

COMMUNITY DEVELOPMENT COMMISSION
Village of Bensenville
VILLAGE HALL
June 5, 2017 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 17, 2017 Community Development Commission Minutes

VI. Action Items:

- 1. Consideration of Variances for the construction of a 4-car garage for the applicant De Asti's Partners, located at 1410 W Irving Park Road.
- 2. Consideration of Variances for construction of a 364 SF shed for the applicant John Tornabene, located at 333 Diana Court.
- 3. Consideration of a Variance for the construction of a porch on a non-conforming home for the applicant James Ricker, located at 21 East Pine Avenue.
- 4. Consideration of Variances for the installation of awnings/signage for the applicant OnTime Messenger Service, Inc., located at 1280 North Illinois Route 83.
- 5. Consideration of Variances to Construct a new warehouse and office building for the applicant Brunner & Lay Inc, located at 544 E Pine Ave.
- 6. Consideration of a Text Amendment to the C - 2 Highway Commercial District

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:**June 5, 2017**DESCRIPTION:**April 17, 2017 Community Development Commission Minutes

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

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

Description

170417_CDC

Upload Date

6/1/2017

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

April 17, 2017

CALL TO ORDER: The meeting was called to order by Chairman Moruzzi at 6:31p.m.

ROLL CALL : Upon roll call the following Commissioners were present:
Moruzzi, Marcotte, Pisano, Rodriguez, Rowe
Absent: Lomax, Tellez
A quorum was present.

STAFF PRESENT: S. Viger, C. Williamsen, M. Dickson

JOURNAL OF PROCEEDINGS:

The minutes of the Community Development Commission Meeting of March 20, 2017 were presented.

Motion: Commissioner Rodriguez made a motion to approve the minutes as presented. Commissioner Pisano seconded the motion.

All were in favor. Motion carried.

Commissioner Lomax entered the meeting at 6:33p.m.

Public Hearing: CDC Case Number 2017-03
Petitioner: Dubin Holding, Inc.
Location: 770-830 John Street
Request: Preliminary and Final Planned Unit Development to Construct 41 Single Family homes with code deviations to Intensity and Yards, Municipal Code Section 10 – 5D – 4 and Signage, Municipal Code Section 10 – 18 – 9

Motion: Commissioner Rowe made a motion to re-open CDC Case No. 2017-03. Commissioner Pisano seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Moruzzi, Lomax, Marcotte, Pisano, Rodriguez, Rowe, Tellez
Absent: Tellez
A quorum was present.

Chairman Moruzzi opened the Public Hearing at 6:34 p.m.

Chairman Moruzzi swore in Director of Community and Economic Development, Scott Viger.

Director of Community and Economic Development, Scott Viger, was present and previously sworn in by Chairman Moruzzi. Mr. Viger stated a Legal Notice was published in the Bensenville Independent on March 30, 2017. Mr. Viger 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. Viger stated Village personnel posted a Notice of Public Hearing sign on the property, visible from the public way on March 28, 2017. Mr. Viger stated on March 30, 2017 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. Mr. Viger 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. Viger stated the applicant is proposing to subdivide and develop an approximately 7.3-acre site at 770-830 John Street, on the west side of John, north of Brentwood Court and South of George St. Mr. Viger stated the development consists of 41 single family homes and associated public improvements, including green space and detention area. Mr. Viger stated the lot is currently zoned RS-4 Medium High Density Single Family District.

Bernard Citron of Thompson Coburn, LLP was present and sworn in by Chairman Moruzzi. Mr. Citron stated two neighborhood meetings were conducted with the Residents surrounding the area and that plans had significantly changed to take their suggestions into consideration. Mr. Citron stated the original plans allowed for 51 homes on the site and that the current plans now allow for 41 single family homes on the site. Mr. Citron stated the proposed open space on the site will be maintained by the homeowners association. Mr. Citron stated the proposed pavement widths meet current standards set forth in the Village Code. Mr. Citron stated the proposed single-family homes will each have a two car garage and a driveway that would accommodate two additional cars. Mr. Citron stated the proposed lots along John Street are wider to stay consistent with the surrounding area.

Bill Loftus of Spaceco, Inc. was present and sworn in by Chairman Moruzzi. Mr. Loftus reviewed the shared utility plans for the proposed area. Mr. Loftus reviewed the proposed Stormwater drainage and detention basin proposal. Mr. Loftus stated the plans allow for the development to tap into the existing 8" water line on John Street. Mr. Loftus stated after reviewing Staff's concerns, the developers have agreed the watermain would be constructed under the street rather than under the parkways as original proposed. Mr. Loftus stated this would allow for the landscape to grow and for an easier repair if a break were to happen. Mr. Loftus stated the proposed sanitary sewer line would be taped into the exiting line on the east side of the property.

Eric Russell of Kenig, Lindgren, O'Hare, Aboana, Inc. was present and sworn in by Chairman Moruzzi. Mr. Russell stated the proposed project has two primary access points to the property off of John Street. Mr. Russell stated a traffic study was completed and shared the results. Mr. Russell stated the proposed street will only access the proposed subdivision and not act as a shortcut to other areas of town. Mr. Russell stated he had no concerns with increased traffic in the area.

Mr. Citron read the findings of fact into the record. Mr. Citron stated the proposed subdivision meets the requirements set forth in the recently adopted comprehensive plan of the Village.

Commissioner Marcotte stated two entrances for the proposed subdivision was not enough and that she believed traffic would increase in the area. Ms. Marcotte also stated 41 homes on site was too many. Mr. Russell stated after his study, two entrances/exits for the area was more than enough. Mr. Citron stated the homes along Forestview Drive only have two entrances/exits and there are 61 homes on the site.

Commissioner Rodriguez raised concerns for the turning radius of fire engines on the proposed site. Mr. Loftus stated an auto turn study was submitted to the commission with the plans and that there would not be an issue with fire trucks accessing the site. Mr. Citron stated the proposed streets meet the requirements set forth in the Village Code.

Commissioner Rodriguez asked if there were plans to restrict parking close to the access roads for driver visibility. Mr. Loftus stated they have no issue installing no parking area for driver visibility closer to the entrances/exits of the proposed subdivision.

Commissioner Rodriguez raised concern with the proposed lot size and asked what the reasoning was for private parks. Mr. Citron stated he respected Commissioner Rodriguez's comments and that the park would be open to the public and maintained by the homeowners association.

Commissioner Rodriguez asked for clarification of the proposed retaining wall by the detention area on the site. Mr. Loftus stated final engineering plans have yet to be finalized and was not able to answer the question at this time.

Commissioner Rodriguez asked if the petitioner had the opportunity to review the Village Staff report. Mr. Citron stated they have reviewed the report and have no objections with meeting the requirements.

Commissioner Rowe asked what the proposed driveway length was. Mr. Loftus stated the driveway length for each site is 20 feet and stop signs would be installed as proposed from Village Staff.

Commissioner Rowe stated he believes traffic will increase in the area as a result of the proposed subdivision and that the proposed subdivision would bring drastic changes to the area. Commissioner Rowe also stated parking in the area will be an issue if there is a party at one of the homes.

Commissioner Pisano asked what the price of the homes would be. Mr. Citron stated as the project sits today, \$400,000.

Commissioner Pisano shared his concerns with the proposed project and asked if school buses would be able to access the area. Mr. Loftus stated there would be no issues for the school buses to access the area and make the proper turns.

Commissioner Lomax asked what would happen to the properties north of the proposed subdivision in the event of major flooding. Mr. Loftus stated the property would be designed to drain from east to west and that there should be no impact to the properties to the north.

Commissioner Lomax shared his concerns with the proposed project and stated there are too many homes on the proposed site and that he would prefer a much more open area. Commissioner Lomax also stated the proposed project would increase traffic in the area.

Commissioner Lomax asked why 41 homes. Mr. Citron stated the amount of homes being proposed was based off their study and they were willing to decrease the amount of homes to 39.

Public Comment:

Mike Czarnecki – 825 Brentwood Drive

Mr. Czarnecki was present and sworn in by Chairman Moruzzi. Mr. Czarnecki stated he lives in the southwest corner from the proposed site and shared his concerns with water flow from storms. Mr. Czarnecki stated his property is graded much lower and that the proposed retention wall would increase flooding on his property. Mr. Czarnecki stated he was opposed to the proposed project.

Joseph Mariani – 813 Brentwood Drive

Mr. Mariani was present and sworn in by Chairman Moruzzi. Mr. Mariani stated he has lived in Bensenville for 50 years and plans to move if the proposed project is approved. Mr. Mariani shared his concerns with the increase in traffic and crime in the area. Mr. Mariani stated he was opposed to the proposed project.

Rayleen Panicola – 820 River Forest Court

Ms. Panicola was present and sworn in by Chairman Moruzzi. Ms. Panicola stated she does not believe the proposed homes would sell for \$400,000. Ms. Panicola stated she was opposed to the proposed project.

Ernesto Chivilo – 809 John Street

Mr. Chivilo was present and sworn in by Chairman Moruzzi. Mr. Chivilo stated he has lived in Bensenville for 45 years. Mr. Chivilo stated he was concerned with the increase of traffic and noise in the area. Mr. Chivilo shared his concerns with flooding in the area. Mr. Chivilo stated he was opposed to the proposed project.

William Barr – 760 John Street

Mr. Barr was present and sworn in by Chairman Moruzzi. Mr. Barr stated he was concerned with the proposed street width and traffic increase in the area. Mr. Barr stated the turning radius of a ladder truck is much wider than a normal fire engine. Mr. Barr stated he was opposed to the proposed project.

Cindee Weldon – 823 Brentwood Drive

Ms. Weldon was present and sworn in by Chairman Moruzzi. Ms. Weldon shared her concern with flooding on her property as a result of the proposed project. Ms. Weldon stated she was opposed to the proposed project. Mr. Loftus reviewed the retention plans on site.

Jose Saucedo – 752 George Street

Mr. Saucedo was present and sworn in by Chairman Moruzzi. Mr. Saucedo shared his concern with the increase of traffic in the area. Mr. Saucedo stated he was opposed to the proposed project.

Dan Schneider – 741 John Street

Mr. Schneider was present and sworn in by Chairman Moruzzi. Mr. Schneider stated he does not foresee the proposed homes selling for \$400,000 and does not see the project being completed. Mr. Schneider stated he was opposed to the proposed project.

Beverly Gruner – 805 John Street

Ms. Gruner was present and sworn in by Chairman Moruzzi. Mr. Gruner stated she has lived in Bensenville for 74 years and loves the area the way it is. Ms. Gruner stated she was opposed to the proposed project.

Rory Real – 754 George Street

Mr. Real was present and sworn in by Chairman Moruzzi. Mr. Real stated he has lived in Bensenville for 20 years that that this was the first time there has been interest at the proposed site. Mr. Real asked if the proposed project was not approved, would there be another option. Chairman Moruzzi stated this was currently the only plans submitted to the Village for this site.

Bill Perry – 814 George Street

Mr. Perry was present and sworn in by Chairman Moruzzi. Mr. Perry asked if decks and patios would be allowed on these sites. Mr. Perry asked if the proposed homes would be built east to west or west to east. Mr. Citron stated the proposed homes will not be basement look-outs so deck or patio would be appropriate on the site. Mr. Citron stated the homes would be built in sequence and not spread out.

Nicholas Panicola – 820 River Forest Court

Mr. Panicola was present and sworn in by Chairman Moruzzi. Mr. Panicola asked where snow would go during the winter. Mr. Loftus stated snow removal was addressed by Village Staff and addressed in their proposal.

Mr. Viger stated staff respectfully recommends the approval of the Findings of Fact for the proposed Preliminary and Final Planned Unit Development consisting of:

1. **Superior Design:** The PUD represents a more creative approach to the unified planning of development and incorporates a higher standard of integrated design and amenity than could be achieved under otherwise applicable regulations, and solely on this basis modifications to such regulations are warranted.

Applicant's Response: The proposed PUD meets this standard in two important ways:

First, by utilizing smaller-single family lots (as called out for within the Village's Comprehensive Plan) this allows for the development to provide for substantially more open space and park space than would be provided in a 'normal' subdivision. The total site area is 7.30 acres. The combination of open space and park space is 1.41 acres. This is 20% of the site which far exceeds the amount of open space typically seen in residential subdivision developed per the underlying zoning designation. (As of right developments as would be permitted on this site).

The second response to this standard is the significant architectural style and details that are propose to be part of the PUD. Development of the site as of right (as would be possible in accordance with the Village's zoning ordinance) would not require the level of architecture that will be encompassed by the PUD.

2. **Meet PUD Requirements:** The PUD meets the requirements for planned unit developments set forth in this Title, and no modifications to the use and design standards otherwise applicable are allowed other than those permitted herein.

Applicant's Response: The project, as set forth herein meets the standards for development as a PUD. The PUD will allow for smaller lot sizes as called out for under the Village's Comprehensive Plan (noted below).

3. **Consistent with Village Plan:** The PUD is generally consistent with the objectives of the Village general development plan as viewed in light of any changed conditions since its adoption.

Applicant's Response: The Village's Comprehensive Plan contains a number of provisions which the proposed PUD will address:

Single Family Residential District-These parcels - accommodate detached and attached single-family homes. Detached single-family homes can include a variety of densities, from the traditional single-family detached homes found in the Village to compact, small lot homes. Certain parcels within this district can accommodate neighborhood parks and recreational amenities, religious institutions, and neighborhood retail uses that service the neighborhood.

The proposed PUD meets with the conditions set forth in the Comprehensive Plan by providing a density (hence development type) that will better address the needs of today's residents.

3. Chicago Metropolitan Agency for Planning (CMAP)'s analysis of the American Community Survey data determines that future demand will primarily be for denser housing types: approximately 57 percent of demand will be for multiple family units and approximately 20 percent for small lot single-family units.

As noted in CMAP's analysis which was utilized in drafting the Village's Comprehensive Plan there is a need for small lot single family homes. This type of development meets the needs of today's marketplace and also address the desire for a detached single family home at price points which the market will appreciate.

4. The Village's housing stock is old compared to the county and region, with approximately three-quarters of homes built between 1950 and 1980. Residents who were interviewed in the Housing for the Changing Region report expressed the need to maintain existing residential properties while adding higher quality new housing to attract a younger demographic.

The houses are designed to meet the desires of the younger residents which it is intended to attract along with providing home styles with master bedrooms on the first floor which is attractive to the empty nester market.

4. **Public Welfare:** The PUD will not be detrimental to the public health, safety or general welfare.

Applicant's Response: The density of the PUD will not cause any traffic impacts to the surrounding roadway network. Four parking spaces (the maximum number permitted on a residential lot) are provided for each dwelling unit (where the code requires two parking spaces) so there will be no parking impact on the surrounding neighborhood. The utilities available to the site are appropriately sized to serve the proposed density. Storm Water Facilities are adequately designed so that the project will not cause any flooding issues with the surrounding neighborhood.

