

# **COMMUNITY DEVELOPMENT COMMISSION**

**Village of Bensenville**

**VILLAGE HALL**

**May 6, 2025 6:30 PM**

I. Call Meeting to Order

II. Roll Call and Quorum

III. Pledge of Allegiance

IV. Public Comment

V. Approval of Minutes

April 8, 2025 Special Community Development Commission Meeting Minutes

VI. Action Items:

1. CDC 2025-10: Consideration of a Special Use Permit, Outdoor Storage Area at 1069 Bryn Mawr Ave
2. CDC Case 2025-11: Consideration of a Variation, Pole Sign at 3N784 Church Rd / 1008 S Church Rd

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:**May 6, 2025**DESCRIPTION:**April 8, 2025 Special Community Development Commission Meeting Minutes**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:****REQUEST:****SUMMARY:****RECOMMENDATION:**

## ATTACHMENTS:

Description

Upload Date

Type

**DRAFT\_250408\_Special\_CDC****4/24/2025****Cover Memo**

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

**MINUTES OF THE SPECIAL COMMUNITY DEVELOPMENT COMMISSION**

April 8, 2025

**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, Chambers, Ciula, Marcotte, Ortiz, Rott, Wasowicz  
Absent: Ciula  
A quorum was present.

**STAFF PRESENT:** K. Quinn, C. Williamsen, Village Attorney, Ryan Morton

**JOURNAL OF PROCEEDINGS:** The minutes of the Community Development Commission Meeting of the March 4, 2025 were presented.

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

All were in favor. Motion carried.

Village Planner, Kevin Quinn were present and sworn in by Chairman Rowe.

**PUBLIC COMMENT:** There was no Public Comment.

**Public Hearing:** CDC Case Number 2025-07  
**Petitioner:** Gem Car Wash LLC  
**Location:** 904 West Irving Park Road  
**Request:** Amendment to a Planned Unit Development  
*Municipal Code 10 – 4 – 4*

*\*Regarding:*  
Special Use Permit, Motor Vehicle Repair and/or Service  
*Municipal Code 10 – 7 – 2 – 1*

**Motion:** Commissioner Rott made a motion to open CDC Case No. 2025-07. Commissioner Wasowicz seconded the motion.

**ROLL CALL :** Upon roll call the following Commissioners were present:  
Rowe, Chambers, Marcotte, Ortiz, Rott, Wasowicz  
Absent: Ciula  
A quorum was present.

Chairman Rowe opened CDC Case No. 2025-07 at 6:33 p.m.

Village Planner, Kevin Quinn, was present and sworn in by Chairman Rowe. Mr. Quinn stated a Legal Notice was published in the Bensenville Independent on Thursday, March 13, 2025. Mr. Quinn 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. Mr. Quinn stated Village personnel posted 1 Notice of Public Hearing sign on the property, visible from the public way on March 12, 2025. Mr. Quinn stated on March 12, 2025, Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 300 feet of the property in question. Mr. Quinn 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.

Mr. Quinn stated the Petitioner, Gem Car Wash LLC, is seeking an Amendment to the Planned Unit Development established in O#35-2020 and amended in O#33-2021 and O#5-2022. Mr. Quinn stated they are seeking to establish Motor Vehicle Repair and/or Service as an accessory use to the existing car wash. Mr. Quinn stated this is considered a major amendment that requires re-approval of the Planned Unit Development. Mr. Quinn stated the motor vehicle repair would be located in the bays at the rear of the property. Mr. Quinn stated the owner has stated that it would only be minor work- brakes, oil changes, etc. with no major engine work being done on site. Mr. Quinn stated the owner has said that there is already a triple catch basin on the premises. Mr. Quinn stated the property is located in a C-2 Commercial District, where motor vehicle repair and/or service uses are allowed with a SUP.

Mirjan Sadik, owner of Gem Car Wash LLC was present and sworn in by Chairman Rowe. Mr. Sadik stated the car wash has been operational for around 3 ½ years. Mr. Sadik stated the current bays on site are used for detailing services. Mr. Sadik stated the garages are already equipped with a triple basin and lifts. Mr. Sadik stated there have been lots of requests from customers for tire rotation, break repair and oil changes on site.

Commissioner Rowe asked if all necessary precautions would be taken with the proper removal and disposal of oil on site. Mr. Sadik stated he plans to hire mechanics that know all the requirements.

Commissioner Wasowicz referenced a comment made by Public Works regarding brush material found in wastewater from the site. Mr. Sadik stated there was an issue when they first opened but it was resolved and has not happened again. Mr. Quinn stated Public Works Staff confirmed there have been no issues with the site in over two years.

Commissioner Rott asked if the mechanics would be employees of Gem Car Wash. Mr. Sadik stated he was still deciding whether or not to operate the car repair under a different LLC or not – he was meeting with his attorney soon to discuss. Village Attorney Morton stated that was okay to do, however, the Village would need to know before Village Board action to establish proper requirements should this be approved.

#### **Public Comment**

Chairman Rowe asked if there were any members of the Public that would like to make comment. There were none.

Mr. Quinn reviewed the approval standards for proposed Planned Unit Development consisting of:

1. **Comprehensive Plan.** The proposed planned unit development fulfills the objectives of the Comprehensive Plan, and other land use policies of the Village, through an innovative and creative approach to the development of land.
2. **Adequate Facilities.** The proposed planned unit development will provide walkways, driveways, streets, parking facilities, loading facilities, exterior lighting, and traffic control devices that adequately serve the uses within the development, promote improved access to public transportation, and provide for safe motor vehicle, bicycle, and pedestrian traffic to and from the site.
3. **Mitigating Nuisance.** The proposed planned unit development will provide landscaping and screening that enhances the Village's character and livability, improves air and water

quality, reduces noise, provides buffers, and facilitates transitions between different types of uses.

4. **Site Design.** The proposed planned unit development will incorporate sustainable and low impact site design and development principles.
5. **Natural Features.** The proposed planned unit development will protect the community's natural environment to the greatest extent practical, including existing natural features, water courses, trees, and native vegetation.
6. **Utilities.** The proposed planned unit development will be provided with underground installation of utilities when feasible, including electricity, cable, and telephone, as well as appropriate facilities for storm sewers, stormwater retention, and stormwater detention.

Mr. Quinn reviewed the approval standards for proposed Special Use Permit consisting of:

1. **Public Welfare:** The proposed special use will not endanger the health, safety, comfort, convenience and general welfare of the public.
2. **Neighborhood Character:** The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.
3. **Orderly Development:** The proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.
4. **Use of Public Services and Facilities:** The proposed special use will not require utilities, access roads, drainage and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.

5. **Consistent with Title and Plan:** The proposed special use is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Mr. Quinn stated:

1. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Special Use Permit with the following conditions:
  - a. The Special Use Permit be granted solely to Gem Car Wash LLC and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of a re-occupancy of this property, the new occupants shall appear before a Public Meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and/or ownership to the new occupant without amendment to the Special Use Permit, or if the CDC deems that the new occupant contemplates a change in use which is inconsistent with the Special Use Permit, the new occupant shall be required to petition for a new Public Hearing before the CDC for a new Special Use Permit.
  - b. The approval standards from all previous ordinances governing this property will remain in effect.
  - c. A triple catch basin must be installed.
  - d. No body work or spray painting will be permitted.
  - e. All maintenance must be done inside of the maintenance bay located at the rear of the property.
  - f. No outdoor storage of vehicles will be permitted.
  - g. No overnight storage of vehicles will be permitted.
  - h. An oil water separator must be installed.
  - i. The necessary amount of car parking spaces for motor vehicle repair and/or service must be properly signed.
  - j. Car parking spaces specifically for vehicles waiting to be worked on must be striped in accordance with Village standards.

There were no questions from the Commission.

Motion:

Commissioner Rott made a motion to close CDC Case No. 2025-07. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, Marcotte, Ortiz, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2025-07 at 6:45 p.m.

Motion: Commissioner Rott made a motion to approve an Amendment to a Planned Unit Development, Municipal Code 10-4-4 Regarding Special Use Permit, Motor Vehicle Repair and/or Service, municipal Code Section 10-7-2-1 with Staff's Recommendations. Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, Marcott, Ortiz Rott

Nays: Wasowicz

Motion carried.

**Public Hearing:** CDC Case Number 2025-08  
**Petitioner:** Gullo International Development Corporation  
**Location:** 600-700 Devon Avenue  
**Request:** Preliminary and Final Plat of Subdivision  
*Municipal Code 11 – 3*

Motion: Commissioner Rott made a motion to open CDC Case No. 2025-08. Commissioner Marcotte seconded the motion.

**ROLL CALL :** Upon roll call the following Commissioners were present:  
Rowe, Chambers, Marcotte, Ortiz, Rott, Wasowicz  
Absent: Ciula  
A quorum was present.

Chairman Rowe opened CDC Case No. 2025-08 at 6:46 p.m.

Village Planner, Kevin Quinn, was present and sworn in by Chairman Rowe. Mr. Quinn stated a Legal Notice was published in the Bensenville Independent on Thursday, March 13, 2025. Mr. Quinn 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. Mr. Quinn stated Village personnel posted 1 Notice of Public Hearing sign on the property, visible from the public way on March 12, 2025. Mr. Quinn stated on March 12, 2025, Village personnel mailed from the Bensenville Post Office

via First Class Mail a Notice of Public Hearing to taxpayers of record within 300 feet of the property in question. Mr. Quinn 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.

