox"/>	Enrich the lives of Residents
<input type="checkbox"/>	Quality Customer Oriented Services	<input type="checkbox"/>	Major Business/Corporate Center
<input type="checkbox"/>	Safe and Beautiful Village	<input type="checkbox"/>	Vibrant Major Corridors

REQUEST:

1. Variation, Driveway Location
Municipal Code Section 10-8-8-A
2. Variation, Maximum Driveway Width
Municipal Code Section 10-8-8-1

SUMMARY:

1. The Petitioners were heard by the Community Development Commission on March 3, 2020.
2. The Community Development Commission made a motion to continue the case to the next Public Hearing on April 7, 2020.
3. The Petitioners have since reached out to staff and requested that their application be withdrawn.

RECOMMENDATION:

1. Staff recommends that CDC Case 2020-04 be withdrawn.

ATTACHMENTS:

Description

Upload Date

Type

Case Coverage**3/11/2020****Cover Memo****Aerial & Zoning Maps****3/11/2020****Backup Material**



BENSENVILLE

COMMUNITY DEVELOPMENT COMMISSION

Public Hearing 04.07.20

To Be Withdrawn

CDC Case #2020 – 04

Jovita & Juventino Landin

1307 W. Brookwood Street

Variation, Driveway Location

Municipal Code Section 10 – 8 – 8 –A

Variation, Maximum Driveway Width

Municipal Code Section 10 – 8 – 8 – 1

1. Aerial Photograph & Zoning Map of Subject Property
2. Legal Notice
3. Application
4. Staff Report & Exhibits
5. Plans



CDC#2020 – 04

1307 Brookwood St.
Jovita & Juventino Landin
Variation, Maximum Driveway Width
Municipal Code Section 10 – 8 – 8 – 1
Variation, Driveway Location
Municipal Code Section 10 – 8 – 8 – A



Village of Bensenville

1307 W Brookwood



Village of Bensenville

Zoning Map



TYPE:Public Hearing**SUBMITTED BY:**K. Fawell**DEPARTMENT:**CED**DATE:**04.07.20**DESCRIPTION:**

Consideration of a Motion to Continue CDC Case 2020-05, a Request for a Special Use Permit and Variation at 450 Domenic Court.

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

<input type="checkbox"/>	Financially Sound Village	<input type="checkbox"/>	Enrich the lives of Residents
<input type="checkbox"/>	Quality Customer Oriented Services	<input checked="" type="checkbox"/>	Major Business/Corporate Center
<input type="checkbox"/>	Safe and Beautiful Village	<input type="checkbox"/>	Vibrant Major Corridors

REQUEST:

1. Special Use Permit, Indoor Entertainment
Municipal Code Section 10-7-2-1
2. Variation, Off-Street Parking Requirements
Municipal Code Section 10-8-2-1

SUMMARY:

1. To be Continued to May 5, 2020.

RECOMMENDATION:

1. Staff recommends continuing CDC Case 2020-05, a request for a Special Use Permit and Variation at 450 Domenic Court, until the next available Public Hearing on May 5, 2020.

ATTACHMENTS:

Description

Upload Date

Type

Case Coverpage**3/23/2020****Cover Memo****Aerial & Zoning Maps****3/23/2020****Backup Material**



BENSENVILLE

COMMUNITY DEVELOPMENT COMMISSION

**Public Hearing 04.07.20
To Be Continued to May 5, 2020**

CDC Case #2020 – 05

**Ranger Sound, LLC
450 S. Domenic Court**

**Special Use Permit, Indoor Entertainment
Municipal Code Section 10 – 7 – 2 – 1
Variation, Off-Street Parking Requirements
Municipal Code Section 10 – 8 – 2 – 1**