5. **Compatible with Environs:** Neither the PUD nor any portion thereof will be injurious to the use and enjoyment of other properties in its vicinity, seriously impair property values or environmental quality in the neighborhood, nor impede the orderly development of surrounding property.

Applicant's Response: The surrounding land uses are mainly single family detached homes which the proposed development is compatible with. Being self-contained, the smaller lots will not negatively affect the pattern of development in the surrounding neighborhood. No aspect of the single family homes will impair the environmental quality of the surrounding neighborhood.

6. **Natural Features:** The design of the PUD is as consistent as practical with preservation of any natural features such as flood plains, wooded areas, natural drainage-ways or other areas of sensitive or valuable environmental character.

Applicant's Response: There are no natural features to preserve. Permanent open space is being created through the proposed PUD.

7. **Circulation:** Streets, sidewalks, pedestrian-ways, bicycle paths and off-street parking and loading are provided as appropriate to planned land uses. They are adequate in location, size, capacity and design to ensure safe and efficient circulation of automobiles, trucks, bicycles, pedestrians, fire trucks, garbage trucks and snow plows, as appropriate, without blocking traffic, creating unnecessary pedestrian-vehicular conflict, creating unnecessary through traffic within the PUD or unduly interfering with the safety or capacity of adjacent streets.

Applicant's Response: The roadway network is a simple loop which provides adequate access to John Street. The number of daily trips is insignificant enough so as to cause no traffic issues within the surrounding roadway network. The addition of 11 single family homes (instead of the 30 homes possible under the underlying zoning) will cause no significant issues with traffic or parking. The site plan denotes a sidewalk serving the development.

8. **Open Spaces and Landscaping:** The quality and quantity of common open spaces or landscaping provided are consistent with the higher standards of design and amenity required of a PUD. The size, shape and location of a substantial portion of any common open space provided in residential areas render it usable for recreation purposes.

Applicant's Response: As noted above, over 20% of the site is being preserved as permanent open space. The detention area will be designed in an environmentally sensitive way which will enhance the development. Two 'park' areas are provided for use by the residents of the development.

Open space between all buildings is adequate to allow for light and air, access by fire-fighting equipment, and for privacy where walls have windows, terraces or adjacent patios. Open space along the perimeter of the PUD is sufficient to protect existing and permitted future uses of adjacent property from adverse effects from the development.

The open space within the development and between homes is adequate for light and air to each home. There is no need to buffer the project from adjacent vacant properties which may be developed as the surrounding properties are generally developed with single family detached homes which are compatible to the proposed use of this property.

9. **Covenants:** Adequate provision has been made in the form of deed restrictions, homeowners or condominium associations or the like for:
 - a. The presentation and regular maintenance of any open spaces, thoroughfares, utilities, water retention or detention areas and other common elements not to be dedicated to the Village or to another public body.
 - b. Such control of the use and exterior design of individual structures, if any, as is necessary for continuing conformance to the PUD plan, such provision to be binding on all future ownerships.

Applicant's Response: A Homeowners Association will be formed. A draft of the HCTA declarations will be submitted at the time of final Plat of Subdivision Approval. The HOA will be responsible for maintenance of the common open space. All other utilities and the streets will be publically dedicated.

Since the architecture of the single family homes will be part of the PUD ordinance there is no requirement for architectural control by the HOA.

10. **Public Services:** The land uses, intensities and phasing of the PUD are consistent with the anticipated ability of the Village, the school system and other public bodies to provide and economically support police and fire protection, water supply, sewage disposal, schools and other public facilities and services without placing undue burden on existing residents and businesses.

Applicant's Response: The school district has submitted a letter evidencing their support for the project. All other services (water, sewer, etc) are adequate to service the development without undue burden.

11. **Phasing:** Each development phase of the PUD can, together with any phases that preceded it, exist as an independent unit that meets all of the foregoing criteria and all other applicable regulations herein even if no subsequent phase should ever be completed.

Applicant's Response: The provision and improvement of public or common area improvements, open spaces and amenities, or the provision of financial sureties guaranteeing their improvement, is phased generally proportionate to the phasing of the number of dwelling units or amount of nonresidential floor area. (Ord. 07-99, 2-23-1999)

The development will be built in one phase with all of the infrastructure going in at the same time, including all utilities, roads and storm water facilities. The Park space will be improved prior to issuance of the first occupancy permit.

Mr. Viger stated Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the PUD for Dubin Holding Inc. with the following conditions:

1. Developed in accordance with the plans prepared by SpaceCo dated 02.06.2017 last revised 03.10.2017.
2. Site Plan to be revised to enlarge Outlot A by the elimination of homesites 28 and 41
3. Final material and colors of all architecture, etc. to be determined in conjunction with the Village staff.
4. HOA shall be created and the declarations to be reviewed and approved by the Village Attorney prior to recordation.
5. Phasing / Timing. Final plans must be submitted within 12 months of preliminary approval. A development schedule should be submitted to staff at that time.
6. A solid wood board to board perimeter fence should be installed by developer.
7. Developer will install screening plantings along the east property line of the rear yards of homes 1, 27, 34 and 35. This screening would screen the rear yard uses from John Street.
8. Front yard landscape should be installed by developer as depicted in submitted plans.
9. Rear and side yard drainage easements shall be granted to and maintained by the Homeowners Association (HOA) or individual landlords.
10. Stop signs to be installed at both intersections of Florence and John Streets for vehicles exiting to neighborhood (eastbound).

Commissioner Rodriguez asked what the construction phase would be. Mr. Viger stated the utilities and road would be constructed in one phase and the homes would be constructed as they sold.

Motion: Commissioner Rowe made a motion to close CDC Case No. 2017-03. Commissioner Lomax seconded the motion.

ROLL CALL: Ayes: Moruzzi, Marcotte, Lomax, Pisano, Rodriguez, Rowe

Nays: None

All were in favor. Motion carried.

Chairman Moruzzi closed the Public Hearing at 9:07 p.m.

Motion: Commissioner Rowe made a motion to approve the Findings of Fact listed above for Preliminary and Final Planned Unit Development to Construct 41 Single Family homes with code deviations to Intensity and Yards, Municipal Code Section 10 – 5D – 4 and Signage, Municipal Code Section 10 – 18 – 9. Commissioner Lomax seconded the motion.

ROLL CALL: Ayes: Moruzzi

Nays: Marcotte, Lomax, Pisano, Rodriguez, Rowe

Motion failed.

Motion: Commissioner Pisano made a motion to recommend approval of the Preliminary and Final Planned Unit Development to Construct 41 Single Family homes with code deviations to Intensity and Yards, Municipal Code Section 10 – 5D – 4 and Signage, Municipal Code Section 10 – 18 – 9. Commissioner Rodriguez seconded the motion.

ROLL CALL: Ayes: Moruzzi, Rowe

Nays: Marcotte, Lomax, Pisano, Rodriguez

Motion failed.

Report from Community Development

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

ADJOURNMENT:

There being no further business before the Community Development Commission, Commissioner Rowe made a motion to adjourn the meeting. Commissioner Marcotte seconded the motion.

All were in favor. Motion carried.

The meeting was adjourned at 9:15 p.m.

TYPE:Public Hearing**SUBMITTED BY:**Kurtis R Pozsgay**DEPARTMENT:**CED**DATE:**06.05.17**DESCRIPTION:**

Consideration of Variances for the construction of a 4-car garage for the applicant De Asti's Partners, located at 1410 W Irving Park Road.

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**☐*Financially Sound Village**Quality Customer Oriented Services**Safe and Beautiful Village*☐*Enrich the lives of Residents**Major Business/Corporate Center*☒ *Vibrant Major Corridors***REQUEST:**

Variances for construction of a 4-car garage.

- Height, Municipal Code Section 10 – 14 – 13A
- Location, Municipal Code Section 10 – 14 – 13B – 1c

SUMMARY:

The applicant is proposing to construct a 4-car detached garage to the rear of their multi-tenant commercial building. The garage is to the south of the vacated alley, partially built on existing parking area with an additional 8 feet built to the south into a current grassy area next to the railroad. The garage measures 42' x 26'. It encroaches into the required side yard by 6 inches at its west rear corner. The garage is roughly 18' tall, which exceeds the maximum mean height of 12'.

RECOMMENDATION:

Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Variances for De Asti's Partners with the following conditions:

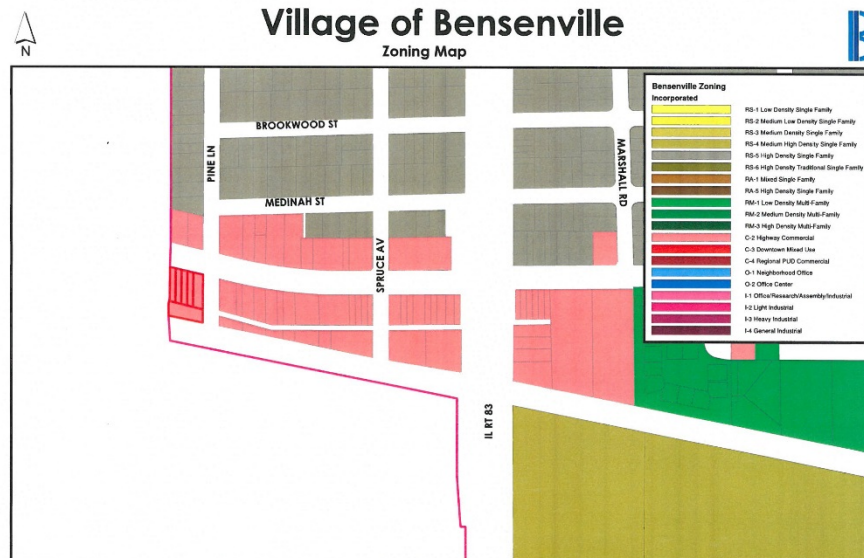
1. The plans and aesthetics of the garage to be in substantial compliance with the plans submitted with this application.
2. Building material should match as closely as possible the main commercial structure.
3. Contractors should maintain clearance of the railroad right of way during construction.

ATTACHMENTS:

Description	Upload Date	Type
Aerial & Zoning Maps	5/31/2017	Backup Material
Legal Notice	5/31/2017	Backup Material
Staff Report	5/31/2017	Executive Summary
Plans	5/31/2017	Backup Material

CDC#2017 - 07

1410 West Irving Park Road
Asti Deli
Variances; Garage



**LEGAL NOTICE/PUBLIC NOTICE
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on Monday, May 15, 2017 at 6:30 P.M., the Community Development Commission of the Village of Bensenville, Du Page and Cook Counties, will hold a Public Hearing to review Case No. 2017 – 08 to consider a request for:

Variances for construction of a 4-car garage:

- Height, Municipal Code Section 10 – 14 – 13A
- Location, Municipal Code Section 10 – 14 – 13B – 1c

1410 West Irving Park Road is in a C – 2 Highway Commercial District. The Public Hearing will be held in the Village Board Room at Village Hall, 12 S. Center Street, Bensenville, IL.

The Legal Description is as follows:

LOTS 1, 2, 3, 4, 5 AND 13 IN BLOCK 48 IN THE FIRST ADDITION TO PERCY WILSON'S IRVING PARK MANOR, BEING A SUBDIVISION IN SECTIONS 10, 11, 14 AND 15, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED MAY 7, 1926 AS DOCUMENT 213044, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 1410 West Irving Park Road, Bensenville, IL 60106.

De Asti's Partners, 123 North Central Street, Wood Dale, IL 60191 is the owner and applicant for the subject property for this CDC Case No. 2017 - 08 and Public Hearing.

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, Illinois 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 and will be heard at the Public Hearing. Written comments will be accepted by the Community and Economic Development Department through May 15, 2017 until 5:00 P.M.

Office of the Village Clerk
Village of Bensenville

**TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT
April 27, 2017**



STAFF REPORT

HEARING DATE: May 15, 2017
CASE #: 2017 – 08
PROPERTY: 1410 W. Irving Park Road
PROPERTY OWNER: De Asti's Partners
APPLICANT: Same
SITE SIZE: .64 acres
BUILDING SIZE: 1,092 SF
PIN NUMBERS: 03-15-215-015, 016, 017, 018, 019, and 020
ZONING: C – 2 Highway Commercial
REQUEST: Variances for construction of a 4-car garage.
- Height, Municipal Code Section 10 – 14 – 13A
- Location, Municipal Code Section 10 – 14 – 13B – 1c

PUBLIC NOTICE:

1. A Legal Notice was published in the Bensenville Independent on Thursday April 27, 2017. 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 two Notice of Public Hearing signs on the property, visible from the public way on Tuesday April 25, 2017.
3. On Friday April 28, 2017, 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. 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 applicant is proposing to construct a 4-car detached garage to the rear of their multi-tenant commercial building. The garage is to the south of the vacated alley, partially built on existing parking area with an additional 8 feet built to the south into a current grassy area next to the railroad. The garage measures 42' x 26'. It encroaches into the required side yard by 6 inches at its west rear corner. The garage is roughly 18' tall, which exceeds the maximum mean height of 12'.

SURROUNDING LAND USES:

	Zoning	Land Use	Comprehensive Plan	Jurisdiction
Site	C – 2	Commercial	Local Commercial	Village of Bensenville
North	C – 2	Commercial	Local Commercial	Village of Bensenville
South	RR/R - G	Railroad/Residential	Moderate Density Single Family	City of Wood Dale
East	C – 2	Commercial	Local Commercial	Village of Bensenville
West	C – 3/I - 1	Commercial/Industrial	General Business	City of Wood Dale

DEPARTMENT COMMENTS:***SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:***

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

Finance:

No issues from finance.

Police:

No police issues.

Engineering and Public Works:

- 1) The garage is not encroaching into the Railroad ROW.
- 2) They do not need any stormwater permits. All the drainage goes to southeast and appears to be maintained with the proposed construction.
- 3) No other comments as long as they stay out of the Railroad ROW during construction.

Community & Economic Development:**Economic Development:**

No comments

Code Compliance:

No comments.

Building:

No comments that cannot be addressed at permitting.

Planning:

- 1) The 2015 Comprehensive Plan indicates “Local Commercial” for this property.
- 2) The garage is detached, and does not affect the multi-tenant commercial development.
- 3) The garage is being built south of the alley/drive.
- 4) Approximately 336 SF of pervious area will become impervious.
- 5) The garage encroaches into the required side yard by 6 inches at the west rear corner.
- 6) The garage is 18 feet tall as measured to the mean of the roof as defined by Code (12 foot maximum allowed) to allow for parking of commercial trucks.
- 7) Some concerns over loss of parking for employees. It is unlikely any customers utilize the space, but employees may be forced to park in customer spots.
- 8) Split-face block should be similar material to main commercial building.