Mr. Quinn stated the Petitioner, Devon and Ellis LLC, is seeking approval of a final plat of subdivision (Consolidation) for the consolidation of three adjacent parcels with a combined area of 180,566.22 square feet. Mr. Quinn stated the petitioner was approved for a new industrial development project in 2023 at the property, and a condition of approval of the development required that the petitioner complete a plat of consolidation for the parcels.

Mark Dudek, employee of Gullo International Development Corporation was present and sworn in by Chairman Rowe. Mr. Dudek stated this was a requirement from the Village as a conditional of their approval to construct a new industrial building on site. Mr. Dudek stated construction is ongoing.

There were no questions from the Commission.

#### **Public Comment**

Chairman Rowe asked if there were any members of the Public that would like to make comment. There were none.

Mr. Quinn reviewed the approval standards for proposed subdivision consisting of:

1. **Public Welfare:** The proposed special use will not endanger the health, safety, comfort, convenience and general welfare of the public.
2. **Neighborhood Character:** The proposed amendment is compatible with the existing uses, character, and zoning of adjacent properties and other property within the immediate vicinity of the proposed amendment.
3. **Public Gain:** The proposed amendment provides a relative gain to the public, as compared to any hardship imposed upon an individual property owner.
4. **Community Need:** The proposed amendment addresses the community need for a specific use.

5. **Amendment Objective:** The proposed amendment corrects an error, adds clarification, or reflects a change in policy.
6. **Consistent with Title and Plan:** The proposed special use is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Mr. Quinn stated Staff recommends the Approval of the Findings of Fact and therefore the approval of the Preliminary and Final Plat of Subdivision (Consolidation) at 600-700 Devon Avenue.

There were no questions from the Commission.

**Motion:** Commissioner Wasowicz made a motion to close CDC Case No. 2025-08. Commissioner Marcotte seconded the motion.

**ROLL CALL:** Ayes: Rowe, Chambers, Marcotte, Ortiz, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2025-08 at 6:51 p.m.

**Motion:** Commissioner Chambers made a motion to approve Preliminary and Final Plat of Subdivision, Municipal Code 11-3 with Staff's Recommendations. Commissioner Marcotte seconded the motion.

**ROLL CALL:** Ayes: Rowe, Chambers, Marcotte, Ortiz, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

**Public Hearing:** CDC Case Number 2025-09

**Petitioner:** Hamilton Partners

**Location:** 1100 Tower Lane

**Request:** 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*

Tree Canopy Coverage

*Municipal Code Section 10-9-5A*

**Motion:** Commissioner Rott made a motion to open CDC Case No. 2025-09. Commissioner Marcotte seconded the motion.

**ROLL CALL :** Upon roll call the following Commissioners were present:  
Rowe, Chambers, Marcotte, Ortiz, Rott, Wasowicz  
Absent: Ciula  
A quorum was present.

Chairman Rowe opened CDC Case No. 2025-09 at 6:53 p.m.

Village Planner, Kevin Quinn, was present and sworn in by Chairman Rowe. Mr. Quinn stated a Legal Notice was published in the Bensenville Independent on Thursday, March 13, 2025. Mr. Quinn 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. Mr. Quinn stated Village personnel posted 1 Notice of Public Hearing sign on the property, visible from the public way on March 12, 2025. Mr. Quinn stated on March 12, 2025, Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 300 feet of the property in question. Mr. Quinn 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.

Mr. Quinn stated the Petitioner, Morgan Harbour Construction, is seeking approval of variances to construct a speculative warehouse at 1100 Tower Lane. Mr. Quinn stated the proposed 66,196 square foot building encroaches into multiple setbacks and has over 175% of the required parking spaces. Mr. Quinn stated variances are required for this. Finally, they are unable to meet the parking lot hardscape tree canopy coverage requirements. Mr. Quinn stated there is currently no office space proposed in the building but they anticipate up to 15% of total GFA being available for this purpose.

Mike Wauterlek, employee of Hamilton Partners was present and sworn in by Chairman Rowe. Mr. Wauterlek stated the proposed project was previously approved by the Village, however with the real-estate market at the time, there were hurdles in building the site. Mr. Wauterlek stated the market has since stabilized and Hamilton Partners is ready to proceed with development of the site. Mr. Wauterlek reviewed the proposed plans for development.

Commissioner Chambers asked to see a landscaping plans. Mr. Wauterlek reviewed the proposed landscaping plan.

Commissioner Rott stated she had issues with the lack of tree coverage on the proposed site.

Village Attorney, Ryan Morton asked the petitioner to explain the hardship in their variance request regarding tree canopy coverage. Mr. Wauterlek stated the site is unique with the shared drive on site to another property. Mr. Wauterlek stated they tried their best with the remaining site to add as many trees as possible and still fell short of the requirements of the Village Code.

#### **Public Comment**

Chairman Rowe asked if there were any members of the Public that would like to make comment. There were none.

Mr. Quinn reviewed the approval standards for proposed variations consisting of:

1. **Public Welfare:** The proposed variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.
2. **Compatible with Surrounding Character:** The proposed variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed variation.
3. **Undue Hardship:** The proposed variation alleviates an undue hardship created by the literal enforcement of this title.
4. **Unique Physical Attributes:** The proposed variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.
5. **Minimum Deviation Needed:** The proposed variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject property.
6. **Consistent with Ordinance and Plan:** The proposed variation is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Mr. Quinn stated:

1. Staff recommends the Approval of the Findings of Fact and the Approval of the Variation for Minimum Front Setback with the following conditions:
  - a. Must be developed in accordance with plans submitted on 2.28.25 by Morgan Harbour Construction;
2. Staff recommends the Approval of the Findings of Fact and the Approval of the Variation for Minimum Rear Setback with the following conditions;
  - a. Must be developed in accordance with plans submitted on 2.28.25 by Morgan Harbour Construction;
3. Staff recommends the Approval of the Findings of Fact and the Approval of the Variation for Maximum Number of Parking Spaces with the following conditions:
  - a. Applicant shall develop a shared maintenance agreement for the south access driveway and submit to the Village of Bensenville prior to final permit approval;
  - b. Future plans must indicate that the snow storage locations are not parking;
4. Staff recommends the Approval of the Findings of Fact and the Approval of the Variation for Tree Canopy Coverage with the following conditions:
  - a. Trees must be planted on landscape islands when feasible.
  - b. A final landscaping plans shall be submitted to and approved by the Zoning Administrator prior to final permit approval;
  - c. No parking lot perimeter landscaping shall encroach upon the sight vision triangle.

**Commented [RM1]:** This change is because Findings of Fact need to be approved whether the recommendation is denial or approval.

Commissioner Wasowicz asked if anything would prevent the petitioners from installing a green roof on site should they decide to. Mr. Quinn stated he was unaware but would review the Village Code should the petitioner approach the Village with a proposal. Mr. Quinn also stated the proposed site is within a runway path and was unsure of FAA requirements for a green roof.

Village Attorney, Ryan Morton asked Staff to discuss the variation requests from the original legal notice. Mr. Quinn stated the petitioner has worked with staff since the legal notice publication and was able to reduce their variation requests from nine to four.

Motion: Commissioner Rott made a motion to close CDC Case No. 2025-09. Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, Marcott, Ortiz, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2025-09 at 7:11 p.m.

Motion: Commissioner Wasowicz made a motion to approve Variation, Minimum Front Setback, Municipal Code 10-6-21-1C with Staff's Recommendations. Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, Marcott, Ortiz, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Rott made a motion to approve Variation, Minimum Rear Setback, Municipal Code 10-6-21-1F with Staff's Recommendations. Commissioner Chambers seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, Marcott, Ortiz, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Rott made a motion to approve Variation, Maximum Number of Parking Spaces, Municipal Code 10-8-2B-6 with Staff's Recommendations. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, Marcott, Ortiz, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

**Motion:** Commissioner Rott made a motion to approve Variation, Tree Canopy Coverage, Municipal Code 10-9-5A with Staff's Recommendations. Commissioner Wasowicz seconded the motion.

**ROLL CALL:** Ayes: Rowe, Chambers, Marcott, Ortiz, Wasowicz

Nays: Rott

Motion carried.

**Report from  
Community  
Development:**

Mr. Quinn reviewed both recent CDC cases along with upcoming cases.

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

All were in favor. Motion carried.

The meeting was adjourned at 7:16 p.m.

**TYPE:**  
Public Hearing

**SUBMITTED BY:**  
K. Quinn

**DEPARTMENT:**  
CED

**DATE:**  
5.06.25

**DESCRIPTION:**

CDC 2025-10: Consideration of a Special Use Permit, Outdoor Storage Area at 1069 Bryn Mawr Ave

**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**

**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**

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

**REQUEST:**

Special Use Permit, Outdoor Storage Area, 10-7-2-1

**SUMMARY:**

The Petitioner, SCC Contractors Group, Inc., is seeking approval of a Special Use Permit, Outdoor Storage Area. They have a 5,000 square foot office space within the building at 1069 Bryn Mawr Avenue, with a storage area in the rear of the property that is 7,800 square feet. Outdoor storage is allowed as an additional primary use to their current business. Any outdoor storage that exceeds 25% of the property (in multi-tenant buildings the unit) requires a Special Use Permit. Based on an aerial view of the property, it does not appear as if the outdoor storage area is screened or striped for truck parking.