1. Aerial Photograph & Zoning Map of Subject Property



CDC#2020 – 05

450 S. Domenic Court
Ranger Sound LLC

Special Use Permit, Indoor Recreation
Municipal Code Section 10 – 7 – 2 – 1



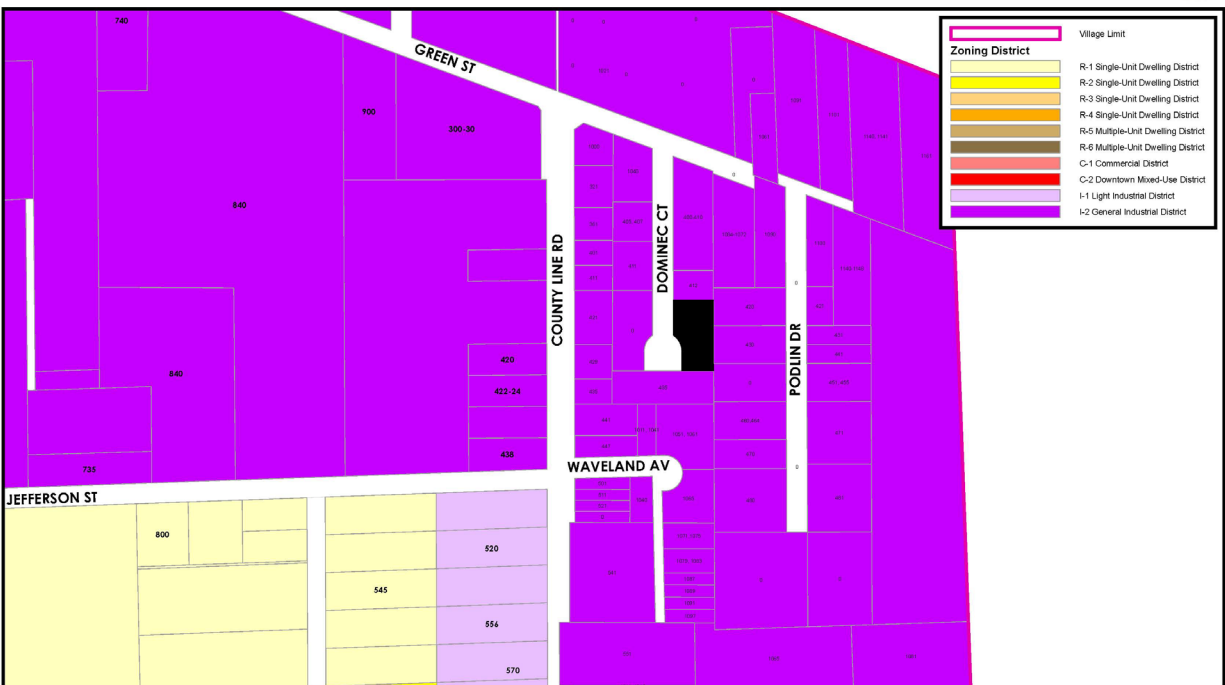
Village of Bensenville

450-460 S Domenec Ct



Village of Bensenville

Zoning Map



Date: 2/10/2020

TYPE:Public Hearing**SUBMITTED BY:**K. Fawell**DEPARTMENT:**CED**DATE:**04.07.20**DESCRIPTION:**Consideration of a Motion to Continue CDC Case 2020-06, a Request for Text Amendments to the Village Zoning Ordinance.**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**

<input type="checkbox"/>	Financially Sound Village	<input checked="" type="checkbox"/>	Enrich the lives of Residents
<input type="checkbox"/>	Quality Customer Oriented Services	<input checked="" type="checkbox"/>	Major Business/Corporate Center
<input checked="" type="checkbox"/>	Safe and Beautiful Village	<input type="checkbox"/>	Vibrant Major Corridors

REQUEST:

1. Text Amendment, Municipal Code Section 10-3-6
Amendments to Municipal Code Sections Title 10 (Zoning Ordinance), Chapter 7 (Uses) and Chapter 10 (Signs)

SUMMARY:

1. To be Continued to May 5, 2020.

RECOMMENDATION:

1. Staff recommends continuing CDC Case 2020-06, a request for Text Amendments to the Village Zoning Ordinance, until the next available Public Hearing on May 5, 2020.