APPROVAL CRITERIA FOR VARIANCES:

The Community Development Commission shall not recommend nor shall the Village Board grant a variance unless it shall make findings based upon the evidence presented to it in each specific case that:

1. **Special Circumstances:** Special circumstances exist that are peculiar to the property for which the variances are sought and that do not apply generally to other properties in the same zoning district. Also, these circumstances are not of so general or recurrent a nature as to make it reasonable and practical to provide a general amendment to this Title to cover them.
2. **Hardship or Practical Difficulties:** For reasons set forth in the findings, the literal application of the provisions of this Title would result in unnecessary and undue hardship or practical difficulties for the applicant as distinguished from mere inconvenience.
3. **Circumstances Relate to Property:** The special circumstances and hardship relate only to the physical character of the land or buildings, such as dimensions, topography or soil conditions. They do not concern any business or activity of present or prospective owner or occupant carries on, or seeks to carry on, therein, nor to the personal, business or financial circumstances of any party with interest in the property.
4. **Not Resulting from Applicant Action:** The special circumstances and practical difficulties or hardship that are the basis for the variance have not resulted from any act, undertaken subsequent to the adoption of this Title or any applicable amendment thereto, of the applicant or of any other party with a present interest in the property. Knowingly authorizing or proceeding with construction, or development requiring any variance, permit, certificate, or approval hereunder prior to its approval shall be considered such an act.
5. **Preserve Rights Conferred by District:** A variance is necessary for the applicant to enjoy a substantial property right possessed by other properties in the same zoning district and does not confer a special privilege ordinarily denied to such other properties.
6. **Necessary for Use of Property:** The grant of a variance is necessary not because it will increase the applicant's economic return, although it may have this effect, but because without a variance the applicant will be deprived of reasonable use or enjoyment of, or reasonable economic return from, the property.
7. **Not Alter Local Character:** The granting of the variance will not alter the essential character of the locality nor substantially impair environmental quality, property values or public safety or welfare in the vicinity.
8. **Consistent with Title and Plan:** The granting of a variance will be in harmony with the general purpose and intent of this Title and of the general development plan and other applicable adopted plans of the Village, as viewed in light of any changed conditions since their adoption, and will not serve in effect to substantially invalidate or nullify any part thereof.
9. **Minimum Variance Needed:** The variance approved is the minimum required to provide the applicant with relief from undue hardship or practical difficulties and with reasonable use and enjoyment of the property.

Applicant's Response to Approval Criteria:

Pursuant to Bensenville Municipal Code Section 10-3-3.B Approval Criteria for Variances, we at Asti Deli, 1410 Irving Park Road, Bensenville, IL 60106 are applying for a zoning variance for our property in order for us to construct a 3 car garage behind our existing facility. We are seeking a 4-foot height variance (to go up to 12 feet) from the existing norm of 8 feet. This additional height will allow for the secure garaging of our company delivery vans and equipment. This request does not alter in any way the character of the surrounding properties nor can it be readily evidenced from the main (Irving Park Road) street.

As a long-term Bensenville restaurant establishment, we are hoping for your favorable consideration of this request and stand ready to answer any additional questions you may have concerning this matter.

Variances Approval Criteria	Meets Criteria	
	<i>Yes</i>	<i>No</i>
1. Special Circumstances	X	
2. Hardship	X	
3. Circumstances relate to the Property	X	
4. Not Resulting from Applicant Actions	X	
5. Preserve Rights Conferred By District	X	
6. Necessary for the Use of the Property	X	
7. Not Alter Local Character	X	
8. Consistent with Title and Plan	X	
9. Minimum Variance Needed	X	

RECOMMENDATIONS:

Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Variances for De Asti's Partners with the following conditions:

1. The plans and aesthetics of the garage to be in substantial compliance with the plans submitted with this application.
2. Building material should match as closely as possible the main commercial structure.
3. Contractors should maintain clearance of the railroad right of way during construction.

Respectfully Submitted,
Department of Community
& Economic Development

GENERAL NOTES:

1. CONSTRUCTION FENCING: PROVIDE AND MAINTAIN A 3'-0" HIGH CONSTRUCTION FENCE DURING NON-WORKING HOURS THAT WILL ENCLOSE ALL OPEN EXCAVATIONS UNTIL FOUNDATION IS BACK FILLED AND FIRST FLOOR DECK IS COMPLETED. PROVIDE AND MAINTAIN A 3'-0" HIGH FENCE ALONG THE FULL LENGTH OR INTERIOR SIDE YARDS UNTIL EXTERIOR CONSTRUCTION IS COMPLETED.
2. ALL DUMPPERS, STRUCTURES, OR CONTAINERS SHALL BE COVERED AT ALL TIMES WHEN NO WORK IS BEING PERFORMED ON THE PROPERTY THAT IS THE SUBJECT OR THE PERMIT.
3. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER IN ACCORDANCE WITH LOCAL, STATE, AND NATIONAL CODES AND ORDINANCES.
4. ALL PHASES OF CONSTRUCTION TO COMPLY WITH APPLICABLE BUILDING CODES AND ORDINANCES.
5. NO WORK SHALL BE CONSIDERED ACCEPTED UNTIL A FINAL PAYMENT IS MADE AND A WRITTEN RELEASE IS ISSUED TO THE CONTRACTOR BY THE OWNER AND/OR THE ARCHITECT TO ITS AFFECT.
6. THE SUB-CONTRACTOR IS RESPONSIBLE FOR ITS PERFORMANCE UP TO ONE (1) YEAR FROM THE TIME OF ITS COMPLETION, AND TO CORRECT ANY DEFECTS OF THE SUB-CONTRACTOR'S PERFORMANCE.
7. WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR ON THE JOB MUST CHECK ALL DIMENSIONS AND DETAILS AND MUST BE RESPONSIBLE FOR SAME.
8. THE AIA GENERAL CONDITIONS 1989 EDITION DOCUMENT A 201 SHALL BE CONSIDERED AS PART OF THIS CONTRACT. A COPY CAN BE PROVIDED BY THE ARCHITECT IF REQUIRED. THE ARTICLE #13 ON ARBITRATION SHALL BE DELETED.
9. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE.
10. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS. AT THE JOB SITE AND SHALL NOTIFY AFA, LTD. OF ANY DISCREPANCIES, OMISSIONS AND/OR CONFLICTS BEFORE PROCEEDING WITH THE JOB.
11. PRIOR TO SUBMITTING BID, CONTRACTOR SHALL VISIT THE SITE TO EXAMINE THE EXISTING CONDITIONS. ANY DISCREPANCIES ARE TO BE POINTED OUT PRIOR TO SUBMITTING BID OR SHALL BE NOTED IN THE BID FORMS. NO PLEA OF IGNORANCE OF EXISTING CONDITIONS SHALL JUSTIFY REQUESTS FOR ADDITIONAL FUNDS.
12. PLANS AND SPECIFICATIONS ARE INTENDED TO BE COMPLIMENTARY. ANY WORK EXHIBITED IN EITHER OF THEM, WHETHER IN THE OTHER OR NOT, IS TO BE EXECUTED ACCORDING TO THE TRUE INTENT AND MEANING THEREOF THE SAME AS IF SET FORTH IN ALL. PROVIDED, HOWEVER, THAT SHOULD ANY LAW, ORDINANCE OR REGULATION OF STATE, COUNTY OR CITY IN WHICH THE WORK IS TO BE DONE BE IN VIOLATION OF THE REQUIREMENTS OF SUCH LAWS, ORDINANCES OR REGULATIONS SHALL PREVAIL AND SHALL BE COMPLIED WITH BY CONTRACTOR AS A PART OF HIS WORK CALLED FOR AND NO EXTRA COMPENSATION SHALL BE ALLOWED THEREFOR.
13. THIS SECTION OF THE GENERAL NOTES SHALL BE CONSIDERED A PART OF THE GENERAL SPECIFICATIONS AND DRAWINGS.
14. ALL PERMITS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
15. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES OF THE CITY OF BENSenville.
16. MATERIALS AS SPECIFIED ON DRAWINGS SHALL BE USED. SUBSTITUTIONS OF MATERIALS WILL NOT BE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE OWNER OR ARCHITECT.
17. EACH CONTRACTOR IS TO CLEAN UP DEBRIS INSIDE AND OUTSIDE THE BUILDING SITE WHICH HAS BEEN CAUSED BY HIS WORK.
18. EMERGENCY EGRESS OPENING: EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEAN OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.
- ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES.
- EXCEPTION: GRADE FLOOR WINDOW MAY HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET.
- EXCAVATION AND CONCRETE:**
1. THE EXCAVATION CONTRACTOR SHALL PROVIDE PUMPING WHERE NECESSARY FOR COMPLETION OF HIS WORK UPON COMPLETION OF EXCAVATION. THE CONCRETE CONTRACTOR SHALL BE RESPONSIBLE FOR PUMPING NECESSARY TO THE WORK.
2. THE CONCRETE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE GENERAL CONTRACTOR FOR THE PLACING OF ALL SLEEVES IN THE CONCRETE WALLS FOR TELEPHONES, PLUMBING, ELECTRICAL, AND MECHANICAL TRADES.
3. THE GENERAL CONTRACTOR SHALL PROVIDE HEATER WHERE REQUIRED TO MAINTAIN PROPER CURE TEMPERATURE OF WORK POURED IN 30 DEGREE OR BELOW WEATHER. USE OF ADDITIVES IS NOT ALLOWED.
4. THE CONCRETE CONTRACTOR SHALL APPLY ONE COAT MEMBRANE DAMPPROOFING AT ALL CRAWL SPACE AND BASEMENT WALLS.
5. SITE EXCAVATING SHALL BE IN ACCORDANCE WITH A LICENSED SOIL ENGINEER AND BE APPROVED BY THE MUNICIPALITY.
6. ALL FOOTING TO BE ON UNDISTURBED SOIL OF 3000 PSF MIN. THE BOTTOM OF ALL FOOTINGS SHALL EXTEND A MINIMUM OF 4'0" BELOW TOP OF FINISHED GRADE OR AS SHOWN ON THE DRAWINGS. ALL FOOTINGS SHALL BE A MINIMUM OF 12" THICK AND THE WIDTH SHALL EXTEND AT LEAST 6" ON EACH SIDE OF FOUNDATION WALL.
7. ALL CONCRETE CONSTRUCTION SHALL COMPLY WITH ACI 318-TI, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", AND ASTM C80. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. POUR ALL CONCRETE USING WALLS MONOLITHICALLY WITH FOUNDATION WALLS. ALL CONCRETE SHALL BE 6 BAG MIX.
8. USE 1/2" A307 BOLT TO THE COLUMNS WITH MIT BEAMS. ALL STEEL BEAM POCKETS MORTARED FULL. ALL STEEL COLUMNS BEARING ON FOUNDATION WALLS SHALL HAVE A STRUCTURAL STEEL BASE PLATE WELDED TO THE COLUMN AND ANCHOR BOLTED TO THE CONCRETE. ALL COLUMN 4 BEAM, STRUCTURAL STEEL CONNECTIONS SHALL BE SECURELY FASTENED WITH STRUCTURAL BOLTS AND WASHERS, TIGHTENED.
9. PROVIDE A CONTINUOUS GALVANIZED WOOD SILL FOR FRAME CONSTRUCTION. SECURED TO THE TOP OF FOUNDATION WALL WITH WASHERS AND NUTS ON THE ANCHOR BOLTS. USE 1/2" DIA. ANCHOR BOLTS x 1'-0" LONG AT 4'-0" O.C. AND 1'-0" FROM EACH CORNER, BOTH DIRECTIONS-2 BOLTS MIN. EMBED MIN OF 1" INTO CONCRETE.
10. PROVIDE GRANULAR FILL MATERIAL COMPACTED TO A DENSITY OF 90% MINIMUM DENSITY ACCORDING TO ASTM SPECIFICATION D 1557-10 95% RELATIVE DENSITY ACCORDING TO ASTM SPECIFICATION D 2049-69

MASONRY:

1. CONCRETE MASONRY UNITS SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS-ASTM C 90 WITH MOISTURE CONTENT NOT EXCEEDING 50% OF TOTAL ABSORPTION.
2. PROVIDE CUT STONE SILLS AT WINDOWS, DOOR AND FIREPLACE CHIMNEY UNLESS OTHERWISE NOTED ON PLANS AT MASONRY AREAS.
3. PROVIDE STEEL LINTELS ABOVE ALL MASONRY OPENINGS AS NOTED BELOW OR AS CALLED FOR ON PLANS.
4. MASON CONTRACTOR SHALL CLEAN ALL EXPOSED MASONRY OF ALL MORTAR DROPPINGS AND OTHER DEBRIS AS SOON AS IS PRACTICAL.
5. BEAM POCKETS SHALL BE MORTARED IN SOLID.
6. PROVIDE 2oz COPPER FLASHING UNDER ALL TOW-LOCK SILLS AND WALL CAPS.
7. PROVIDE COPPER FLASHING AT ROOF /BRICK INTERSECTION, CHIMNEY FLASHING AND ANY EXPOSED INTERSECTION VISIBLE ON BUILDING ELEVATIONS.
8. ESTIMATE VENEER FACE BRICK AT 1300.00 PER M² TON FOR STONE, DELIVERED. CUTSTONE SILL SHALL BE STANDARD BUFF OOLITIC LIME- STONE WITH SMOOTH MACHINE FINISH BRICK WORK TO BE LAID UP IN RUNNING BOND, SECURED PROPERLY TO FRAME WALL WITH CORROSION MAX 2.67lbs OF BRICK PER TIE. RESISTANT METAL TIES EVERY 6TH COURSE (NAILING TIES TO SHEATHING WILL NOT BE PERMITTED). BRICK TIES SHALL BE HECKMANN BLDG. ADJUSTABLE VENEER ANCHORS # TIES 915-C # 316. PROVIDE 30P FELT BASE FLASHING WITH WEETHOLES # 4'-0" O.C. # ALL BRICKS VENEER WALLS. EXTEND FLASHING UP 12" MORTAR TYPE N. CONCRETE BLOCKS TO BE LAID IN RUNNING BOND PATTERN. GROUT SOLID UNDER ALL CONCENTRATED LOADS.
9. MASON CONTRACTOR TO BE RESPONSIBLE FOR ALL PRE-CAUTIONARY STEPS REQUIRED TO PROTECT MASONRY WORK FROM WEATHER CONDITIONS.
10. FIREPLACE CHIMNEYS AND FURNACE FLUES 2'-0" MINIMUM ABOVE ANY ROOF PORTION WITHIN 15'-0" HORIZONTALLY.
11. FIREPLACE HEARTHS 18" IN WIDTH FROM BRICK FACE AND 12" WIDER ON EACH SIDE OF FIREPLACE OPENING.
12. FLASH OVER EXTERIOR DOOR ALL WINDOWS, ETC.
13. TOPS OF ALL CHIMNEY FLUES ~~MUST BE FITTED~~ WITH CHIMNEY CAPS (SPARK ARRESTORS)

NOTE THE TOTAL AGGREGATE SHALL BE EQUAL TO NOT LESS THAN 2 1/2" AND NOT MORE THAN 3 1/4" TIME THE SUM OF THE VOLUMES OF THE CEMENT AND LIME USED.