**RECOMMENDATION:**

1. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Special Use Permit with the following conditions:
  - a. The Special Use Permit be granted solely to SCC Contractors Group, Inc. and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of a re-occupancy of this property, the new occupants shall appear before a Public Meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and/or ownership to the new occupant without amendment to the Special Use Permit, or if the CDC deems that the new occupant contemplates a change in use which is inconsistent with the Special Use Permit, the new occupant shall be required to petition for a new Public Hearing before the CDC for a new Special Use Permit.
  - b. The portion of the property designated as the outdoor storage area must be paved.
  - c. Engineering plans and stormwater report water report must be provided for proposed site grading modifications, storage lot paving, and PCBMP facility.

**ATTACHMENTS:**

Description	Upload Date	Type
Cover Page	4/28/2025	Cover Memo
Aerial & Zoning	4/28/2025	Backup Material
Legal Notice	4/28/2025	Backup Material
Application	4/28/2025	Backup Material
Plat of Survey	4/28/2025	Backup Material
Staff Report	4/30/2025	Executive Summary



# BENSENVILLE

GATEWAY TO OPPORTUNITY

**Community Development Commission  
Public Hearing 05.06.25**

**CDC Case #2025 – 10**

**SCC Contractors Group, Inc.  
1069 Bryn Mawr Ave**

**Special Use Permit, Outdoor Storage Area  
Municipal Code Section 10 – 7 – 2 – 1**

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





# Village of Bensenville



**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, May 6, 2025, at 6:30 P.M, at which a Public Hearing will be held to review case No. 2025 – 10 to consider a request for:

Special Use Permit, Motor Vehicle Repair and/or Service  
Municipal Code 10 – 7 – 2 – 1

At 1069 Bryn Mawr Avenue 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:

THE EAST 77.28 FEET OF LOT 1 AND THE WEST 64.72 FEET OF LOT 2 IN O’HARE WEST INDUSTRIAL PLAZA BEING A SUBDIVISION OF PART OF THE NORTHWEST ¼ OF SECTION 11 AND THE SOUTHWEST ¼ OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT TERE OF RECORDED APRIL 28, 1971 AS DOCUMENT NO. R71-16332 AND CERTIFICATE OF CORRECTION FILED FEBRUARY 21, 1973 AS DOCUMENT R73-9686 IN DUPAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 1069 Bryn Mawr Avenue.

Jay Patel of 7N245 Parkside Avenue, Itasca, Illinois 60143 is the owner of the subject property and SCC Contractors Group, Inc. of 3912 Scoville Avenue, Stickney, Illinois 60402 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. 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 May 6, 2025 until 5:00 PM.

Office of the Village Clerk  
Village of Bensenville

**TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT  
APRIL 17, 2025**

\*

For Office Use Only		
Date of Submission: <u>3/3/25</u>	MUNIS Account #: <u>14620</u>	CDC Case #: <u>2025-10</u>

COMMUNITY DEVELOPMENT COMMISSION APPLICATION

Address: 1069. Bryn Mawr Ave Bensenville IL 60106

Property Index Number(s) (PIN): 03-02-301-011

A. PROPERTY OWNER:

Jay Patel  
 Name Corporation (if applicable)  
7N245 Parkside Ave  
 Street  
Itasca IL 60143  
 City State Zip Code  
847-456-5419 pcb@generalelectro.com  
 Contact Person Telephone Number Email Address

\*If Owner is a Land Trust, attach a list of the names and addresses of the beneficiaries of the Trust.

B. APPLICANT:  Check box if same as owner

VICTOR SANDOURC SCL CONTRACTORS GROUP, INC.  
 Name Corporation (if applicable)  
3912 SCOVILLE AVE  
 Street  
STICKNEY IL 60402  
 City State Zip Code  
Victor 708 378 3230 VICTOR@SCLCONTRACTORS.COM  
 Contact Person Telephone Number Email Address

B. ACTION REQUESTED (Check applicable):

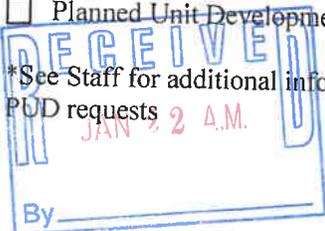
- Site Plan Review
- Special Use Permit
- Variation
- Administrative Adjustment
- Zoning Text or Map Amendment
- Zoning Appeal
- Plat of Subdivision
- Annexation
- Planned Unit Development\*

SUBMITTAL REQUIREMENTS:

- Affidavit of Ownership\*\* (signed/notarized)
- Application\*\*
- Approval Standards\*\*
- Plat of Survey/Legal Description
- Site Plan
- Building Plans & Elevations
- Engineering Plans
- Landscape Plan
- Tree Preservation and Removal Plan
- Application Fees
- Fees agreement\*\*

\*See Staff for additional information on PUD requests

\*\*Item located within this application packet.





Brief Description of Request(s): (Submit separate sheet if necessary)

Use of Rear of Lot For Storage of Vehicles and Small Equipment.

C. PROJECT DATA:

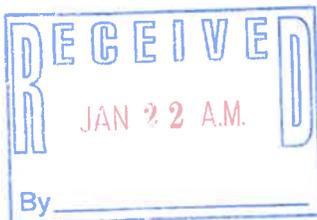
1. General description of the site: \_\_\_\_\_
2. Acreage of the site: \_\_\_\_\_ Building Size (if applicable): \_\_\_\_\_
3. Is this property within the Village limits? (Check applicable below)
  - Yes
  - No, requesting annexation
  - No, it is under review by another governmental agency and requires review due to 1.5 mile jurisdiction requirements.
4. List any controlling agreements (annexation agreements, Village Ordinances, site plans, etc.)  
**NONE**

5. Character of the site and surrounding area:

	Zoning	Existing Land Use	Jurisdiction
Site:	1-2	Industrial	Village of Bensenville
North:	1-2	Industrial	Village of Bensenville
South:	1-2	Industrial	Village of Bensenville
East:	1-2	Industrial	Village of Bensenville
West:	1-2	Industrial	Village of Bensenville

D. APPROVAL STANDARDS:

The applicant must compose a letter describing how the request(s) specifically meets the individual criteria from the appropriate Approval Standards, found in Village Code and on the following pages. The CDC will be unable to recommend approval of a request without a response to the pertinent "Approval Standards."



☆

Upon the failure of the Petitioner/Applicant to reimburse the Village in accordance with this Agreement, no further action shall be undertaken on any Petition or Application by the Village President and Board of Trustees, or by any other official or quasi-official individual or body thereunder, including the conduct of any hearings or deliberations, the granting of any relief or approvals, and the execution or recording of any documents, until all such outstanding fees are paid in full. Further, the Village may deny any application for a grading, building or other permit if such amounts have not been paid in full. Upon any failure to reimburse the Village in accordance with this Section, the Village may in its discretion, elect to place a lien against any real property associated with the Petitioner/Applicant's Petition or Application. In the event such amounts are not paid in full within sixty (60) days after the date when the statement of such amounts due is delivered or deposited in the U.S. mail by the Village, such amounts due shall be deemed delinquent and thereafter a delinquency charge of one percent (1%) per month, or portion thereof, with a minimum delinquency charge of \$5.00 per month, shall be added to the amount due until such amount, including all delinquency charges, is received by the Village. Said lien shall be in an amount equal to the outstanding amount owed to the Village.

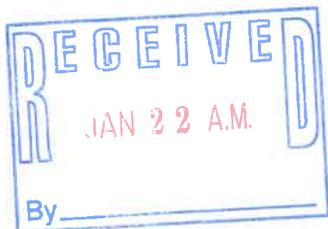
The remedies available to the Village as set forth hereinabove are non-exclusive and nothing herein shall be deemed to limit or waive the Village's right to seek relief of such fees against any or all responsible parties in a court of competent jurisdiction.

BY SIGNING BELOW, THE PETITIONER/APPLICANT ACKNOWLEDGES THAT THEY HAVE READ THE FOREGOING PARAGRAPHS AND FULLY UNDERSTANDS AND AGREES TO COMPLY WITH THE TERMS SET FORTH HEREIN. FURTHER, BY SIGNING BELOW, THE SIGNATORY WARRANTS THAT THEY POSSESS FULL AUTHORITY TO SO SIGN.

THE PETITIONER/APPLICANT AGREES THAT THEY SHALL BE LIABLE FOR PAYMENT OF FEES REFERRED TO IN APPLICABLE SECTIONS OF THE ORDINANCES OF THE VILLAGE OF BENSENVILLE, AND AS SET FORTH HEREIN.