ATTACHMENTS:

Description

Upload Date

Type

Case Coverpage**3/24/2020****Cover Memo**



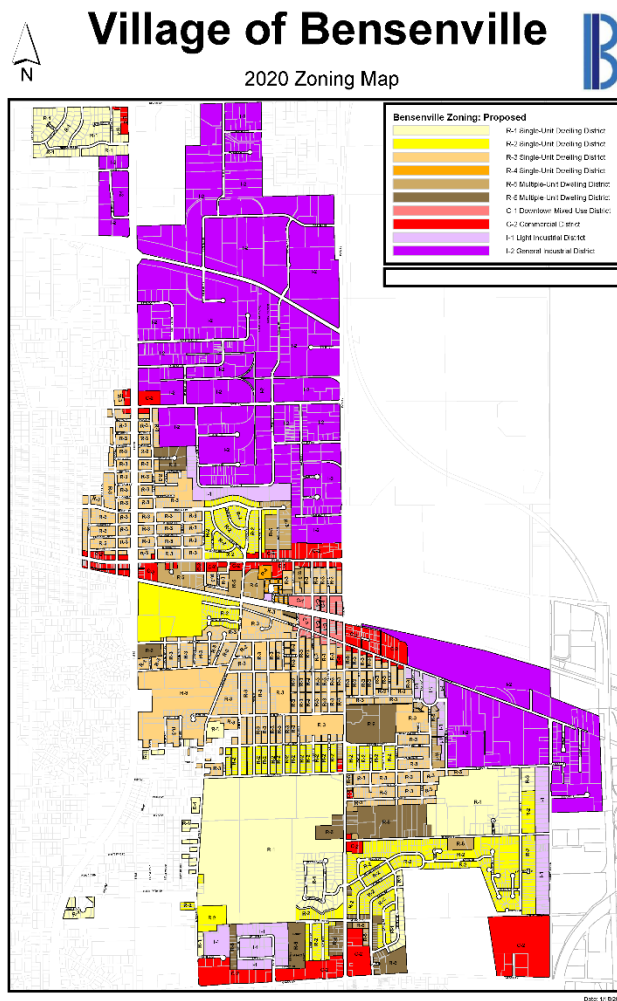
BENSENVILLE

COMMUNITY DEVELOPMENT COMMISSION

Public Hearing 04.07.20
To Be Continued to May 5, 2020

CDC Case #2020 – 06

Text Amendments
Title 10 (Zoning Ordinance),
Chapter 7 (Uses) and Chapter 10 (Signs)



TYPE:Motion**SUBMITTED BY:**K. Fawell**DEPARTMENT:**CED**DATE:**04.07.20**DESCRIPTION:**Consideration of a Preliminary & Final Plat of Subdivision for York Wood Resubdivision at 201 S. York Road.***SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:***

<input type="checkbox"/>	Financially Sound Village	<input checked="" type="checkbox"/>	Enrich the lives of Residents
<input type="checkbox"/>	Quality Customer Oriented Services	<input type="checkbox"/>	Major Business/Corporate Center
<input type="checkbox"/>	Safe and Beautiful Village	<input type="checkbox"/>	Vibrant Major Corridors

REQUEST:

1. Preliminary & Final Plat of Subdivision
Municipal Code Section 11 – 3.

SUMMARY:

1. The Petitioner would like to subdivide his lot at 201 S. York Rd. into five (5) single unit parcels with accompanying garages and one (1) common parcel.
2. The Planned Unit Development was approved October 25, 2015. Ord. No. 47-2015.

RECOMMENDATION:

Staff recommends the approval of the Preliminary & Final Plat of Subdivision for York Wood Resubdivision at 201 S. York Rd.