FOR PROJECT USE TYPE N MORTAR

FOR L.V.L. USE : JOIST BEAM
CODE EVALUATION
ICC ES ESR-1387
G = 118,750
E = 13 x 10
EM IN = 965,710
Fb = 2,600
Ft = 1555

PROPERTY SPECIFICATION FOR PRE PARED MORTAR			
MORTAR TYPE	MIN COMPRESSIVE STRENGTH PSI # 28	MIN WATER RETENTION	MAX AIR CONTENT %
M DAY	2500	75	12
S	1800	75	12
N	750	75	14
O	350	75	14

FACE BRICK TO MEET ASTM C 216 WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSi

THE MASONRY TO HAVE NET AREA COMPRESSIVE STRENGTH FROM 1000 TO 3000 PSI

DESIGN LOADS:

FLOOR LL = 40 PSF
DL = 10 PSF
PART = 10 PSF
TL = 60 PSF

ROOF LL = 25 PSF
DL = 10 PSF
TL = 35 PSF

DECK PORCHES LL = 100 PSF
DL = 10 PSF
TL = 110 PSF

ALLOW SOIL BEARING PRESSURE P= 3,000 PSF (TO BE VERIFIED BY A QUALIFIED TESTING AGENCY)

MOISTURE AND THERMAL CONTROL:

1. ALL CONCEALING FLASHING SHALL BE A MINIMUM OF 26 GAUGE STEEL METAL. PROVIDE SHEET METAL BABY TIN VALLEY FLASHING.
2. BASE SILL AND FLASHING TO BE EQUAL TO 6 MIL VISQUEEN POLYETHYLENE FILM OR NERVASTRAL FLASHING OR EQUAL.
3. ALL EXTERIOR PERIMETER CAULKING SHALL BE WATER AND WEATHERTIGHT. ELASTIC CAULKING COMPOUND SHALL BE NON-STANDING POLYSULPHIDE, ACRYLIC, OR BUTYL.
4. INSULATION: (NEW CONSTRUCTION TO CONFORM W/ 2015 IECC)
a. PROVIDE WALL INSULATION WITH VAPOR BARRIER TO ROOM SIDE. (R-19 WALL INSULATION IN CHICAGO)
b. PROVIDE INSULATION AT CEILING WITH VAPOR BARRIER TO ROOM SIDE. AT CATHEDRAL CEILING, R-39 INSULATION WITH VAPOR BARRIER AT FLAT CEILING OR AS NOTED ON DRAWINGS. (R-49 INSUL.)
5. PROVIDE ALUMINUM DRIP CAPS OVER ALL DOOR AND WINDOW HEADS AND HORIZONTAL TRIM INCLUDING GARAGE AND PATIO DOORS. USE 4 MIL. PLOYETHELENE FLASHING AT ALL WINDOW AND DOOR JAMBS.
6. ALL WATER PIPING SHALL BE INSULATED IN AREAS WHERE IT IS SUBJECT TO FREEZING SUCH AS OUTSIDE WALLS AND ATTICS ON THE COLD SIDE ONLY. INSULATE PIPING PER IECC R403.42
7. PROVIDE GUTTERS AND DOWNSPOUTS WITH SPLASH BLOCKS.
8. PROVIDE TYVEK BEHIND ALUMINUM SIDING AND 15" BLDG FELT BEHIND BRICK AND STONE VENEERS.
9. ROOF SHINGLES TO BE MIN. 240P MIN. ASPHALT ON 15" FELT WITH 50P FELT ICE DAM. EXTEND MIN 24" BEYOND INSIDE FACE OF EXTERIOR WALLS.

CARPENTRY:

1. USE METAL CONNECTORS FOR CONNECTING JOISTS TO HEADERS. ("TECO" OR APPROVED EQUAL)
2. ALL WALLS TO HAVE 2" SOLID WOOD FIRESTOPPING AND ALL ELECTRICAL AND PLUMBING THROUGH FLOORS ARE TO HAVE SPACE SEALED OFF WITH APPROVED FIBERGLASS OR ROCKWOOL BATT INSULATION. FIRESTOP ALL FURRING PARTITIONS AND STUD WALLS AT BOTH FLOOR AND CEILING OF EACH FLOOR LEVEL AND AT JUNCTURE OF ROOF RAFTERS AND WALL.
3. INSTALL METAL SOFFIT VENTS ON ROOF VENTS AS SHOWN ON BUILDING ELEVATIONS/ WALL SECTIONS.
4. GABLES AND TRUSSES ARE TO BE SHEATHED IN 3/8" SHEATHING BY MANUFACTURER.
5. ALL CLOSETS MARKED LINEN AND PANTRY TO HAVE 5 SHELVES-ENTRY, WARDROBE, AND WALK-IN CLOSETS HAVE ONE HANGER BAR AND ONE SHELF.
6. JAMBS TO ALL CLOSETS AND OPENINGS WITHOUT FREHHING DOORS ARE TO HAVE DRYWALL CORNERS.
7. INSTALL 32"x32" ATTIC ACCESSSES AND FINISHED CEILING PANELS TO ALL ATTICS.
8. PROVIDE 5/8"TH DRYWALL UNDER STAIRWAY IN BASEMENT PER CITY CODE.
9. ALL EXTERIOR FRAMING SHALL BE 2x6 WITH R-19 INSUL PER CITY CODE
10. SILL PLATES ON CONCRETE SHALL BE PRESSURE TREATED AND SET IN SILL SEALER.
11. HEADER SCHEDULE FOR BEARING WALLS UNLESS OTHERWISE NOTED ON PLANS.
- SPANS LESS THAN 4' 2-2x6's
- SPANS 4'-6' 2-2x8's
- SPANS 6'-8' 2-2x10's TWO STORY
- SPANS 8'-10' 2-2x12's
- HEADERED JOISTS SPANNING GREATER THAN 6'-0" REQUIRE JOIST HANGERS. WHENEVER JOIST HANGERS ARE USED, THE JOIST HANGER SHALL BE IN PLACE BEFORE THE LUMBER IS SET, TO INSURE THAT OVERNAILING DOES NOT OCCUR.

12. PROVIDE 1/2" PLYWOOD SHEATHING UNLESS OTHERWISE NOTED
13. UNLESS NOTED ALL HEADERS 5'-0" AND GREATER IN LENGTH SHALL BE SUPPORTED BY DOUBLE 2x8s CRIPPLES.
14. ALL AREAS RECEIVING VINYL OR CERAMIC TILE EXCEPT BATHROOMS SHALL HAVE BASE AND SHOE.
15. ALL SOFFITS, CEILING OPENINGS, FLOOR OPENINGS AND STAIRS SHALL BE FIRESTOPPED ACCORDING TO LOCAL CODES.
16. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
17. CAULK ALL EXTERIOR OPENINGS.
18. VENT CHUTES AT SOFFIT VENTS.

23. ALL LUMBER TO BE NEW DOUGLAS FIR SELECT STRUCTURAL F=1800 PSi. E=1800.000 MIN. OR WHITE PINE #2 STRUCTURAL GRADE F=1800 PSi. FLOOR JOISTS, WALL JOISTS, ROOF RAFTERS - E=1800.000 PSi. EXCEPT WHERE OTHERWISE NOTED.
30. ALL FRAMING SHALL BE DIMENSION LUMBER
31. ALL FRAMING 16" O.C. W/ BRIDGING # 8'-0" O.C.
32. ALL ROOF SHEATHING SHALL BE 5/8" SHEATHING PLYWOOD (PARTICLE WOOD NOT PERMITTED).

36. ROOF RAFTERS DESIGNED FOR 30 PSF LL.
37. FLOOR JOISTS DESIGNED FOR 40 PSF LL. STAIRS, LIVE LOAD = 100 P.S.F. ATTIC, LIVE LOAD = 20 P.S.F. WOOD DECK, LIVE LOAD = 60 P.S.F.

38. MIN. BEARING OF A WOOD JOIST ON WOOD IS 1 1/2". MIN. BEARING OF A WOOD JOIST ON CONCRETE IS 3"
- BORED HOLES SHALL NOT BE WITHIN 2" OF THE TOP OR BOTTOM OF JOISTS AND THEIR DIAMETER SHALL NOT EXCEED 1/3 THE DEPTH OF JOIST.

41. VENT ALL ATTIC SPACES WITH VENT AREA EQUAL TO 1/300 OF CEILING AREA.
42. ALL PARTITION DIMENSIONS ON PLAN SHEETS ARE FINISHED DIMENSIONS. FINISHED DIMENSIONS AT CRITICAL AREAS SUCH AS CLOSETS, BATHTUBS, ETC., MUST BE HELD.

DOORS AND WINDOWS:

1. EXTERIOR DOORS ARE TO BE EQUAL TO "FEASE" PREHUNG DOORS WITH STANDARD WOOD FRAME. MANUFACTURER TO PROVIDE ALL HARDWARE INCLUDING LOCKS, WOOD SILL, METAL THRESHOLD AND WEATHERSTRIPPING. MATCH DOOR DESIGN SHOWN ON ELEVATIONS.
2. INTERIOR SOLID CORE DOORS SHALL BE RAISED PANEL OAK.
3. BI-FOLD DOORS SHALL BE RAISED PANEL OAK 6'-8"
4. PROVIDE TINTFERED GLASS IN ALL PATIO DOORS AND ENTRY SIDELIGHTS AND WHERE OTHERWISE REQUIRED BY CODES.
5. DOOR AND WINDOW PERFORMANCE SHALL BE AS SET FORTH BY MUNICIPAL ORDINANCE
6. GARAGE SERVICE DOOR (TO HOUSE) AND FRAME ASSEMBLY SHALL BE "B" LABEL 1 HR RATED AND BE PROVIDED WITH CLOSER, THRESHOLD, AND GASKETS.
7. APPROVED LABELED SAFETY GLAZING UNITS SHALL BE INSTALLED IN THE FOLLOWING APPLICABLE SPECIFIC HAZARDOUS LOCATIONS FOR PURPOSE OF GLAZING.
- a. GLAZING IN INGRESS AND EGRESS DOORS.
- b. GLAZING IN FLEXED AND SLIDING PANELS OF SLIDING TYPE DOORS.
- c. GLAZING IN STORM DOORS.
- d. GLAZING IN SHOWER AND BATHTUB DOORS AND ENCLOSURES.
- e. GLAZING WHOSE NEAREST VERTICAL EDGE IS WITHIN 12" OF A DOOR AND WHOSE BOTTOM EDGE IS BELOW THE TOP OF THE DOOR.
- f. GLAZING IN FIXED PANELS HAVING A GLAZED AREA IN EXCESS OF 9 SQUARE FEET WITH THE LOWEST EDGE LESS THAN 18" ABOVE THE FINISHED FLOOR LEVEL OR WALKING SURFACE WITHIN 36" OF SUCH GLAZING.

FINISHES:


1. INSTALL U.S. GYPSUM OR EQUAL S&W SYSTEM 5/8" TAPERED WALLBOARD WITH METAL CORNER BEADS. MACHINE TAPE ALL JOINTS. WALLBOARD SHALL BE ATTACHED ACCORDING TO MANUFACTURERS INSTRUCTIONS. PATCH ALL NAIL HEADS AND LEAVE SURFACE FREE FROM WAVES, PITS, AND BUCKLES. USE 5/8" FIRECODE WALLBOARD WHERE REQUIRED FOR FIRE RATING AND PROVIDE 1/2" WATER RESISTANT CEMENT BRO AT ALL BATHTUB AND SHOWER RECESSES.
2. PROVIDE 5/8" DRYWALL WHERE ROOF (RAFTERS OR TRUSS) SPACING EXCEEDS 16" O.C.
3. PROVIDE 5/8" O.C. FC. DRYWALL ON ALL GARAGE CEILINGS. (2 LAYERS WHEN LIVING AREA IS ABOVE)
4. DRYWALL SHEATHING BETWEEN GARAGE AND HOUSE SHALL BE INSTALLED TO BOTTOM OF ROOF
5. CERAMIC/STONE TILE FOR WALLS AND BASES SHALL BE GLAZED TILE. TILE APPLICATION SHALL BE BY ORGANIC MASTIC ADHESIVE FOR WALL. GROUT SHALL BE LATEX PORTLAND CEMENT. CAULK AROUND TUBS WITH SUITABLE CAULKING. CONFIRM WITH OWNER PREFERRED SPECIFICATIONS FOR FINISHES.
6. PAINTING:
- a. INTERIOR WALLS TO HAVE TWO COATS FLAT LATEX PAINT.
- b. ALL RISERS AND TREADS AT STAIRS TO BE CARPETED BY OTHER EXCEPT AS NOTED AND ALL STRINGERS ARE TO BE STAINED UNLESS OTHERWISE NOTED.
- c. INTERIOR DOORS, WINDOWS AND TRIM TO BE 50M1-GL088 OR LATEX ENAMEL, TWO COATS, OR STAINED, SEALED, AND VARNISHED.
- d. ALL EXTERIOR WOOD AND PLYWOOD SHALL BE STAINED OR PAINTED AS PER MANUFACTURERS INSTRUCTIONS.
7. ALL INTERIOR FINISHES SHALL HAVE A MINIMUM OF 'CLASS 1' FLAME SPREAD RATING.
8. ALL INTERIOR TRIM (EXCEPT FOR STAIR WAY ENCLOSURE 'CLASS 1') TO BE MINIMUM OF 'CLASS 3'.