VICTOR SANDOVAL  
Petitioner/Applicant

01-15-25  
Date





STATE OF ILLINOIS )  
 )SS.  
 COUNTY OF DUPAGE AND COOK )

**AFFIDAVIT OF OWNERSHIP**

I VICTOR SANDOVAL the undersigned Affiant, being first duly sworn, on oath states:

1. That Affiant has personal knowledge of the representations and statements made herein, and has examined all necessary documents, records of ownership and such other information as is required to confirm the statements and representations herein;
2. That the owner(s) and contract purchaser(s), if any, as set forth on the Petition attached hereto is (are) the owner(s) of record and contract purchasers of said property;
3. That all consents to the attached Petition required of lenders or of others holding an interest in the property have been obtained;
4. This Affidavit of Ownership is given to induce the Village of Bensenville. without further inquiry as to ownership or purchase interest, to rely on said statements and representations and to process and set for Public Hearing the Petition as attached hereto; and,
5. Affiant is aware of and has been advised that any false statement set forth in this Affidavit of Ownership may subject Affiant to criminal sanctions for perjury, punishable as provided by the statutes of the State of Illinois in relation to the crime of perjury.

IN WITNESS WHEREOF, the undersigned has executed this Affidavit of Ownership this

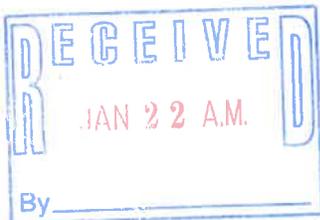
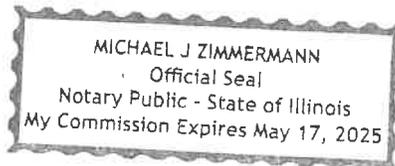
17<sup>TH</sup> day of, JANUARY, 2025

[Signature]  
 Signature

**SUBSCRIBED and SWORN to**

before me this 17 day of, January, 2025.

[Signature]  
 Notary Public



To whom it may concern,

SCC plans to use the area at the back of the property located at 1069 Bryn Mawr Ave as a storage and parking area for our vehicles and small equipment. None of the vehicles or equipment pose a danger to the health, safety, comfort or general welfare of public.

The use of the rear of the property is compatible with adjacent properties within immediate vicinity to the proposed area to be used. Loading docks to the north, manufacturing to the west, distributor offices to the south and a contractor to the east also using the rear of the property as storage area.

By using the rear of the property with existing entrances and roadways there will be no impeding of development of any adjacent properties.

The proposed area to be used for storing our equipment and parking our vehicles will not require utilities, access roads, drainage or any other facilities or services. The area will be used for storage and parking as stated. There is no work conducted in the area that requires any utilities, access roads or any other facilities.

The proposed special use is consistent with the intent of the Comprehensive plan, title, and other land use policies of the village.

Respectfully submitted,

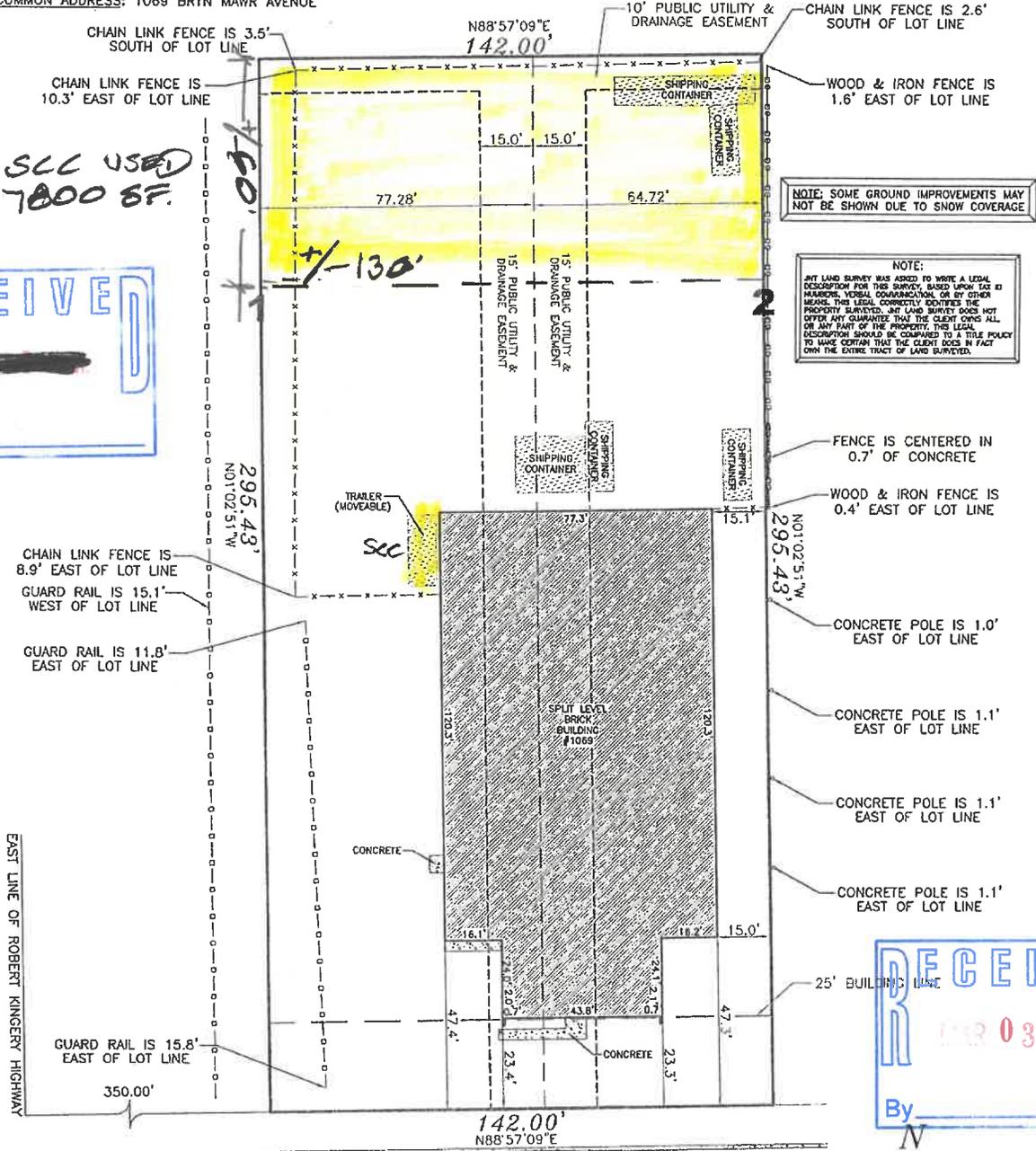
Victor Sandoval

# PLAT OF SURVEY

OF

THE EAST 77.28 FEET OF LOT 1 AND THE WEST 64.72 FEET OF LOT 2 IN O'HARE WEST INDUSTRIAL PLAZA BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 11 AND THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 1971 AS DOCUMENT NO. R71-16332 AND CERTIFICATE OF CORRECTION FILED FEBRUARY 21, 1973 AS DOCUMENT NO. R73-9686, IN DUPAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 1069 BRYN MAWR AVENUE



NOTE: SOME GROUND IMPROVEMENTS MAY NOT BE SHOWN DUE TO SNOW COVERAGE

NOTE:  
JNT LAND SURVEY WAS ASKED TO WRITE A LEGAL DESCRIPTION FOR THIS SURVEY, BASED UPON THE RECORD, VERBAL COMMUNICATION, OR BY OTHER MEANS. THIS LEGAL DESCRIPTION IDENTIFIES THE PROPERTY SURVEYED, JNT LAND SURVEY DOES NOT OFFER ANY GUARANTEE THAT THE CLIENT OWNS ALL OR ANY PART OF THE PROPERTY. THIS LEGAL DESCRIPTION SHOULD BE COMPARED TO A TITLE POLICY TO MAKE CERTAIN THAT THE CLIENT DOES IN FACT OWN THE ENTIRE TRACT OF LAND SURVEYED.

RECEIVED  
By \_\_\_\_\_

RECEIVED  
FEB 03 AM.  
By \_\_\_\_\_

EAST LINE OF ROBERT KINGERY HIGHWAY

BRYN MAWR AVENUE

AREA OF SURVEY = 41,951 SQ.FT.  
BASIS OF BEARINGS: RECORD SUBDIVISION PLAT

CLIENT: JAY PATEL



15935 S. BELL ROAD (708) 645-1136  
HOMER GLEN, IL. 60491 FAX (708) 645-1138  
WWW.JNTLANDSURVEY.COM



PROFESSIONAL DESIGN FIRM  
LAND SURVEYOR CORPORATION  
LICENSE NO. 184-004450  
EXPIRES 4/30/25

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. LICENSE EXPIRES 11/30/26

STATE OF ILLINOIS } S. S.  
COUNTY OF WILL }

FIELD WORK COMPLETED ON 24th DAY OF FEBRUARY, 2025.

JNT LAND SURVEYING SERVICES INCORPORATED HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

Dated this 28th Day of FEBRUARY, 2025.