ATTACHMENTS:

Description

Upload Date

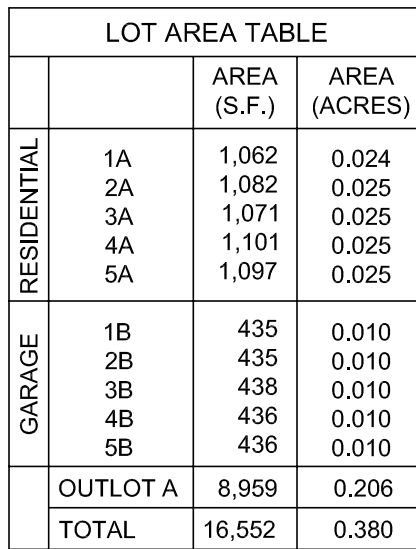
Type

Plat of Subdivision**3/11/2020****Backup Material**

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE
11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS.

OF

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.



B.L. FRANZEN'S
SUBDIVISION PER
DOC. 148922

TYPE:Motion**SUBMITTED BY:**K. Fawell**DEPARTMENT:**CED**DATE:**04.07.20**DESCRIPTION:**

Consideration of a Preliminary & Final Plat of Subdivision for Sexton Property Resubdivision at the Bensenville Sports Dome site, near Grand Avenue and County Line Road.

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

<input type="checkbox"/>	Financially Sound Village	<input checked="" type="checkbox"/>	Enrich the lives of Residents
<input type="checkbox"/>	Quality Customer Oriented Services	<input type="checkbox"/>	Major Business/Corporate Center
<input type="checkbox"/>	Safe and Beautiful Village	<input type="checkbox"/>	Vibrant Major Corridors

REQUEST:

1. Preliminary & Final Plat of Subdivision,
Municipal Code Section 11 – 3

SUMMARY:**RECOMMENDATION:**

1. Staff recommends the approval of the Preliminary & Final Plat of Subdivision for Sexton Property Resubdivision.

ATTACHMENTS:

Description

Upload Date

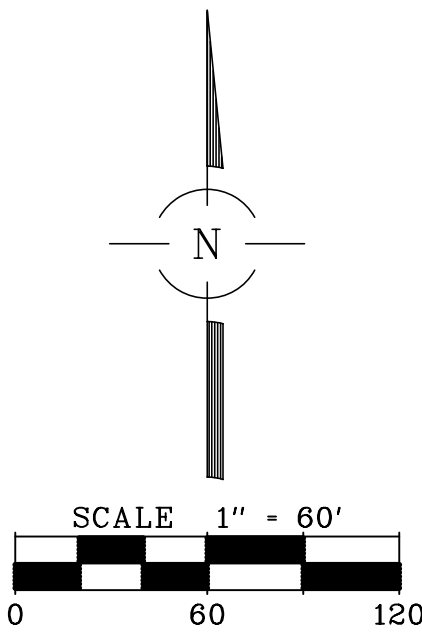
Type

Plat of Subdivision**3/23/2020****Backup Material**

SEXTON PROPERTY RESUBDIVISION

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

P.I.N.: 03-25-200-008-0000



BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC
OBSERVATION IL EAST ZONE

IR = IRON ROD
IP = IRON PIPE
(M) = MEASURED
(R) = RECORD

THIS PLAT HAS BEEN
SUBMITTED FOR RECORDING BY
AND RETURN TO:

VILLAGE CLERK
VILLAGE OF BENSENVILLE
12 SOUTH CENTER STREET
BENSENVILLE, ILLINOIS 60106

SURVEYOR'S DESIGNATION OF RECORDING

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, TIMOTHY W. BURCH, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS HEREBY DESIGNATE A REPRESENTATIVE OF THE VILLAGE OF BENSENVILLE TO RECORD THIS SUBDIVISION PLAT WITH THE DUPAGE COUNTY RECORDER OF DEEDS. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS REVISED STATUTES, AS A CONDITION OF THIS GRANT, SAID DESIGNEE IS HEREBY REQUIRED TO PROVIDE THIS SURVEYOR, A CERTIFIED COPY OF SAID PLAT, IMMEDIATELY UPON RECORDING OF SAME. RECEIPT OF SAID CERTIFIED COPY WILL SERVE AS NOTICE TO THE SURVEYOR THAT PLAT HEREON DRAWN HAS BEEN RECORDED.