ELECTRICAL:

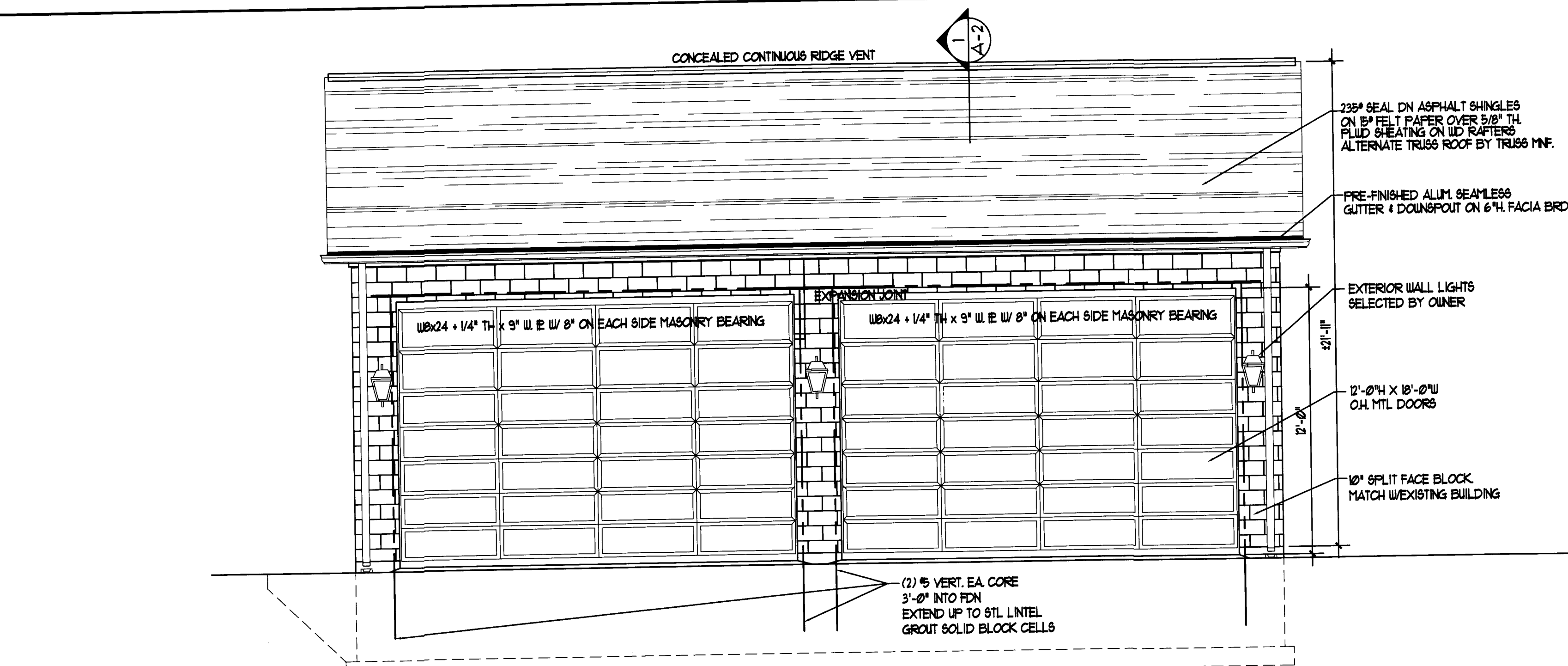
1. THE ELECTRICAL CONTRACTOR SHALL INCLUDE ALL NECESSARY LABOR, MATERIAL, AND EQUIPMENT FOR THE INSTALLATION OF A COMPLETE AND OPERABLE ELECTRICAL SYSTEM IN EACH UNITS.
2. THE ELECTRICAL CONTRACTOR SHALL INSTALL ALL WORK IN ACCORDANCE WITH ALL APPLICABLE STATE, LOCAL, AND NATIONAL CODES AND ORDINANCES.
3. THE ELECTRICAL CONTRACTOR SHALL PROVIDE COPPER WIRE THROUGHOUT, NO.1 AUG. MINIMUM LOW VOLTAGE SIGNAL SYSTEM SHALL BE MINIMUM 2 CONDUCTOR NO.18 IN CONDUIT WHERE REQUIRED BY LOCAL CODE.
4. THE ELECTRICAL CONTRACTOR SHALL PROVIDE MINIMUM 200 AMPERE 120/240 VOLT 1 PHASE 3 WIRE SERVICE.
5. DISTRIBUTION PANEL TO BE 200 AMPERE MCB WITH 20 POLE SPACES MINIMUM. PROVIDE BREAKERS AS REQUIRED.
6. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ONE SWITCHED FIXTURE AT ALL ATTICS ABOVE THE ACCESS PANEL.
7. THE ELECTRICAL CONTRACTOR SHALL PROVIDE GROUND FAULT PROTECTED GROUNDED OUTLETS AT ALL BATHROOMS, SHOWER ROOMS, EXTERIOR OUTLETS, GARAGES, AND KITCHENS. SEPARATE RESETS SHALL BE PROVIDED AT EACH FLOOR AREA INTERIOR AND EXTERIOR (GARAGE) APPLICATIONS AS WELL AS KITCHENS SHALL BE CIRCUITED SEPARATELY.
8. THE ELECTRICAL CONTRACTOR SHALL PROVIDE DISCONNECTING MEANS AS REQUIRED BY CODE FOR FIXED APPLIANCE INCLUDING FURNACE AND GARAGE DISPOSAL.
9. ALL CLOSET LIGHTS SHALL BE MOUNTED ON THE CEILING ABOVE THE CLOSET DOOR AND BE A MINIMUM OF 18" AWAY FROM ALL SHELVING.
10. BATTERY BACK-UP SMOKE DETECTORS MUST BE 10V, AND WIRED SO THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN HOUSE.
11. ALL OUTLETS WITHIN 6'-0" ON ANY SINK, EXTERIOR, BASEMENT OR GARAGE OUTLET TO BE A GROUND FAULT INTERCEPTION TYPE.
12. BEDROOM ELECTRICAL OUTLETS TO BE ARC-FAULT CIRCUIT-INTERRUPTER PROTECTED PER SECTION 210-12
13. ALL CEILING BOXES TO BE FIRE RATED BOXES IN HABITABLE ROOMS AND MINIMUM 1 1/2" DEEP.
14. POWER TO THE SMOKE DETECTORS MUST BE FROM THE BUILDING WIRING WITH BATTERY BACK-UP.
15. FIRESTOP ALL CONCEALED DRAFT OPENINGS WITH 2" NOMINAL LUMBER
16. INSTALL 200 AMP SERVICE WITH CIRCUIT BREAKERS. KITCHEN AND LAUNDRY EACH TO HAVE 2-20 AMP. CIRCUITS MIN. FURNACE TO HAVE SEPARATE 15 AMP. CIRCUIT. SUMP PUMP TO HAVE 20 AMP. CIRCUIT.
17. SWITCHES AND GFCI RECEPTACLES SHALL BE LOCATED AT LEAST 5 FT. MEASURED HORIZONTALLY, FROM THE EDGE OF THE TUB, SHOWER, SPA OR HOT TUB. 2009 NEC 680-41. INSIDE OUTLETS MUST BE EVERY 12'-0" O.C. BEGINNING 6'-0" FROM ENTRY DOOR. ALL HALLWAYS MUST HAVE (MIN) ONE OUTLET AND ONE CEILING LIGHT CONTROLLED BY A WALL SWITCH AT OPPOSITE ENDS (SAME FOR STAIRWAYS).
18. ALL ELECTRICAL CONDUCTORS SHALL BE COPPER (ALUMINUM IS NOT PERMITTED).
19. A SMOKE DETECTOR IS REQUIRED ON EACH LEVEL OF A RESIDENCE INCLUDING THE BASEMENT.
20. PROVIDE A SMOKE DETECTOR AND A CARBON MONOXIDE DETECTOR WITHIN 15 FT. OF ANY BEDROOM.
21. RIGID GALVANIZED CONDUIT MUST BE USED IN, THROUGH OR UNDER ALL INTERIOR CONCRETE SLAB CONSTRUCTION AND THROUGH ALL FOUNDATION WALL PENETRATIONS.
22. EXTERIOR BELOW GROUND CONDUIT MAY BE RIGID GALVANIZED (MIN) 6" DEEP ELECTRICAL GRADE PLASTIC CONDUIT APPROVED FOR DIRECT BURIAL WITH A BARE GROUND CONDUCTOR (MIN) 18" DEEP OR TYPE "UF" CABLE WITH GROUND CONDUCTOR (MIN) 24" DEEP.
23. PROVIDE GROUND FAULT CIRCUIT PROTECTION FOR ALL: GARAGE, BATH-ROOM, AND EXTERIOR ELECTRICAL OUTLET. ALL WIRING INSTALLED PER LOCAL CODES AND ORDINANCES.
24. ALL ELECTRICAL MUST BE IN CONDUIT.
25. ALL OUTLETS, LIGHTS, FANS, ETC. IN BATHROOMS SHALL BE GFI.

LIABILITY INSURANCE:

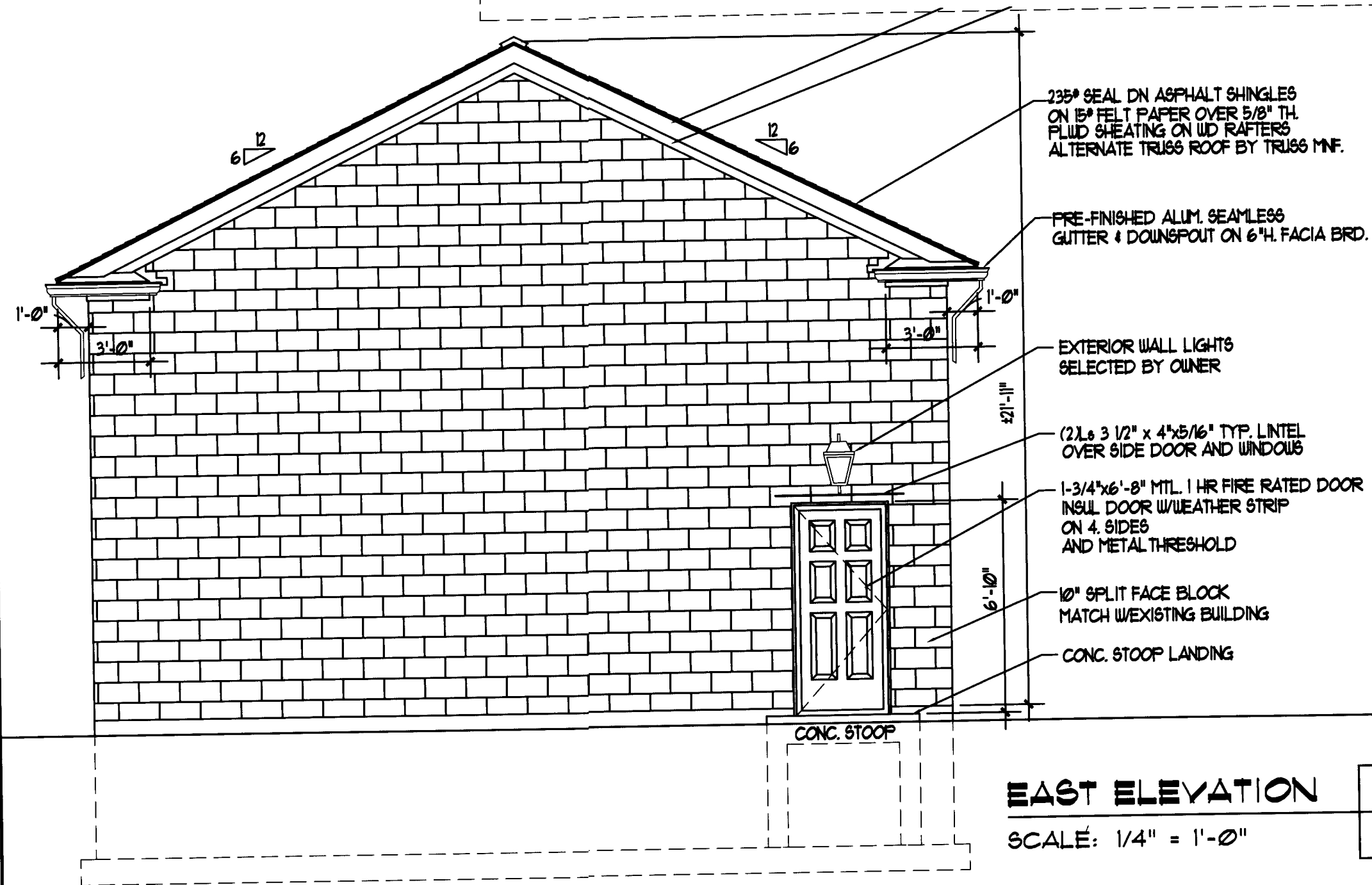
1. PROVIDE LIABILITY INSURANCE (HOLD HARMLESS AGREEMENT). THE CONTRACTOR SHALL MAINTAIN CONTRACTUAL LIABILITY INSURANCE TO COVER LIABILITY ASSUMED UNDER THE FOLLOWING AGREEMENT:
2. CONTRACTOR AND ANY SUB-CONTRACTOR SHALL INDEMNIFY AND SAVE HARMLESS ASTI-DELLI OWNERS AND ANTONIO FANIZZA ASSOC. LTD., HEREINAFTER CALLED OWNER AND ARCHITECT AND THEIR PARTNERS, AGENTS AND EMPLOYEES AGAINST ANY LOSS, DAMAGE OR EXPENSE FOR WHICH THE OWNER AND ARCHITECT MAY BECOME LIABLE ON ACCOUNT OF BODILY INJURY INCLUDING DEATH, OR PROPERTY DAMAGE SUSTAINED BY ANYONE WHICH MAY ARISE OUT OF OR BE THE RESULT FROM THE OPERATIONS OR THE CONTRACTOR OR OF THOSE EMPLOYED BY: HIS AGENTS OR SERVANTS INCLUDING HIS SUB-CONTRACTOR, IN THE EXECUTION OF ANY WORK INCLUDED UNDER THIS CONTRACT. WHETHER OR NOT IT SHALL BE CLAIMED THAT THE INJURY OR DAMAGE WAS CAUSED THROUGH A NEGLIGENCE ACT OR OMISSION OF THE OWNER AND ARCHITECT, THEIR AGENTS, SERVANTS OR EMPLOYEES, OR BY ANY OTHER PERSONS WHO-SO-EVER, AND CONTRACTOR SHALL, AT HIS OWN EXPENSE, APPEAR, DEFEND, PAY ALL COSTS AND EXPENSE, INCLUDING ATTORNEY'S FEES AND PAY ALL ADJUDGMENTS IN CONNECTION WITH LIABILITY ASSUMED HERE UNDER.
3. THE FOLLOWING INDEMNIFICATION SHALL ALSO INCLUDE ALL LIABILITY OF THE OWNER, ARCHITECT AND OTHER MENTIONED PERSONS ARISING UNDER THE SO CALLED "STRUCTURAL WORK ACT" (CH. 48, SEC. 60-69, ILLIN OIS REVISED STATS).
4. EACH AND EVERY CONTRACTOR AND SUB-CONTRACTORS WHEN ACCEPTING CONTRACTUAL OBLIGATIONS FOR THIS PROJECT SHALL UNDERSTAND THAT A PREREQUISITE TO ANY OPERATION AT PROJECT WHETHER FILED WITH OWNER OR NOT, THAT THEY HAVE FILED AGREEMENT TO THE ABOVE ITEM, (HOLD HARMLESS AGREEMENT AND ITS SPECIFIC WORDING)

ANTONIO FANIZZA ASSOC. LTD	
ARCHITECTS	2363 LECHNER LANE DEER PLAINS, ILLINOIS 60006 TEL: (847) 823-5664 FAX: (847) 823-1664 Email: antoniofanizza@comcast.net
© 2016 ANTONIO FANIZZA ASSOC. LTD. THESE DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF ANTONIO FANIZZA ASSOC. LTD. THEY ARE PREPARED FOR USE ON THIS SPECIFIC SITE AND FOR A SPECIFIC DATE AND SHALL NOT BE COPIED, OR REPRODUCED IN ANY FORM OR BY ANY MEANS, WITHOUT WRITTEN AUTHORIZATION. UNAUTHORIZED USE IS NOT ALLOWED. IF IT IS FURTHER ANNOUNCED PRICE OF DRAWINGS USE, ALL FEES HAVE BEEN PAID IN FULL. FAILURE TO DO SO, THE USER WILL BE RESPONSIBLE FOR ALL COURT COST AND LITIAL FEES.	
NO.	REVISION
	