*Steven Nagel*

IPLS No. 3354



**STAFF REPORT**

**HEARING DATE:** May 6, 2025  
**CASE #:** 2025 – 10  
**PROPERTY:** 1069 Bryn Mawr Avenue  
**PROPERTY OWNER:** Jay Patel  
**APPLICANT:** SCC Contractors Group, Inc.  
**SITE SIZE:** .98 acres  
**BUILDING SIZE:** 10,320 SF  
**PIN NUMBER:** 03-02-301-011  
**ZONING:** I-2 General Industrial  
**REQUEST:** Special Use Permit, Outdoor Storage Area  
*Municipal Code 10 – 7 – 2 – 1*

**PUBLIC NOTICE:**

1. A Legal Notice was published in the Bensenville Independent on Thursday, April 17, 2025. 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.
2. Village personnel posted 1 Notice of Public Hearing sign on the property, visible from the public way on Thursday, April 17, 2025.
3. On Wednesday, April 16, 2025, Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 300 feet of the property in question. 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.

**SUMMARY:**

The Petitioner, SCC Contractors Group, Inc., is seeking approval of a Special Use Permit, Outdoor Storage Area. They have a 5,000 square foot office space within the building at 1069 Bryn Mawr Avenue, with a storage area in the rear of the property that is 7,800 square feet. Outdoor storage is allowed as an additional primary use to their current business. Any outdoor storage that exceeds 25% of the property (in multi-tenant buildings the unit) requires a Special Use Permit. Based on an aerial view of the property, it does not appear as if the outdoor storage area is screened or striped for truck parking.

**SURROUNDING LAND USES:**

	<b>Zoning</b>	<b>Land Use</b>	<b>Comprehensive Plan</b>	<b>Jurisdiction</b>
<b>Site</b>	I-2	Industrial	Regional Commercial	Village of Bensenville
<b>North</b>	I-2	Industrial	Regional Commercial	Village of Bensenville
<b>South</b>	I-2	Industrial	Industrial	Village of Bensenville
<b>East</b>	I-2	Industrial	Regional Commercial	Village of Bensenville
<b>West</b>	I-2	Industrial	Regional Commercial	Village of Bensenville

**DEPARTMENT COMMENTS:**

*SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:*

<input type="checkbox"/>	Financially Sound Village	<input type="checkbox"/>	Enrich the lives of Residents
<input checked="" 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

Finance:

- 1) U/B account is up to date with no liens.

Police:

- 1) No comments.

Engineering and Public Works:

- 1) The section that they are proposing to add as outdoor storage is aggregate and dirt. It is recommended to pave this section of outdoor storage paved.
- 2) If paved there will be an increase in the impervious area that will likely exceed the DCSFPO threshold for post-construction best management practices (PCBMPs). Section 15-63 of the DCSFPO states that on-site post-construction best management practices (PCBMPs) and volume control best management practices (VCBMPs) are required to treat stormwater runoff for pollutants and reduce runoff volume for all developments with 2,500 square feet or more net new impervious area since April 23, 2013. An existing and proposed impervious area exhibit delineating, shading and labeling the existing/proposed impervious areas must be provided to document the change in impervious area.
- 3) Engineering plans and stormwater report water report will be required for proposed site grading modifications, storage lot paving, and PCBMP facility.

Community & Economic Development:

Economic Development:

- 1) No comments.

Fire Safety:

- 1) No comments.

Building:

- 1) No comments.

Planning:

- 1) The 2015 Comprehensive Plan indicates “Regional Commercial”.
- 2) The current zoning is I-2 General Industrial District.
- 3) The applicant is seeking a Special Use Permit to allow an Outdoor Storage Area at 1069 Bryn Mawr.
- 4) Per Municipal Code Section 10 – 11 – 2, an “Outdoor Storage Area” is an “area for the storage of materials, equipment, machinery, or motor vehicles used in the conduct of a business.”
- 5) Per Municipal Code Section 10 – 7 – 3X, Outdoor Storage Area, the following standards apply:
  - a. Location: Outdoor storage areas shall be located on an improved surface in the interior side yard or rear yard.
  - b. Height: Materials stored in an outdoor storage area shall not exceed eight feet (8') in height within twenty feet (20') of any lot line.
  - c. Uses: Outdoor storage areas are allowed as an accessory use provided such areas do not occupy more than twenty five percent (25%) of the gross lot area. Outdoor storage areas are allowed as a principal use in association with the following principal uses: garden center, motor vehicle rental, motor vehicle repair and/or service, motor vehicle sales, heavy industrial, light industrial, medium industrial, machinery and equipment sales and rental, and warehousing, storage, or distribution facility. Outdoor storage areas may be allowed as a principal use in association with other principal uses with prior written approval by the Zoning Administrator.
    - i. *The current principal use on the property is light industrial.*
    - ii. *The applicant’s unit is 5,000 square feet. The proposed 7,800 square outdoor storage area exceeds the 25% gross lot area standard.*
  - d. Screening: The requirements of section 10-9-7, "Screening Requirements", of this title shall apply to outdoor storage areas. No stackable materials or goods shall be piled or stacked so that they are visible above the height of the screen.
- 6) Per Municipal Code Section 10-8-11C, Off-Street Loading Facility Requirements Dimensions, loading spaces shall have a minimum width of twelve feet (12'), minimum length of sixty feet (60'), and minimum vertical clearance of fourteen feet (14').
  - a. If a truck is to be stored in the proposed outdoor storage area, the area must be properly striped according to these standards.
- 7) Per Municipal Code Section 10-8-11D, Off-Street Loading Facility Requirements Location, all loading spaces shall be located on the same zoning lot as the use served, unless an alternate location has been approved by the Zoning Administrator through the site plan review process (see section 10-3-2, "Site Plan Review", of this title).
  - a. Side Or Rear Yard: Loading facilities shall be located on the side and/or rear yard of the lot. A designated loading area may be located within a drive aisle with prior written approval from the Zoning Administrator.
- 8) Per Municipal Code Section 10-9-7B, Screening Requirements, the following standards apply:
  - a. Location: Refuse areas shall be located in the interior side yard or rear yard. Refer to subsections 10-7-3W, "Outdoor Storage Area", and 10-7-4C13, "Mechanical Equipment", of this title for location requirements for outdoor storage and ground-mounted mechanical equipment standards.
  - b. Opaque Fence Or Wall: The refuse area or outdoor storage area shall be completely screened by an opaque masonry wall or fence on three (3) sides, and

an opaque gate on the fourth side. The wall of a principal structure may serve as a screening wall.

- i. Height: The fence or wall shall not exceed eight feet (8') in height.
- ii. Complementary Design: Screening elements should complement the architectural style of the primary building on-site and use building materials similar to those used for the primary building.
- iii. Gate: The enclosure of the refuse area or outdoor storage area shall be gated, and remain locked except during times of refuse deposit or collection.
- iv. Landscape Elements: Landscape shrubs or native grasses may be installed on three (3) sides of the area, with plantings located between the fencing and back of curb, and screening the full length of each side. Installed shrubs shall form a continuous hedge comprised of individual small shrubs of an appropriate species that are adaptable to being grown as a hedge, with a minimum width of twenty four inches (24"), spaced thirty six inches (36") on center.

***Applicant Response:***

**APPROVAL STANDARDS FOR SPECIAL USE**

1. **Public Welfare:** The proposed special use will not endanger the health, safety, comfort, convenience and general welfare of the public.
2. **Neighborhood Character:** The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.
3. **Orderly Development:** The proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.
4. **Use of Public Services and Facilities:** The proposed special use will not require utilities, access roads, drainage and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.
5. **Consistent with Title and Plan:** The proposed special use is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Staff feels the following approval standards have been met.

Approval Standards for Special Use Permits	Meets Standard	
	Yes	No
1. Public Welfare	X	
2. Neighborhood Character	X	
3. Orderly Development	X	
4. Use of Public Services and Facilities	X	
5. Consistent with Title and Plan	X	

## **RECOMMENDATIONS:**

1. Staff recommends the Approval of Findings of Fact consistent with all standards being met, and therefore recommends the approval of the Special Use Permit with the following conditions:
  - a. The Special Use Permit be granted solely to SCC Contractors Group, Inc. and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of a re-occupancy of this property, the new occupants shall appear before a Public Meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and/or ownership to the new occupant without amendment to the Special Use Permit, or if the CDC deems that the new occupant contemplates a change in use which is inconsistent with the Special Use Permit, the new occupant shall be required to petition for a new Public Hearing before the CDC for a new Special Use Permit.
  - b. The portion of the property designated as the outdoor storage area must be paved.
  - c. Engineering plans and stormwater report water report must be provided for proposed site grading modifications, storage lot paving, and PCBMP facility.

Respectfully Submitted,  
Department of Community & Economic Development

**TYPE:**Public Hearing**SUBMITTED BY:**K. Quinn**DEPARTMENT:**CED**DATE:**5.06.25**DESCRIPTION:**CDC Case 2025-11: Consideration of a Variation, Pole Sign at 3N784 Church Rd / 1008 S Church Rd**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:****SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**

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

**REQUEST:**

Variation, Pole Sign, Municipal Code Section 10-10-7-9

**SUMMARY:**

The Petitioner is requesting a Variation to allow a pole sign at the Churchville Schoolhouse property. The proposed sign is mounted on two decorative posts rather than a base, so as to maintain the desired antiquated aesthetic of the site. Village Zoning Ordinance prohibits pole signs in all zoning districts. A variance was approved at this location for this purpose in Ordinance #45-2020.