DATED THIS ____ DAY OF _____, 2018

TIMOTHY W. BURCH, I.P.L.S., No. 035-3235
LICENSE EXPIRES: 11-30-2018

STATE OF ILLINOIS)
COUNTY OF COOK) SS

WE DECLARE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-00157, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

SAID PROPERTY CONTAINS 870,478 SQUARE FEET OR 19.983 ACRES, MORE OR LESS.

WE FURTHER DECLARE THAT THE LAND IS WITHIN THE VILLAGE OF BENSENVILLE WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

WE FURTHER DECLARE, BASED UPON A REVIEW OF THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL/MAP NUMBER 17043C0309H WITH EFFECTIVE DATE OF DECEMBER 16, 2004, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES WITHIN "ZONE X" (UNSHADED), "ZONE X" (SHADED), "ZONE AE" AND "FLOODWAY AREAS IN ZONE AE" AS IDENTIFIED BY SAID F.I.R.M. MAP.

WE FURTHER DECLARE THAT STEEL REINFORCING RODS (UNLESS OTHERWISE NOTED) WILL BE SET AT ALL LOT CORNERS.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AS APPLICABLE TO PLATS OF SUBDIVISION.

GIVEN UNDER OUR HAND AND SEAL THIS ____ DAY OF _____, 2018
IN ROSEMONT, ILLINOIS.

TIMOTHY W. BURCH, I.P.L.S., No. 035-3235
LICENSE EXPIRES: 11-30-2018

(VALID ONLY IF EMBOSSED SEAL AFFIXED)

PREPARED FOR:
GO 2 LOGISTICS
165 W. LAKE STREET
NORTHLAKE, IL 60164

FOR REVIEW
PURPOSES ONLY

REVISIONS:
10/03/2018
11/02/2018



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 08/01/2018

JOB NO: 5472.06

FILENAME:
5472.06SUB-01

SHEET
1 OF 2

SEXTON PROPERTY RESUBDIVISION

P.I.N.:
03-25-200-008-0000

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF
SECTION 25, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OF THE LAND DESCRIBED
ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS
INDICATED THEREON FOR THE USES AND PURPOSES THEREIN SET FORTH.

DATED THIS ____ DAY OF _____, A.D. 20____.

SIGNED: _____

PRINTED NAME AND TITLE

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) SS

I HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING
CERTIFICATE BE KNOWN TO ME AS SUCH OWNERS..

GIVEN UNDER MY HAND AND NOTORIAL SEAL

THIS ____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) SS

PURSUANT TO THE PLAT ACT, SECTION 1005 (765 ILCS 205/10005 NEW) TO THE BEST OF THE
OWNERS KNOWLEDGE, THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF SCHOOL DISTRICTS:
COMMUNITY UNIT SCHOOL DISTRICT 205 AND COLLEGE OF DUPAGE DISTRICT 502.

DATED THIS ____ DAY OF _____, A.D. 20____.

SIGNED: _____

PRINTED NAME AND TITLE

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT
BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT
IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE
FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS
WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT
BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS
MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE
SUBDIVISION.

DATED THIS ____ DAY OF _____, A.D. 20____.

OWNER(S) OR DULY AUTHORIZED ATTORNEY

REGISTERED PROFESSIONAL ENGINEER, LICENSE NO.