EXPIRES 11-30-_____	
SIGNATURE _____	
DRAWING NAME: SPECIFICATIONS	PROJECT NAME: NEW 4-CARS GARAGE FOR "ASTI-DELI" 1400 W IRVING PARK RD, BENSenville IL 60006
released to const	
job no. 1663	
scale AS SHOWN	
date 11.30.2016	
drawn by AB	
checked by AF	
sheet	

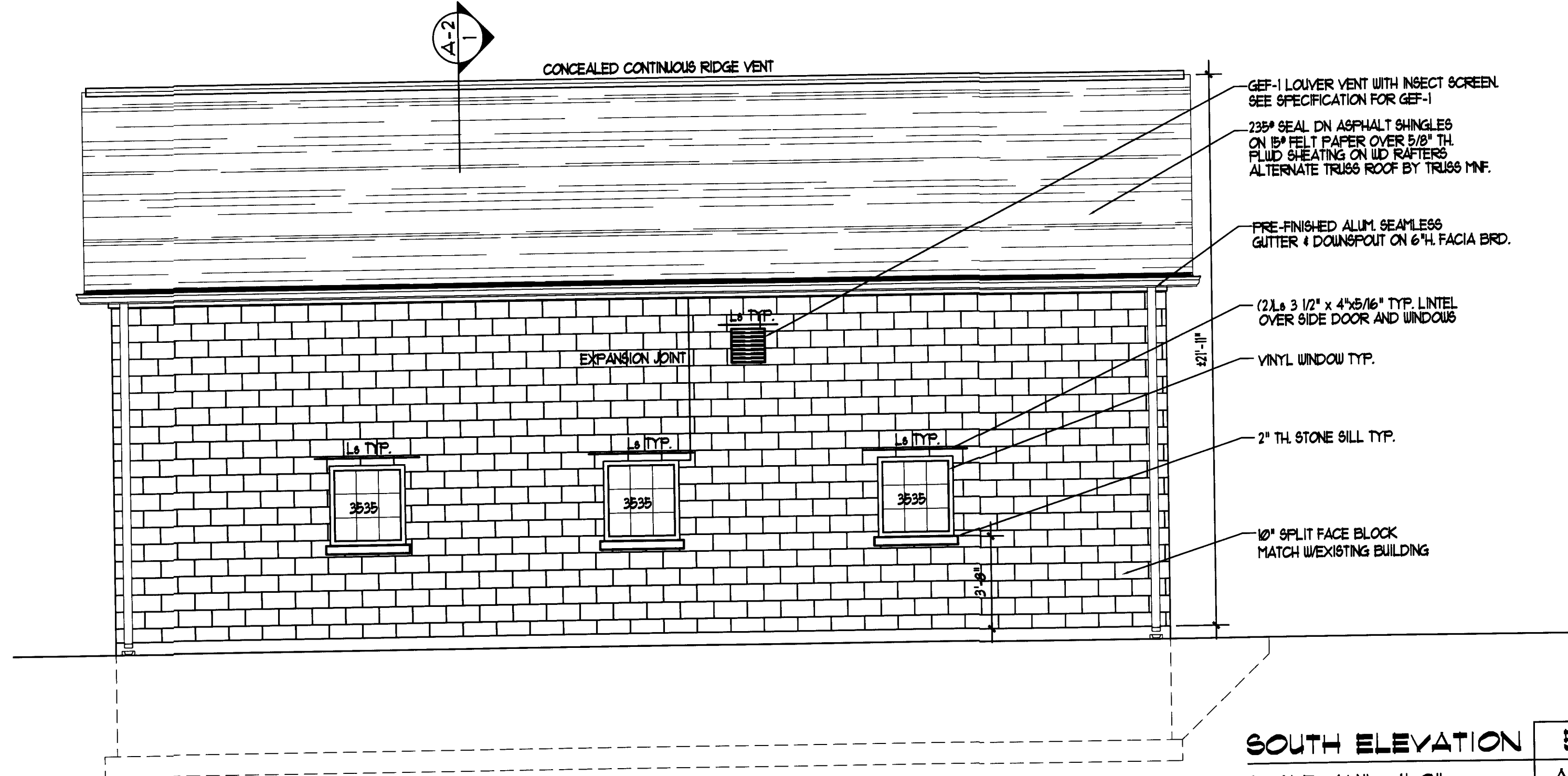
T-2



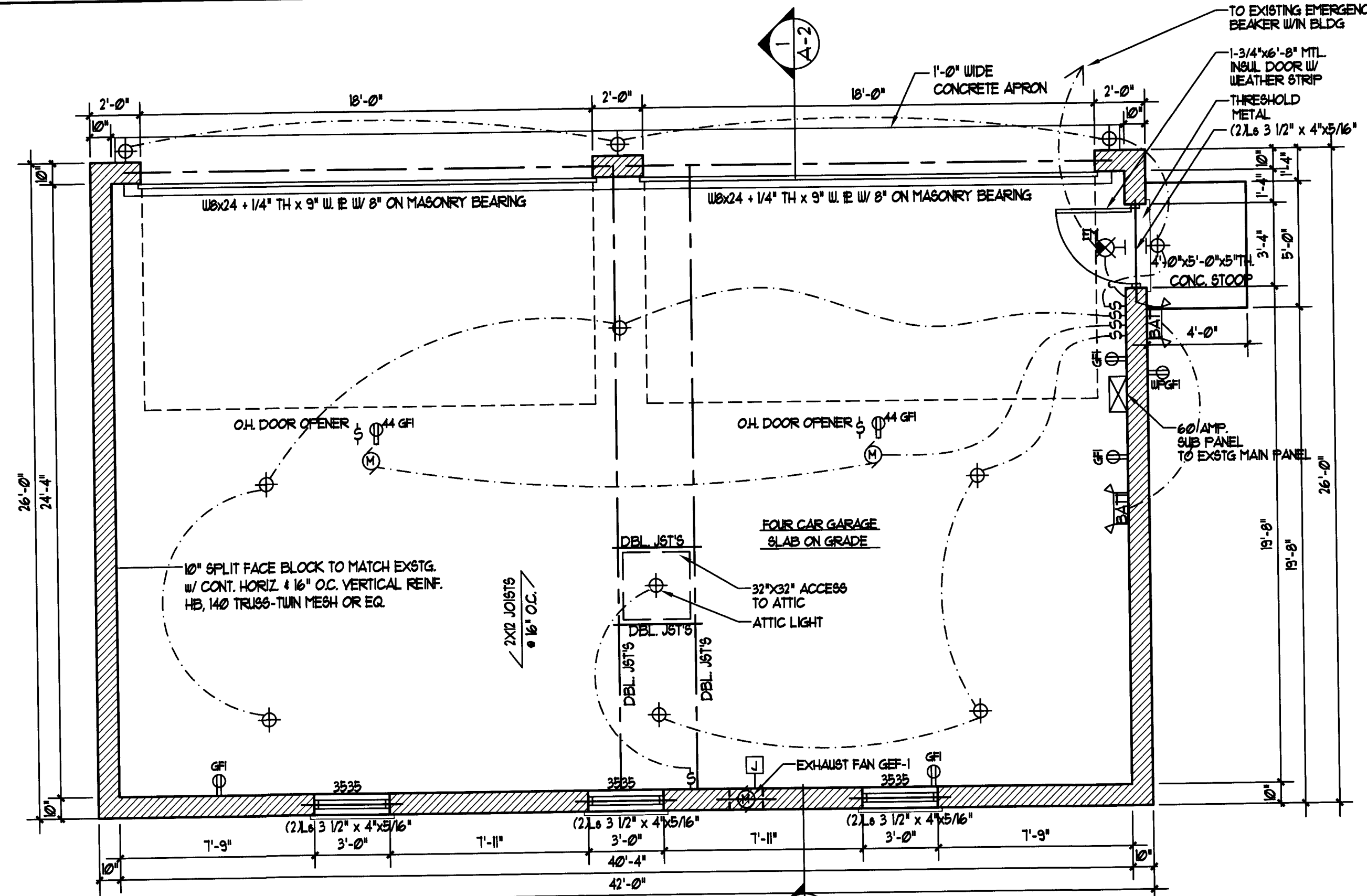
NORTH ELEVATION 3
SCALE: 1/4" = 1'-0"



EAST ELEVATION 4
SCALE: 1/4" = 1'-0"

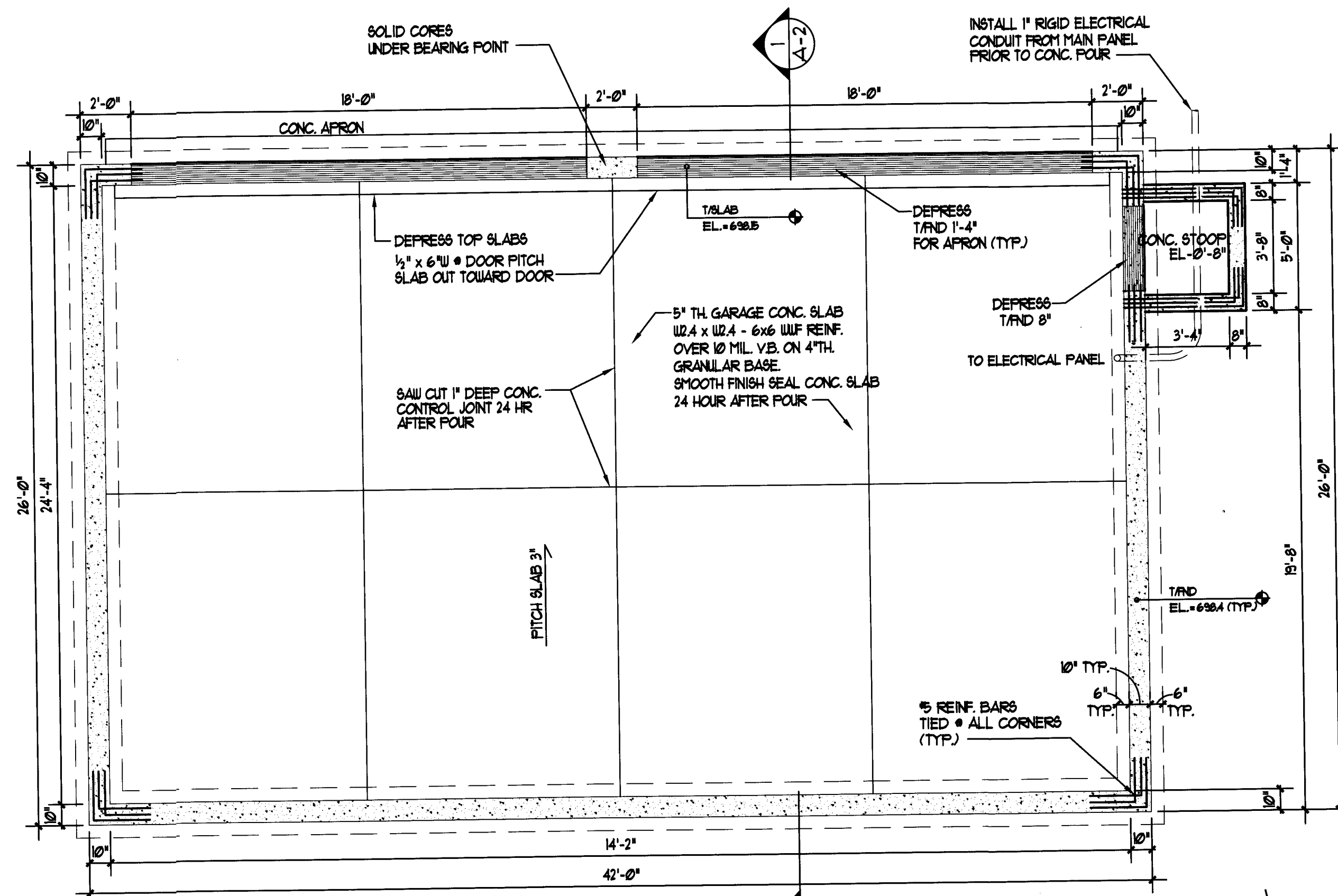


SOUTH ELEVATION 5
SCALE: 1/4" = 1'-0"



FLOOR PLAN 1
SCALE: 1/4" = 1'-0"

- ELECTRICAL LEGEND:**
- ⏻ TOGGLE SWITCH
 - ⊕ WALL MOUNTED LIGHT FIXTURE
 - ⊕ CEILING MOUNTED LIGHT FIXTURE
 - ⏚ GFI GROUND FAULT CIRCUIT INTERRUPTER W/ RESET BUTTON
 - Ⓜ MOTORS (PROVIDE POWER AS REQ'D BY MANUF.)
 - ⚡ EMERGENCY BATTERY LIGHTING UNIT MTD. MINIMUM 1'-0" APF.
 - Ⓧ EMERGENCY DIRECTIONAL EXIT SIGN, SEE SCHEDULE FOR DETAILS. SHADED SIDE DENOTES FACE OF WORDING AND/OR ARROW WHEN SHOWN
 - Ⓜ J-BOX



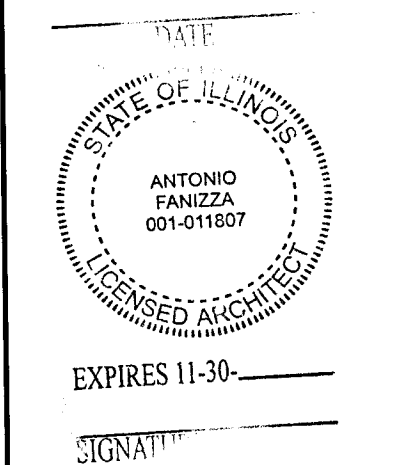
FOUNDATION PLAN 2
SCALE: 1/4" = 1'-0"

ANTONIO FANIZZA ASSOC. LTD
ARCHITECTS
7363 LECHNER LANE
DES PLAINES, ILLINOIS 60016
TEL: (847) 823-5664 FAX: (847) 823-1664
Email: antonio.fanizza@comcast.net

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I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF ILLINOIS AND THE CITY OF BENSenville CODES AND ORDINANCES. THEY ARE IN COMPLIANCE WITH ALL APPLICABLE CODES INCLUDING THE ENVIRONMENTAL BARBERS ACT (40-105) AND THE ILLINOIS ACCESSIBILITY CODE (75 ILL. ADM. CODE CODE 400.1) AS SIGNED BY MY HAND AND SEAL.