**RECOMMENDATION:**

Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Variation at 3N784 Church Road with the following conditions:

1. Sign shall be in accordance with plans submitted with the CDC application;
2. A landscape plan shall be submitted to and approved by the Zoning Administrator;
3. All Village of Bensenville sewers must be shown on final plans prior to permit approval;
4. The address must be updated to a Village of Bensenville address.

**ATTACHMENTS:**

Description	Upload Date	Type
<b>Cover Page</b>	<b>4/28/2025</b>	<b>Cover Memo</b>
<b>Aerial &amp; Zoning</b>	<b>4/28/2025</b>	<b>Backup Material</b>
<b>Legal Notice</b>	<b>4/28/2025</b>	<b>Backup Material</b>
<b>Application</b>	<b>4/28/2025</b>	<b>Backup Material</b>
<b>Approval Standards</b>	<b>4/28/2025</b>	<b>Backup Material</b>
<b>Sign Plan</b>	<b>4/28/2025</b>	<b>Backup Material</b>
<b>Staff Report</b>	<b>4/28/2025</b>	<b>Executive Summary</b>



# BENSENVILLE

GATEWAY TO OPPORTUNITY

**Community Development Commission  
Public Hearing 05.06.25**

**CDC Case #2025 – 11**

**City of Elmhurst  
3N784 S Church Rd/ 1008 S Church Rd**

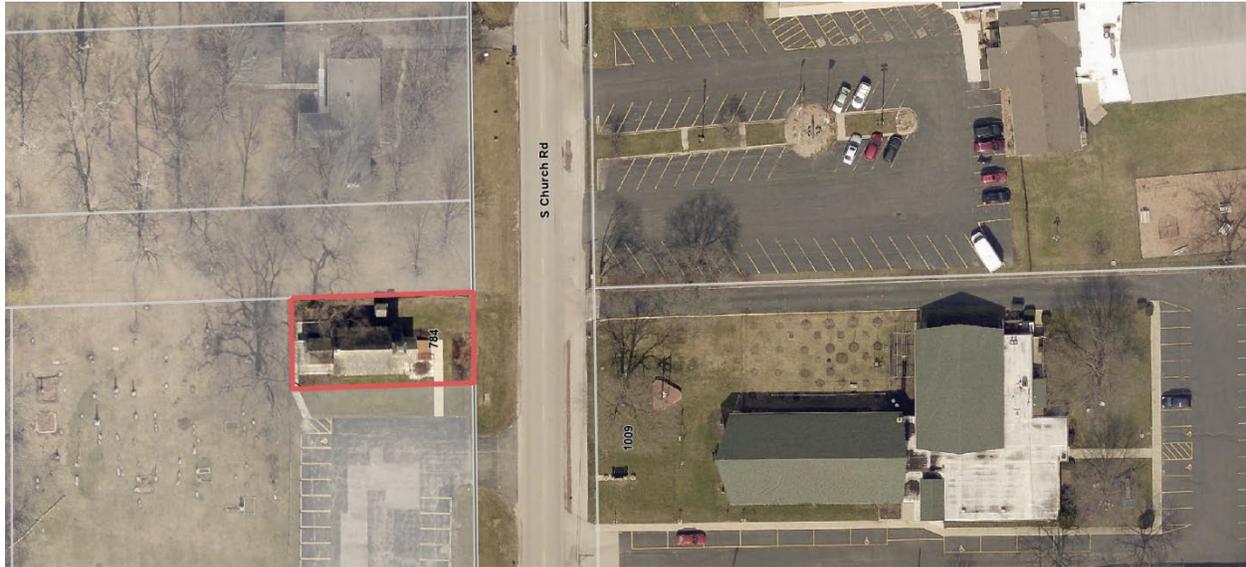
**Variation, Pole Sign  
Municipal Code Section 10 – 10 – 7 – 9**

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

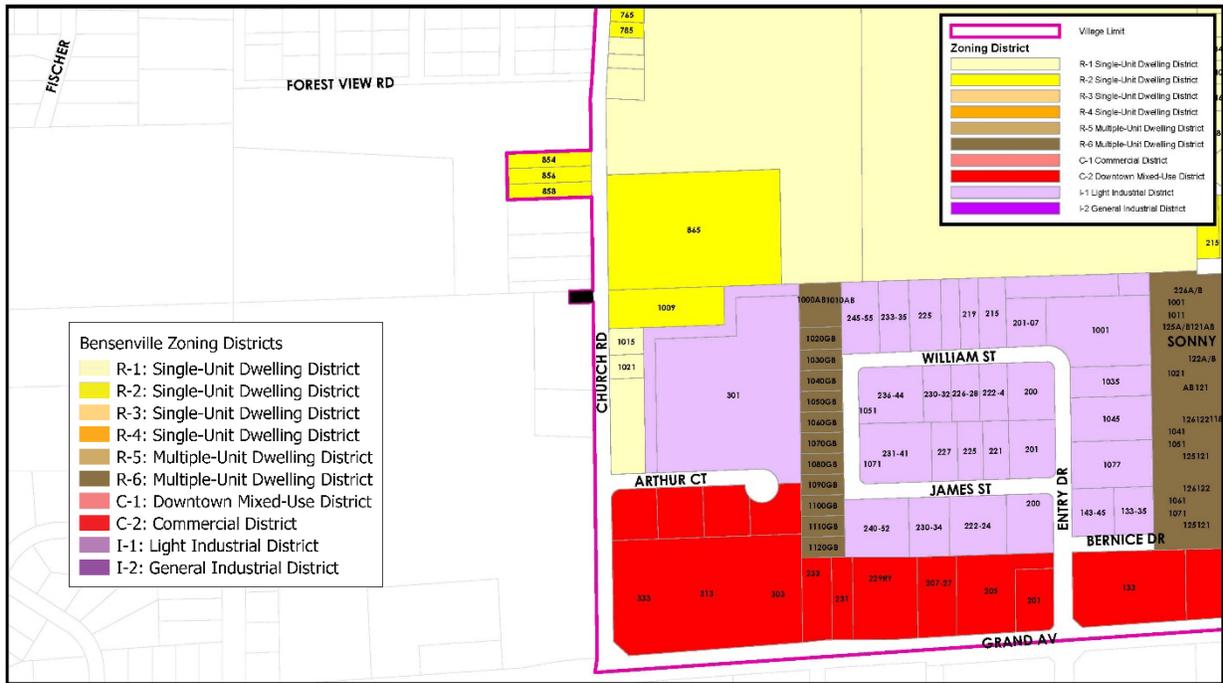




# Village of Bensenville



# Village of Bensenville Zoning Map



**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, May 6, 2025, at 6:30 P.M, at which a Public Hearing will be held to review case No. 2025 – 11 to consider a request for:

Variation, Pole Sign  
Municipal Code 10 – 10 – 7 – 9

At 3N784 Church Road is an existing R-1 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:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BEGINNING AT A POINT WHERE THE NORTH LINE OF SAID SECTION 26 INTERSECTS WITH THE CENTER LINE OF THE PUBLIC HIGHWAY KNOWN AS CHURCH ROAD, THENCE WESTERLY ALONG THE SECTION LINE 132 FEET, THENCE SOUTH PARALLEL WITH THE CENTER LINE OF CHURCH ROAD 49.5 FEET; THENCE EAST PARALLEL WITH THE SECTION LINE 132 FEET TO THE CENTERLINE OF CHURCH ROAD; THENCE NORTH 49.5 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS CONTIANING 6532 SQUARE FEET, MORE OR LESS, THEREIN.

PIN: 03-28-101-008

The City of Elmhurst of 209 North York Road, Elmhurst, Illinois 60126 is the owner and 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. 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 May 6, 2025 until 5:00 PM.

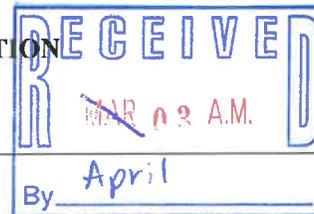
Office of the Village Clerk  
Village of Bensenville

**TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT**  
**APRIL 17, 2025**

**For Office Use Only**

Date of Submission: 4/3/25 MUNIS Account #: 14750 CDC Case #: 2025-11

**COMMUNITY DEVELOPMENT COMMISSION APPLICATION**



Address: 1009 South Church Road / 3N784 S Church

Property Index Number(s) (PIN): 03-26-101-008

**A. PROPERTY OWNER:**

City of Elmhurst

Name	Corporation (if applicable)	
<u>209 North York</u>		
Street		
<u>Elmhurst</u>	<u>IL</u>	<u>60126</u>
City	State	Zip Code
<u>Dave Oberg</u>	<u>630-530-3321</u>	<u>dave.oberg@elmhurst.org</u>
Contact Person	Telephone Number	Email Address

\*If Owner is a Land Trust, attach a list of the names and addresses of the beneficiaries of the Trust.

**B. APPLICANT:**  Check box if same as owner

Name	Corporation (if applicable)	
Street		
City	State	Zip Code
Contact Person	Telephone Number	Email Address

**B. ACTION REQUESTED (Check applicable):**

- Site Plan Review
- Special Use Permit
- Variation
- Administrative Adjustment
- Zoning Text or Map Amendment
- Zoning Appeal
- Plat of Subdivision
- Annexation
- Planned Unit Development\*

\*See Staff for additional information on PUD requests

**SUBMITTAL REQUIREMENTS:**

- Affidavit of Ownership\*\* (signed/notarized)
- Application\*\*
- Approval Standards\*\*
- Plat of Survey/Legal Description
- Site Plan
- Building Plans & Elevations
- Engineering Plans
- Landscape Plan
- Tree Preservation and Removal Plan
- Application Fees
- Fees agreement\*\*

\*\*Item located within this application packet.