LICENSE EXPIRES:

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric
and communication service is hereby reserved for and granted to

Commonwealth Edison Company, Nicor Gas,
and SBC Telephone Company, Grantees,

their respective licensees, successors and assigns jointly and severally, to
construct, operate, repair, maintain, modify, reconstruct, replace, supplement,
relocate and remove, from time to time, poles, guys, anchors, wires, cables,
conduits, manholes, transformers, pedestals, equipment cabinets or other
facilities used in connection with overhead and underground transmission and
distribution of electricity, communications, sounds and signals in, over, under,
across, along and upon the surface of the property shown within the dashed or
dotted lines (or similar designation) on the plat and marked "Easement", "Utility
Easement", "Public Utility Easement", "P.U.E." (or similar designation), the property
designated in the Declaration of Condominium and/or on this plat as "Common
Elements", and the property designated on the plat as "common area or areas",
and the property designated on the plat for streets and alleys, whether public
or private, together with the rights to install required service connections
over or under the surface of each lot and common area or areas to serve
improvements thereon, or on adjacent lots, and common area or areas, the
right to cut, trim or remove trees, bushes, roots and saplings and to clear
obstructions from the surface and subsurface as may be reasonably required
incident to the rights herein given, and the right to enter upon the subdivided
property for all such purposes. Obstructions shall not be placed over
"grantee's" facilities or in, upon or over the property within the dashed or
dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public
Utility Easement", "P.U.E." (or similar designation) without the prior written
consent of Grantees. After installation of any such facilities, the grade of
the subdivided property shall not be altered in a manner so as to interfere
with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in
the "Condominium Property Act", Chapter 765 ILCS 605/2(c), as amended from time
to time.

The term "common area or areas" is defined as a lot, parcel or area of real
property, the beneficial use and enjoyment of which is reserved in whole or as
an appurtenance to the separately owned lots, parcels or areas within the
planned development, even though such be otherwise designated on the plat by
terms such as "outlots", "common elements", "open space", "open area", "common
ground", "parking" and "common area". The term "common area or areas", and
"Common Elements" include real property surfaced with interior driveways and
walkways, but excludes real property physically occupied by a building, Service
Business District or structures such as a pool, retention pond or mechanical
equipment.

Relocation of facilities will be done by Grantees at cost of the Grantor/Lot
Owner, upon written request.

ACCESS EASEMENT PROVISIONS:

TO BE PROVIDED

PROPERTY DESCRIPTION:

LOT 6 (EXCEPT THAT PART THEREOF LYING WITHIN RIPARIAN CONSERVATION EASEMENT SHOWN
ON THE PLAT OF SEXTON PROPERTY REDEVELOPMENT AND ALSO THAT PART THEREOF LYING
EAST OF THE RIPARIAN CONSERVATION EASEMENT AND SOUTH OF A LINE DESCRIBED BY
BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 6 WHICH IS 943.30 FEET SOUTH OF
THE NORTHWEST CORNER OF SAID LOT 1, AS MEASURED ALONG THE WEST LINE THEREOF THENCE
SOUTH 88 DEGREES 14 MINUTES 16 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SAID
LOT 2, 899.18 FEET; THENCE NORTH 01 DEGREES 45 MINUTES 44 SECONDS EAST, 50.00 FEET;
THENCE SOUTH 88 DEGREES 14 MINUTES 16 SECONDS EAST, 56.37 FEET TO THE WEST LINE OF
THE RIPARIAN CONSERVATION EASEMENT AND THE TERMINATION OF SAID LINE), ALL IN SEXTON
PROPERTY REDEVELOPMENT, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF
SECTION 25, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO THE PLAT THEREOF RECORDED MAY 19, 2017 AS DOCUMENT R2017-049227, IN
DUPAGE COUNTY, ILLINOIS.

VILLAGE TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF BENSENVILLE, DUPAGE COUNTY,
ILLINOIS.

DATED THIS ____ DAY OF _____, 20____.

VILLAGE PRESIDENT _____

VILLAGE CLERK

COMMUNITY DEVELOPMENT COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

VILLAGE CLERK

APPROVED BY THE VILLAGE OF BENSENVILLE COMMUNITY DEVELOPMENT COMMISSION, AT A
MEETING HELD

THE ____ DAY OF _____, 20____.