NO.	REVISION



DRAWING NAME:
GARAGE PLANS & ELEVATIONS
PROJECT NAME:
NEW 4-CARS GARAGE FOR "ASTI-DELI"
1410 W. IRVING PARK RD.
BENSenville, IL 60016

released to const.
job no. 1663
scale AS SHOWN
date 11/30/2016
drawn by AB
checked by AF
sheet

A-1

TYPE:Public Hearing**SUBMITTED BY:**Kurtis R Pozsgay**DEPARTMENT:**CED**DATE:**06.05.17**DESCRIPTION:**

Consideration of Variances for construction of a 364 SF shed for the applicant John Tornabene, located at 333 Diana Court.

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**☐*Financially Sound Village**Quality Customer Oriented Services**Safe and Beautiful Village*☒*Enrich the lives of Residents**Major Business/Corporate Center**Vibrant Major Corridors***REQUEST:**

Variances for construction of a 364 SF shed

- Size, Municipal Code Section 10 – 14 – 12B – 3

- Coverage, Municipal Code Section 10 – 5B – 4A – 4

SUMMARY:

The applicant is proposing to construct a 364 square foot shed, replacing a 116.62 square foot shed. The maximum allowed shed size for his lot size (14,917.5 SF) is 120 square feet. The purpose of the shed is to store outdoor furniture, tools and lawn equipment, which is currently being stored in his attached garage.

RECOMMENDATION:

Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Variances for John Tornabene with the following conditions:

1. The plans and aesthetics of the shed to be in substantial compliance with the plans submitted with this application.
2. Building material should be compatible with the main residential structure.
3. Pool shall remain removed due to lot coverage concerns.

ATTACHMENTS:

Description	Upload Date	Type
Aerial & Zoning Maps	5/31/2017	Backup Material
Legal Notice	5/31/2017	Backup Material
Staff Report	5/31/2017	Executive Summary
Plans	5/31/2017	Backup Material
Plat of Survey	5/31/2017	Backup Material

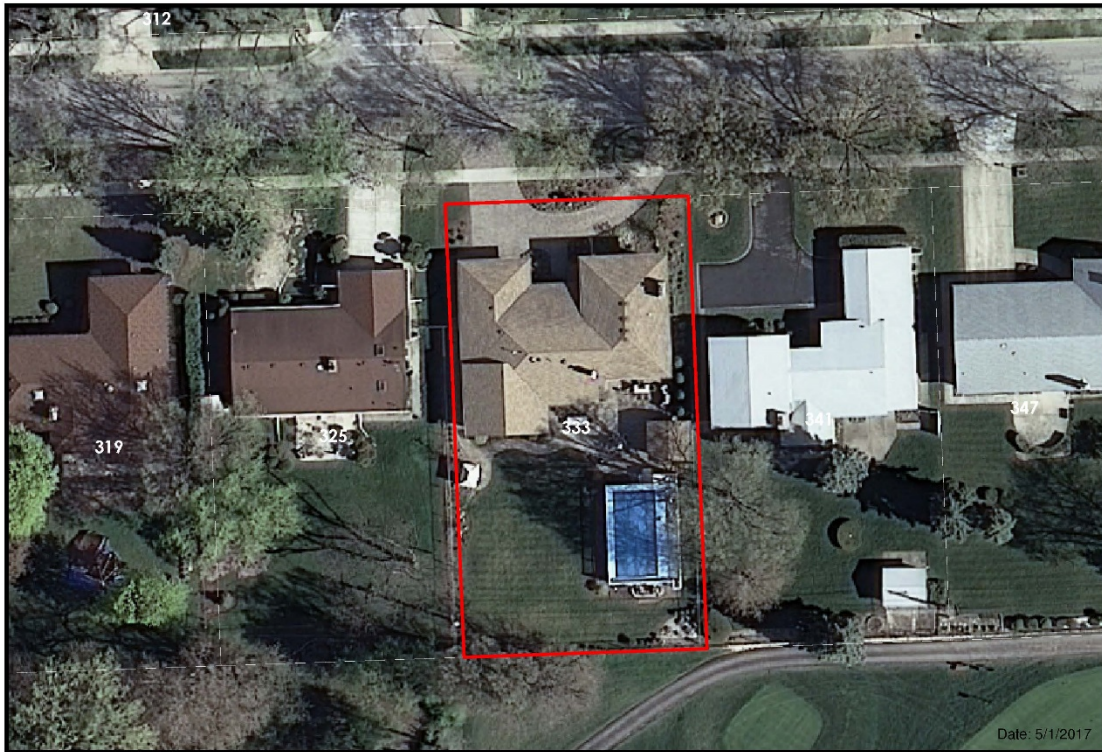
CDC#2017 - 09

333 Diana Court
John Tornabene
Variances; Garage



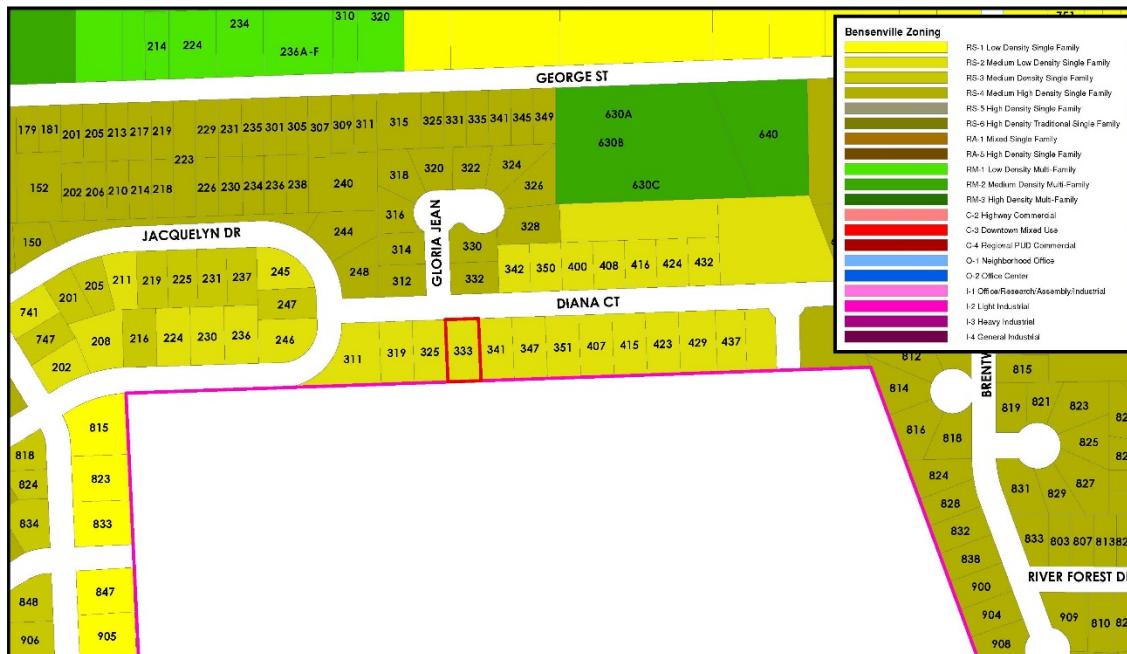
Village of Bensenville

333 E Diana



Village of Bensenville

Zoning Map



**LEGAL NOTICE/PUBLIC NOTICE
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on Monday, June 5, 2017 at 6:30 P.M., the Community Development Commission of the Village of Bensenville, Du Page and Cook Counties, will hold a Public Hearing to review Case No. 2017 – 09 to consider a request for:

- Variances for construction of a 364 SF shed
- Size, Municipal Code Section 10-14-12B-3
 - Coverage, Municipal Code Section 10-5B-4A-4

333 Diana Court is in a RS – 2 Medium Low Density Single Family District. The Public Hearing will be held in the Village Board Room at Village Hall, 12 S. Center Street, Bensenville, IL.

The Legal Description is as follows:

LOT 229 IN BRENTWOOD TERRACE, IN A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 24, AND THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 333 Diana Court, Bensenville, IL 60106.

John Tornabene, 333 Diana Court, Bensenville, IL 60106 is the owner and applicant for the subject property for this CDC Case No. 2017 - 09 and Public Hearing.

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, Illinois 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 and will be heard at the Public Hearing. Written comments will be accepted by the Community and Economic Development Department through June 5, 2017 until 5:00 P.M.

Office of the Village Clerk
Village of Bensenville

**TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT
May 18, 2017**



STAFF REPORT

HEARING DATE: June 5, 2017
CASE #: 2017 – 09
PROPERTY: 333 Diana Court
PROPERTY OWNER: John Tornabene
APPLICANT: Same
SITE SIZE: 14,917.5 SF
BUILDING SIZE: 4,150 SF
PIN NUMBERS: 03-24-304-004
ZONING: RS – 2 Medium Low Density Single Family District
REQUEST: Variances for construction of a 364 SF shed
- Size, Municipal Code Section 10 – 14 – 12B – 3
- Coverage, Municipal Code Section 10 – 5B – 4A – 4

PUBLIC NOTICE:

1. A Legal Notice was published in the Bensenville Independent on Thursday May 18, 2017. 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 two Notice of Public Hearing signs on the property, visible from the public way on Thursday May 18, 2017.
3. On Friday May 19, 2017, 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. 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 applicant is proposing to construct a 364 square foot shed, replacing a 116.62 square foot shed. The maximum allowed shed size for his lot size (14,917.5 SF) is 120 square feet. The purpose of the shed is to store outdoor furniture, tools and lawn equipment, which is currently being stored in his attached garage.

SURROUNDING LAND USES:

	Zoning	Land Use	Comprehensive Plan	Jurisdiction
Site	RS – 2	Residential	Single Family Residential	Village of Bensenville
North	RS – 4	Residential	Single Family Residential	Village of Bensenville
South	R – 3 (DuPage County)	Golf Course / Country Club	Golf Course	DuPage County
East	RS – 2	Residential	Single Family Residential	Village of Bensenville
West	RS – 2	Residential	Single Family Residential	Village of Bensenville

DEPARTMENT COMMENTS:

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

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

Finance:

No issues from Finance.

Police:

No police issues.

Engineering and Public Works:

- 1) No comments, as long as they blend in the grading with existing surrounding grades and don't impede any existing drainage.
- 2) Looks like it is well out of the flood zone.

Community & Economic Development:

Economic Development:

No comments

Fire Safety:

No comments.

Building:

- 1) Applicant needs to provide the dimensions that the proposed shed is from the house and from the neighboring house at 341 Diana Ct. If there isn't the required 10 feet, then there will be fire resistant construction required.
- 2) All other building comments can be addressed at permitting.

Planning:

- 1) The 2015 Comprehensive Plan indicates "Single Family Residential" for this property.
- 2) The proposed shed is 14'x26' or 364 SF. The max allowed shed size for this lot size is 120 SF.
- 3) The purpose of the shed is to store outdoor furniture, tools and lawn equipment, which is currently being stored in his attached garage. By building the shed, he claims he will be able to park his cars in his garage.
- 4) There was a large above ground pool in the back yard, which was removed. Staff is concerned about infrastructure left from pool. When pool was installed, lot coverage exceeded the max 50%.

APPROVAL CRITERIA FOR VARIANCES:

The Community Development Commission shall not recommend nor shall the Village Board grant a variance unless it shall make findings based upon the evidence presented to it in each specific case that:

1. **Special Circumstances:** Special circumstances exist that are peculiar to the property for which the variances are sought and that do not apply generally to other properties in the same zoning district. Also, these circumstances are not of so general or recurrent a nature as to make it reasonable and practical to provide a general amendment to this Title to cover them.

Petitioner Statement:

We have removed a large pool in the backyard. We would like a larger shed area for storing outdoor furniture, tools and lawn equipment.

2. **Hardship or Practical Difficulties:** For reasons set forth in the findings, the literal application of the provisions of this Title would result in unnecessary and undue hardship or practical difficulties for the applicant as distinguished from mere inconvenience.

Petitioner Statement:

The shed will alleviate unsightly lawn equipment laying in the yard. We would be able to use the attached garage to park cars instead of use as a shed.

3. **Circumstances Relate to Property:** The special circumstances and hardship relate only to the physical character of the land or buildings, such as dimensions, topography or soil conditions. They do not concern any business or activity of present or prospective owner or occupant carries on, or seeks to carry on, therein, nor to the personal, business or financial circumstances of any party with interest in the property.

Petitioner Statement:

We had a large pool so this new shed would still be smaller now that the pool is removed.

4. **Not Resulting from Applicant Action:** The special circumstances and practical difficulties or hardship that are the basis for the variance have not resulted from any act, undertaken subsequent to the adoption of this Title or any applicable amendment thereto, of the applicant or of any other party with a present interest in the property. Knowingly authorizing or proceeding with construction, or development requiring any variance, permit, certificate, or approval hereunder prior to its approval shall be considered such an act.

Petitioner Statement:

We believe the larger shed will alleviate the problem for parking and storage. It will improve the appearance of the back yard.

5. **Preserve Rights Conferred by District:** A variance is necessary for the applicant to enjoy a substantial property right possessed by other properties in the same zoning district and does not confer a special privilege ordinarily denied to such other properties.

Petitioner Statement:

This will simplify our living space, keep it orderly and pleasing to neighbors. It will improve our daily lives.

6. **Necessary for Use of Property:** The grant of a variance is necessary not because it will increase the applicant's economic return, although it may have this effect, but because without a variance the applicant will be deprived of reasonable use or enjoyment of, or reasonable economic return from, the property.

Petitioner Statement:

In today's world, more equipment simplifies our lives but we just don't have space to store everything. It is necessary to have a shed to keep this equipment stored safely.

7. **Not Alter Local Character:** The granting of the variance will not alter the essential character of the locality nor substantially impair environmental quality, property values or public safety or welfare in the vicinity.

Petitioner Statement:

The shed would be an improvement to the property and is a valuable space to store larger items that take up too much space to be stored in a small garage.

8. **Consistent with Title and Plan:** The granting of a variance will be in harmony with the general purpose and intent of this Title and of the general development plan and other applicable adopted plans of the Village, as viewed in light of any changed conditions since their adoption, and will not serve in effect to substantially invalidate or nullify any part thereof.

Petitioner Statement:

Yes, we will build this shed in accordance with Bensenville Ordinances including this variance.

9. **Minimum Variance Needed:** The variance approved is the minimum required to provide the applicant with relief from undue hardship or practical difficulties and with reasonable use and enjoyment of the property.

Petitioner Statement:

The variance needed as listed in plat of survey and plans submitted.

Variances Approval Criteria	Meets Criteria	
	<i>Yes</i>	<i>No</i>
1. Special Circumstances	X	
2. Hardship	X	
3. Circumstances relate to the Property	X	
4. Not Resulting from Applicant Actions	X	
5. Preserve Rights Conferred By District	X	
6. Necessary for the Use of the Property	X	
7. Not Alter Local Character	X	
8. Consistent with Title and Plan	X	
9. Minimum Variance Needed	X	

RECOMMENDATIONS:

Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Variances for John Tornabene with the following conditions:

1. The plans and aesthetics of the shed to be in substantial compliance with the plans submitted with this application.
2. Building material should be compatible with the main residential structure.
3. Pool shall remain removed due to lot coverage concerns.