**Brief Description of Request(s):** (Submit separate sheet if necessary)

Please see attached.

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C. PROJECT DATA:

1. General description of the site: Improved with Churchville Schoolhouse and Grounds.
2. Acreage of the site: 0.11 Building Size (if applicable): \_\_\_\_\_
3. Is this property within the Village limits? (Check applicable below)  
 Yes  
 No, requesting annexation  
 No, it is under review by another governmental agency and requires review due to 1.5 mile jurisdiction requirements.
4. List any controlling agreements (annexation agreements, Village Ordinances, site plans, etc.)

Annexation Agreement, Intergovernmental Agreement, Restrictive Covenants

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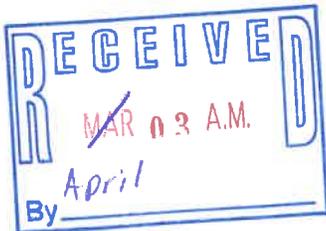
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5. Character of the site and surrounding area:

	Zoning	Existing Land Use	Jurisdiction
Site:	R1	Schoolhouse	Bensenville
North:	R4	Vacant	DuPage County
South:	R4	Cemetery	DuPage County
East:	R2	Church	Bensenville
West:	R4	Cemetery and Fischer Woods	DuPage County

D. APPROVAL STANDARDS:

The applicant must compose a letter describing how the request(s) specifically meets the individual criteria from the appropriate Approval Standards, found in Village Code and on the following pages. The CDC will be unable to recommend approval of a request without a response to the pertinent "Approval Standards."



Upon the failure of the Petitioner/Applicant to reimburse the Village in accordance with this Agreement, no further action shall be undertaken on any Petition or Application by the Village President and Board of Trustees, or by any other official or quasi-official individual or body thereunder, including the conduct of any hearings or deliberations, the granting of any relief or approvals, and the execution or recording of any documents, until all such outstanding fees are paid in full. Further, the Village may deny any application for a grading, building or other permit if such amounts have not been paid in full. Upon any failure to reimburse the Village in accordance with this Section, the Village may in its discretion, elect to place a lien against any real property associated with the Petitioner/Applicant's Petition or Application. In the event such amounts are not paid in full within sixty (60) days after the date when the statement of such amounts due is delivered or deposited in the U.S. mail by the Village, such amounts due shall be deemed delinquent and thereafter a delinquency charge of one percent (1%) per month, or portion thereof, with a minimum delinquency charge of \$5.00 per month, shall be added to the amount due until such amount, including all delinquency charges, is received by the Village. Said lien shall be in an amount equal to the outstanding amount owed to the Village.

The remedies available to the Village as set forth hereinabove are non-exclusive and nothing herein shall be deemed to limit or waive the Village's right to seek relief of such fees against any or all responsible parties in a court of competent jurisdiction.

BY SIGNING BELOW, THE PETITIONER/APPLICANT ACKNOWLEDGES THAT THEY HAVE READ THE FOREGOING PARAGRAPHS AND FULLY UNDERSTANDS AND AGREES TO COMPLY WITH THE TERMS SET FORTH HEREIN. FURTHER, BY SIGNING BELOW, THE SIGNATORY WARRANTS THAT THEY POSSESS FULL AUTHORITY TO SO SIGN.

THE PETITIONER/APPLICANT AGREES THAT THEY SHALL BE LIABLE FOR PAYMENT OF FEES REFERRED TO IN APPLICABLE SECTIONS OF THE ORDINANCES OF THE VILLAGE OF BENSENVILLE, AND AS SET FORTH HEREIN.

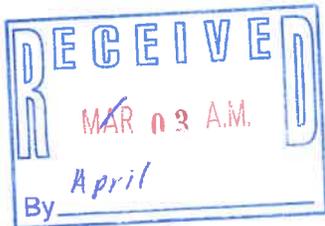
David M. Oberg, Executive Director, Elmhurst History Museum



Petitioner/Applicant

04/03/2025

Date



STATE OF ILLINOIS )  
 )SS.  
COUNTY OF DUPAGE AND COOK )

**AFFIDAVIT OF OWNERSHIP**

I David M. Oberg the undersigned Affiant, being first duly sworn, on oath states:

1. That Affiant has personal knowledge of the representations and statements made herein, and has examined all necessary documents, records of ownership and such other information as is required to confirm the statements and representations herein;
2. That the owner(s) and contract purchaser(s), if any, as set forth on the Petition attached hereto is (are) the owner(s) of record and contract purchasers of said property;
3. That all consents to the attached Petition required of lenders or of others holding an interest in the property have been obtained;
4. This Affidavit of Ownership is given to induce the Village of Bensenville, without further inquiry as to ownership or purchase interest, to rely on said statements and representations and to process and set for Public Hearing the Petition as attached hereto; and,
5. Affiant is aware of and has been advised that any false statement set forth in this Affidavit of Ownership may subject Affiant to criminal sanctions for perjury, punishable as provided by the statutes of the State of Illinois in relation to the crime of perjury.

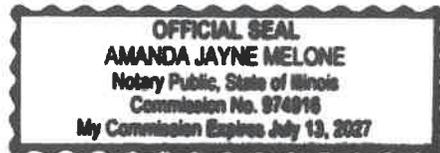
IN WITNESS WHEREOF, the undersigned has executed this Affidavit of Ownership this 3rd day of April, 2025.

  
Signature

SUBSCRIBED and SWORN to

before me this 3rd day of, APRIL 2025

  
Notary Public





# CITY OF ELMHURST

209 NORTH YORK STREET  
ELMHURST, ILLINOIS 60126-2759  
(630) 530-3000  
www.elmhurst.org

SCOTT M. LEVIN  
MAYOR  
JACKIE HADDAD-TAMER  
CITY CLERK  
DAN CURRAN  
CITY TREASURER  
JAMES A. GRABOWSKI  
CITY MANAGER

April 3, 2025

To: Members of the Bensenville Community Development Commission  
Re: Request for a Variation at the Churchville One-Room Schoolhouse

Esteemed Members of the Bensenville Community Development Commission:

The City of Elmhurst respectfully requests a variation to install a sign at the Churchville One-Room Schoolhouse property. Though the property is located within the corporate limits of the Village of Bensenville, the property is owned and operated by the City of Elmhurst and is used for educational programs and public purposes by the Elmhurst History Museum, a department of the City of Elmhurst. The City of Elmhurst acquired the property in 2002. The historic Churchville One-Room Schoolhouse was built circa 1850 and is listed on the National Register of Historic Places. It is one of the oldest buildings in DuPage County, as well as one of the few remaining one-room schoolhouses in the state of Illinois still standing on its original site, making it both historically significant and a community treasure in the greater Chicagoland area.

There is currently no sign identifying the property. The staff at the Elmhurst History Museum proposed a sign in 2020, which received unanimous support from this body. Unfortunately, the sign was paused, due to budgetary constraints. The City is proposing a sign identical to the one approved in 2020, which will stand five feet tall, with a double-sided face at 15 square feet per face. The sign will be mounted on two decorative posts rather than a base. Consequently, a variation is being requested from the definition of a monument sign. The definition of a monument sign follows:  
*Monument Sign: A sign mounted to a freestanding base with a width equal to or greater than the width of the sign. A monument sign does not include freestanding poles and is not attached to a building.*

The intent of the sign is to provide identification of the historic site and the City of Elmhurst contends that the proposed monument sign (see rendering included in this packet), mounted on decorative posts is in keeping with the historic character of the property. The City is preparing landscaping for the area around the sign in accordance with the requirements of the Village of Bensenville to soften the impact of the structure. These plantings will take inspiration from the current prairie garden in front of the schoolhouse, established in 2020, which employs native plants and is used as a teaching tool for students and families visiting the facility. Currently, all Elmhurst and Bensenville students visit the Churchville One-Room Schoolhouse for an immersive, educational experience, where they learn historic lesson plans and participate in 19<sup>th</sup> and early 20<sup>th</sup> century games. More recently, the museum staff has also staged family programs and lectures at the historic site.

#### Approval Standards for Variations:

1. The proposed variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.

The proposed variation will not endanger the health, safety, comfort, convenience, and general welfare of the public. The request is to use decorative posts to mount a historically accurate monument sign at the Churchville One-Room Schoolhouse rather than mounting a sign on a base that is equal to the width of the sign as required by the Village of Bensenville Zoning Ordinance. The sign will be placed in a location that will not impact the area.

2. The proposed variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed variation.

The proposed variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed variation. The property is the site of the historic Churchville One-Room Schoolhouse. The property is adjacent to the Churchville Cemetery, DuPage Forest Preserve property, and across the street from two churches, and the sign will be in character with the signage for the Churchville Cemetery directly south of the subject site. The sign will be non-illuminated and was designed to match the historic character of the schoolhouse.