By:

CHAIRMAN

ATTEST:

SECRETARY _____

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

I, _____, DIRECTOR OF THE VILLAGE OF BENSENVILLE DEPARTMENT
OF COMMUNITY DEVELOPMENT, HEREBY APPROVE THIS PLAT OF SUBDIVISION IN ACCORDANCE
WITH THE AUTHORITY VESTED IN ME BY THE SUBDIVISION CONTROL REGULATIONS OF THE
VILLAGE OF BENSENVILLE.

DATED THIS ____ DAY OF _____, 20____.

DIRECTOR _____

VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

APPROVED BY THE TREASURER OF THE VILLAGE OF BENSENVILLE, DUPAGE COUNTY, ILLINOIS

DATED THIS ____ DAY OF _____, 20____.

By:

VILLAGE TREASURER

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO
HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT
TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE
LAND INCLUDED IN THE ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL
STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT, GIVEN UNDER MY HAND AND
SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS.

THIS ____ DAY OF _____, A.D. 20____.

COUNTY CLERK _____

PUBLIC UTILITY EASEMENT PROVISIONS:

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF BENSENVILLE,
ILLINOIS AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE
VILLAGE OF BENSENVILLE, INCLUDING, BUT NOT LIMITED TO, AMERITECH, NORTHERN ILLINOIS
GAS COMPANY, COMMONWEALTH EDISON AND THEIR SUCCESSORS AND ASSIGNS, OVER ALL OF
THE AREAS MARKED "PUBLIC UTILITY EASEMENT" ON THE PLAT FOR THE PERPETUAL RIGHT,
PRIVILEGE AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN
AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY
ANTENNA TELEVISION SYSTEMS AND INCLUDING STORM AND/OR SANITARY SEWERS, TOGETHER
WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND
OTHER STRUCTURES AND APPURTENANCES AS BE DEEMED NECESSARY BY SAID VILLAGE, OVER,
UPON, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS
ACROSS THE GRANTORS PROPERTY FOR NECESSARY PEOPLE AND EQUIPMENT TO DO ANY OF THE
FOREGOING OF THE VILLAGE OF BENSENVILLE.

THE RIGHT IS ALSO GRANTED TO TRIM AND REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON
THE EASEMENTS THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES.
NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED
FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER
INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR
SEWERS AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE
ORDINANCES OF THE VILLAGE OF BENSENVILLE.

ALL CONSTRUCTION BY ANY ENTITY WITHIN THE EASEMENTS HEREBY GRANTED SHALL BE
PERFORMED IN ACCORDANCE WITH THE VARIOUS REQUIREMENTS OF THE ORDINANCES AND
REGULATIONS OF THE VILLAGE OF BENSENVILLE.

THE ABOVE NOTWITHSTANDING, THE VILLAGE OF BENSENVILLE, OR ITS DESIGNEES, SHALL, UPON
COMPLETION OF ANY WORK AUTHORIZED BY THIS GRANT, RESTORE THE TEMPORARY AND
PERMANENT EASEMENT PREMISES TO THE SAME SURFACE CONDITION THAT EXISTED PRIOR TO
BEGINNING OF THE WORK.

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF BENSENVILLE, AND
OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY,
OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS AND THE PERFORMANCE OF
MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING WATER, STORM AND SANITARY
SEWER SERVICE AND MAINTENANCE.

REVISIONS:
10/03/18
11/02/18



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SITE DEVELOPMENT ENGINEERS

LAND SURVEYORS

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Rosemont, Illinois 60018

Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 08/01/2018

JOB NO: 5472.06

FILENAME:

5472.06SUB-01

SHEET

2 OF 2

FOR REVIEW
PURPOSES ONLY

PREPARED FOR:
GO 2 LOGISTICS
165 W. LAKE STREET
NORTHLAKE, IL 60164