3. The proposed variation alleviates undue hardship created by the literal enforcement of this title.

The proposed variation alleviates undue hardship created by the enforcement of this title. Redesigning the sign to meet the code requirements will not be in keeping with the historic character of the schoolhouse property.

4. The proposed variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.

The proposed variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant. The property in question is the site of the historic Churchville One-Room Schoolhouse, which was built circa 1850 and is listed on the National Register of Historic Places. It is one of the oldest structures in DuPage County as well as one of the few remaining one-room schoolhouses in the state of Illinois still standing on its original site—making it both historically significant and a community treasure in the greater Chicagoland area. The proposed sign, mounted on poles, is in keeping with the historic nature of this property.

5. The proposed variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject property.

The proposed variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject property. Aside from the requirement of the sign base, the sign will be in full compliance with the Village of Bensenville Zoning Ordinance.

6. The proposed variation is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

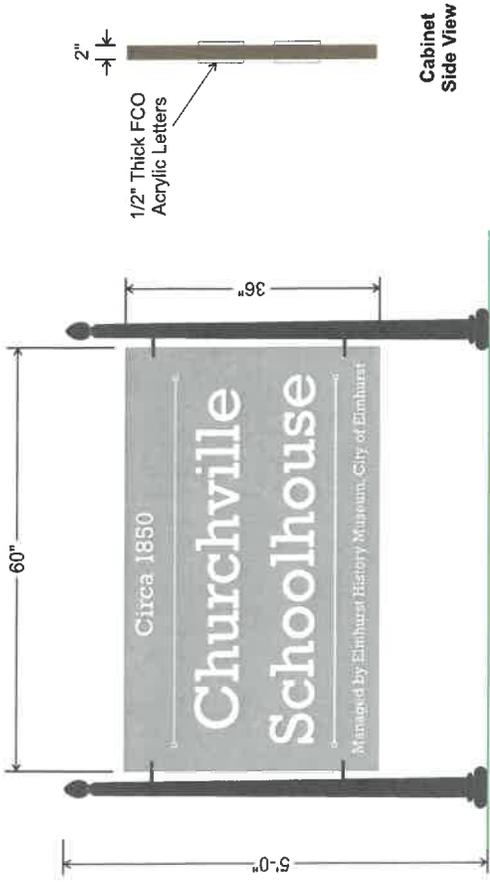
The Future Land Use Map in the Village of Bensenville Comprehensive Plan dated January 2015 identifies the property as an Institutional Use. Institutional Uses include public facilities. It is the City of Elmhurst's intent to continue to operate the Churchville One-Room Schoolhouse as a resource for residents in DuPage County. The sign will assist in identifying the property for teachers, students and area families.

I appreciate your thoughtful consideration of this application and would be happy to answer any follow-up questions regarding the requested variance.

Sincerely,



David M. Oberg  
Executive Director  
Elmhurst History Museum



**Job Details:**

Decorative post supports with ironwork top

3" round posts

3" round finials

2" thick non-illuminated fabricated cabinet painted brown

1/2" thick acrylic flat cut out letters for "Churchville Schoolhouse"

Opaque white vinyl for all other lettering

Direct bury in concrete per local code & site conditions

Qty: 1



**ATTENTION:** This proof is provided for checking design, copy accuracy and general color scheme. ANY ERRORS NOT NOTED WILL BE ON THE FINISHED PRODUCT.

Approved as is     Approved with changes noted

Not Approved - Revise & Resubmit

Date: 3/26/25    Signed: [Signature]

CLIENT: Churchville  
 JOB #: [blank]  
 LOCATION: [blank]  
 DATE: 06/30/2024  
 DESIGNER: ns

**Vital signs** USA  
**BUSINESS SIGNS & BRANDING**

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Colors on this proof are for representation only. This drawing has been made available to the client to illustrate design or manufacturing details and are not to be distributed for bid without the written consent of Vital Signs USA.



**STAFF REPORT**

**HEARING DATE:** May 6, 2025  
**CASE #:** 2025 – 11  
**PROPERTY:** 3N784 Church Road / 1008 Church Road  
**PROPERTY OWNER:** City of Elmhurst  
**APPLICANT:** Same as above  
**SITE SIZE:** .11 acres  
**BUILDING SIZE:** N/A  
**PIN NUMBER:** 03-26-101-008  
**ZONING:** R-1 Single-Unit Dwelling District  
**REQUEST:** Variation, Pole Sign  
*Municipal Code Section 10 – 10 – 7 – 9*

**PUBLIC NOTICE:**

1. A Legal Notice was published in the Bensenville Independent on Thursday, April 17, 2025. 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.
2. Village personnel posted 1 Notice of Public Hearing sign on the property, visible from the public way on Thursday, April 17, 2025.
3. On Wednesday, April 16, 2025, Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 300 feet of the property in question. 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.

**SUMMARY:**

The Petitioner is requesting a Variation to allow a pole sign at the Churchville Schoolhouse property. The proposed sign is mounted on two decorative posts rather than a base, so as to maintain the desired antiquated aesthetic of the site. Village Zoning Ordinance prohibits pole signs in all zoning districts. A variance was approved at this location for this purpose in Ordinance #45-2020.

**SURROUNDING LAND USES:**

	<b>Zoning</b>	<b>Land Use</b>	<b>Comprehensive Plan</b>	<b>Jurisdiction</b>
<b>Site</b>	I-2	Institutional	Single-Family Residential	Village of Bensenville
<b>North</b>	N/A	Green Space/Vacant	N/A	DuPage County
<b>South</b>	N/A	Institutional	N/A	DuPage County
<b>East</b>	N/A	Institutional/Green Space	N/A	DuPage County
<b>West</b>	R-2	Institutional	Institutional	Village of Bensenville

**DEPARTMENT COMMENTS:**

*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 type="checkbox"/>	Major Business/Corporate Center
<input checked="" type="checkbox"/>	Safe and Beautiful Village	<input type="checkbox"/>	Vibrant Major Corridors

Finance:

- 1) Account is current in U/B and no liens.

Police:

- 1) No comments.

Engineering and Public Works:

- 1) Bensenville has a 15” sanitary sewer located in the west parkway which will need to be shown on the plan to when they submit for permit to verify the sign in not over the sanitary sewer.

Community & Economic Development:

Economic Development:

- 1) No comments.

Fire Safety:

- 1) No comments.

Building:

- 1) No comments.

Planning:

1. The 2015 Comprehensive Plan indicates “Single-Family Residential” for this property.
2. The current zoning is R – 1 Single-Unit Dwelling Residential District.
3. The City of Elmhurst owns and operates this property, on which sits the historic Churchville Schoolhouse. Tours and field trips are offered at the site.
4. Per Municipal Code Section 10 – 10 – 7 – 9 of the Village Zoning Ordinance, pole signs are prohibited in all zoning districts. Per Municipal Code Section 10 – 10 – 7 – 9 of the Village Zoning Ordinance, pole signs are prohibited in all zoning districts. A pole sign is defined as a “sign mounted to one or more freestanding poles that does not include a freestanding base and is not attached to a building.” (10 – 11 – 2)
5. Similarly, Municipal Code Section 10 – 10 – 5 – 8 requires all freestanding monument signs to be served by a base equal to or greater than the width of the sign.
  - a. Staff recommends applying the standards required of monument signs in the Village Zoning Ordinance (10 – 5 – 8) to this proposed pole sign.
6. The proposed maximum square footage (15 sq. ft) and height (5’) of the sign are in accordance with Code.
  - a. Per Municipal Code Section 10 – 10 – 5 – 8C, monument signs shall not exceed 50 square feet in area per sign and eight feet in height.

7. Staff supports the approval of this request, as the proposed sign is an aesthetic improvement to the property and creates a cohesive historic environment to the site.

***Applicant Response:***

**APPROVAL STANDARDS FOR VARIATIONS:**

- 1) **Public Welfare:** The proposed Variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.
- 2) **Compatible with Surrounding Character:** The proposed Variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed Variation.
- 3) **Undue Hardship:** The proposed Variation alleviates an undue hardship created by the literal enforcement of this title.
- 4) **Unique Physical Attributes:** The proposed Variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.
- 5) **Minimum Deviation Needed:** The proposed Variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject property.
- 6) **Consistent with Ordinance and Plan:** The proposed Variation is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Staff feels the following approval standards have been met.

<b>Variation Approval Standards</b>	<b>Meets Standard</b>	
	<i>Yes</i>	<i>No</i>
1. Public Welfare	X	
2. Compatible with Surrounding Character	X	
3. Undue Hardship	X	
4. Unique Physical Attributes	X	
5. Minimum Deviation Needed	X	
6. Consistent with Ordinance and Plan	X	

**RECOMMENDATIONS:**

Staff recommends the Approval of Findings of Fact consistent with all standards being met, and therefore recommends the Approval of the Variation at 3N784 Church Road with the following conditions:

1. Sign shall be in accordance with plans submitted with the CDC application;
2. A landscape plan shall be submitted to and approved by the Zoning Administrator;
3. All Village of Bensenville sewers must be shown on final plans prior to permit approval;
4. The address must be updated to a Village of Bensenville address.

Respectfully Submitted,  
 Department of Community & Economic Development