Respectfully Submitted,
Department of Community
& Economic Development

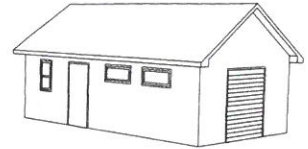
Items Selected:

Gable roof w/ 8/12 pitch Rafters 16" O.C.
2x4 Wall Framing Material
14' Wide X 26' Deep X 8' High
Vinyl Dbl 4" Lap Siding
- S. Stone
1/2" 4 Ply Plywood Wall Sheathing
Block-It Housewrap
12" gable/12" eave overhangs
5/8" OSB Roof Sheathing
StormMaster Shake, Heather Blend Shingles
Roof Vent Galvanized
Sandstone Aluminum Soffit & Fascia
Sandstone Premium Roof Edge
Smokey Sable

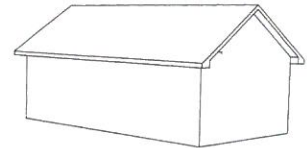
Options Selected:

The options you have selected are:
15 LB Roof Felt
2 Rows Granular Ice & Water Barrier
2 - 46x20-3/4 Window - Ranch Vinyl Single Pane
1 - 6x7 Rollup Overhead Door - White
1 - 24x42 Window - White Vinyl Single Hung
1 - 36x80 Service Door - CP1 Flush Steel LS

Front View



Back View



Estimated price: \$4,282.57*

*Today's estimated price, future pricing may go up or down.

*Tax, labor, and delivery not included.

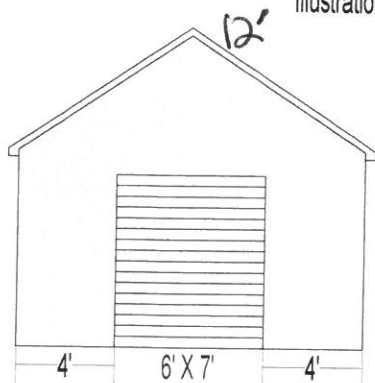


***** Take this sheet to the Building Materials counter to purchase your materials. *****

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

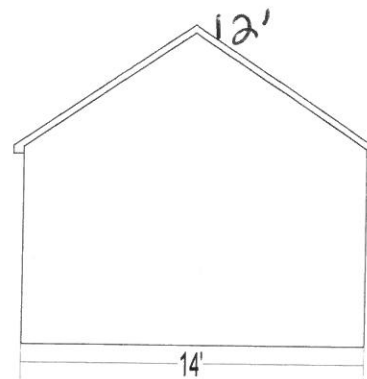
*** Here are the wall configurations for your design.

Illustration May Not Depict All Options Selected

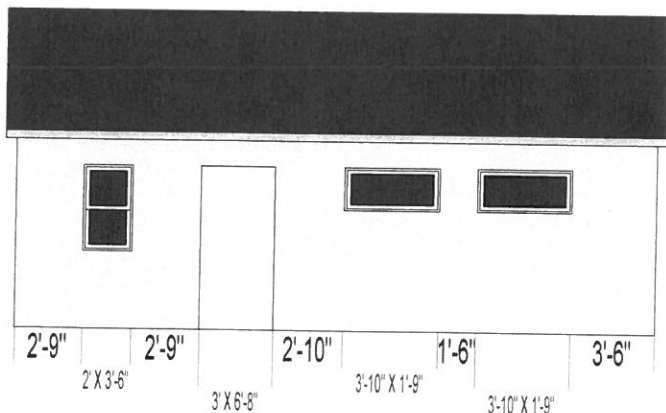


Gable Front View

(1) - ROLLUP IDEAL 6X7 GLOSS WHITE #200 ROLL UP DOOR

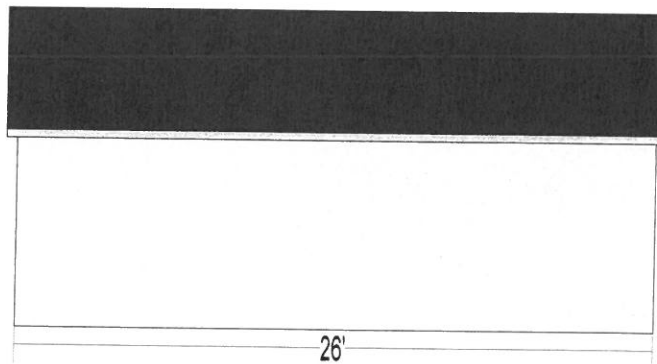


Gable Back View



Eave Front View

- (1) - SINGLE HUNG (GOOD) 24X42
- (1) - PREHUNG STEE SERVICEDOO CP1 FLUSH STEEL DOOR PH 36X80 LH SB
- (2) - RANCH - I. G. 43X20



Eave Back View

Building Size: 14 feet wide X 26 feet long X 8 feet high

Approximate Peak Height: 13 feet 2 inches (158 inches)

WILL BE 12' HIGH

NOTE: Overhead doors may need to be "Wind Code Rated" depending on your building location.

Confirm the door requirements with your local zoning official before construction.

Menards-provided material estimates are intended as a general construction aid and have been calculated using typical construction methods. Because of the wide variability in codes and site restrictions, all final plans and material lists must be verified with your local zoning office. Menards is a supplier of construction materials and does not assume liability for design, engineering or the completeness of any material lists provided. Underground electrical, phone and gas lines should be located and marked before your building plans are finalized. Remember to use safety equipment including dust masks and sight and hearing protection during construction to ensure a positive building experience.

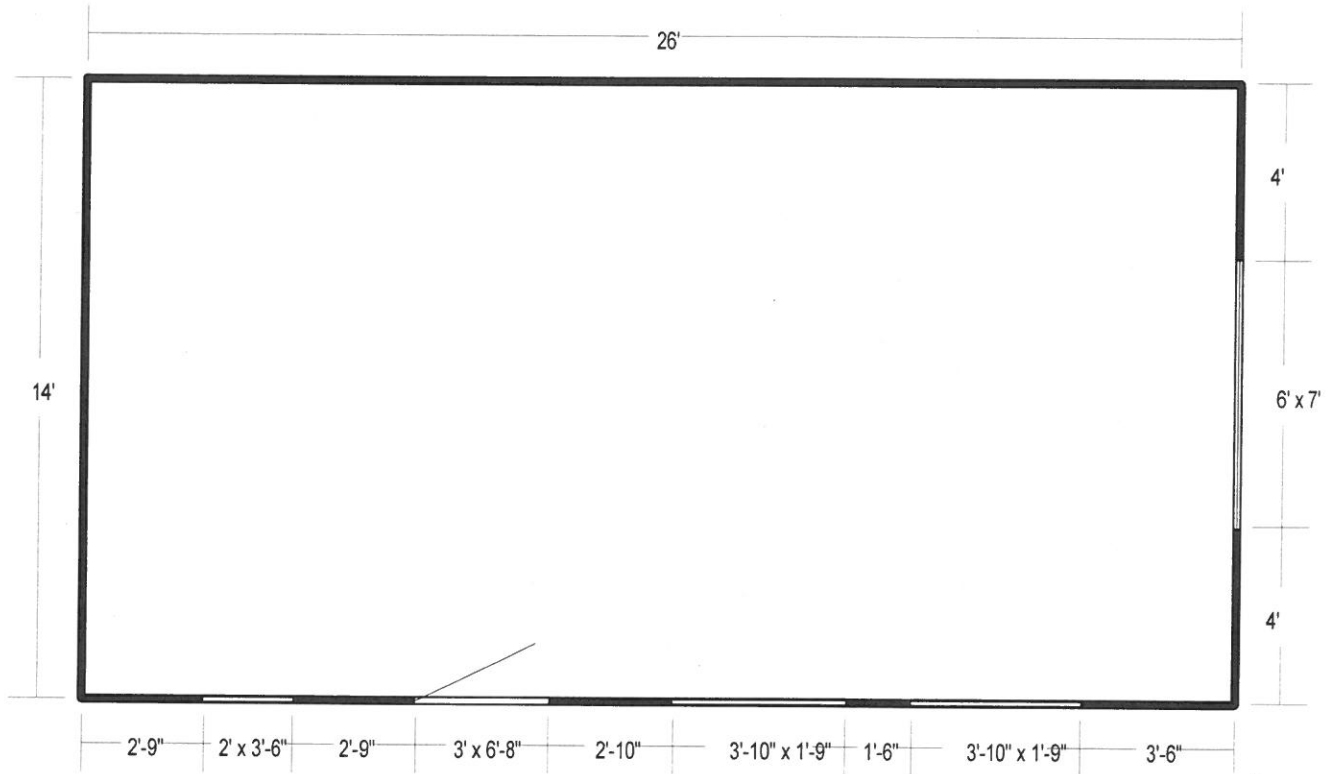
Estimate Id: 95665



Page 3 of 3
4/19/2017

*** Garage Floor Plan.

Illustration May Not Depict All Options Selected



Building Size: 14 feet wide X 26 feet long X 8 feet high

Note: Wall construction is 2x4 @ 16" on center

Estimate From **MENARDS®**

Estimate # 95665
Page 1 of 5

ESTIMATE FOR:	
Tornabene, Catherine 333 Diana Ct Bensenville, IL 60106-3285	
Ph: (630) 860-9346	
PROJECT DESCRIPTION: garage	

STORE # 3323 MLRP PHONE: (708) 450-9924
3215 W. NORTH AVENUE FAX: (708) 450-9908
MELROSE PARK, IL 60160

ESTIMATE BY ESTIMATE DATE	
ARMANDO N.	04/19/17

SKU NUMBER	DESCRIPTION		QTY TO ORDER	ADDITIONAL ITEM INFORMATION
102-1075	2X4-6' SPF GABLE STUDS	STUD	13 EACH	
102-1075	2X4-6' SPF RAFTER HANGERS	STUD	6 EACH	
102-1091	2X4-92-5/8" SPF CONSTR WALL STUDS	STUD	92 EACH	
102-1114	2X4-10' STUD/#2&BTR SPF GBL FLY RAFTER	CONSTR LUMBER	4 EACH	
102-1127	2X4-12' #2&BTR SPF TOP PLATE	CONSTR LUMBER	4 EACH	
102-1130	2X4-14' #2&BTR SPF TOP PLATE	CONSTR LUMBER	8 EACH	
102-1761	2X6-10' STUD/#2&BTR SPF SPF FASCIA	CONSTR LUMBER	4 EACH	
102-1761	2X6-10' STUD/#2&BTR SPF RAFTERS	CONSTR LUMBER	42 EACH	
102-1787	2X6-14' #2&BTR SPF WALL TIES	CONSTR LUMBER	6 EACH	
102-1790	2X6-16' #2&BTR SPF SPF FASCIA	CONSTR LUMBER	4 EACH	
102-1907	2X8-12' #2&BTR SPF RIDGE BOARD	CONSTR LUMBER	1 EACH	
102-1923	2X8-16' #2&BTR SPF RIDGE BOARD	CONSTR LUMBER	1 EACH	
102-2016	2X10-8' #2&BTR FIR WINDOW HEADER	CONSTR LUMBER	1 EACH	
102-2016	2X10-8' #2&BTR FIR SRV DOOR HEADER	CONSTR LUMBER	1 EACH	
102-2142	2X12-8' #2&BTR FIR OH DOOR HEADER	CONSTR LUMBER	2 EACH	

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PAGE 1 OF 5

Estimate From **MENARDS®**

Estimate # 95665
Page 2 of 5

ESTIMATE FOR:	
Tornabene, Catherine 333 Diana Ct Bensenville, IL	
	60106-3285
Ph: (630) 860-9346	
PROJECT DESCRIPTION: garage	

STORE # 3323 MLRP PHONE: (708) 450-9924
3215 W. NORTH AVENUE FAX: (708) 450-9908
MELROSE PARK, IL 60160

ESTIMATE BY ESTIMATE DATE	
ARMANDO N.	04/19/17

SKU NUMBER	DESCRIPTION		QTY TO ORDER		ADDITIONAL ITEM INFORMATION
102-2155	2X12-10' #2&BTR FIR WINDOW HEADER	CONSTR LUMBER	2	EACH	
111-0818	2X4-8' AC2 GREEN TRTD SILL PLATE	PRESSURETREATED	1	EACH	
111-0834	2X4-12' AC2 GREEN TRTD SILL PLATE	PRESSURETREATED	2	EACH	
111-0847	2X4-14' AC2 GREEN TREATED SILL PLATE	PRESSURETREATED	3	EACH	
123-1085	1/2" (15/32)-4'X8' CDX HEADER SPACERS	3-PLY 3-BLK STR	1	EACH	
123-1098	1/2" (15/32)-4X8 CDX WALL SHEATHING	4PLY1-BLACK STRIPES	23	EACH	
124-2825	5/8" (19/32)-4'X8' OSB ROOF SHEATHING	4-WHITE STRIPES	19	EACH	
146-0001	SIDING REMOVAL TOOL SDNG REMOVAL TL		1	EACH	
146-0003	SNAPLOCK PUNCH TOOL SDNG SPUNCH TL		1	EACH	
146-1004	10' STARTER STRIP STARTER STRIP	VINYL LAP	8	EACH	
146-2113	D4" CEDAR CREEK .040 VINYL SIDING	SANDSTONE	86	EACH	ON SALE THRU 04/22/17
146-2359	10' TIMBERCREST OSC 3/4" OUTSIDE CORNER	SANDSTONE	4	EACH	
146-2375	12'6"TIMBRCRST JTRIM 3/4" J TRIM	SANDSTONE	14	EACH	
146-2427	12'6" DUAL UNDERSILL FINISH TRIM	SANDSTONE	5	EACH	
147-0986	3/4" EZ-CORNER 8/PACK EZ-CORNERS	SANDSTONE	2	EACH	

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Estimate # 95665
Page 3 of 5

ESTIMATE FOR:	
Tornabene, Catherine 333 Diana Ct Bensenville, IL 60106-3285	
Ph: (630) 860-9346	
PROJECT DESCRIPTION: garage	

STORE # 3323 MLRP PHONE: (708) 450-9924
3215 W. NORTH AVENUE FAX: (708) 450-9908
MELROSE PARK, IL 60160

ESTIMATE BY ESTIMATE DATE	
ARMANDO N.	04/19/17

SKU NUMBER	DESCRIPTION	QTY TO ORDER	ADDITIONAL ITEM INFORMATION
147-5100	STEEL ROOF VENT GALVANIZED ROOF VENT	2 EACH	
151-1789	#15 UNDERLAY ASTM -4869 3'X144' (4 SQ) ROOFING FELT	1 EACH	
151-1830	1.95 SQ ICE&WATER BARRIERGRANULAR FACE GRAN ICE&WATER	2 EACH	
151-1909	SHINGLE STARTER STRIP 7"X33'4" ROLL SHINGLES	2 EACH	
151-6556	HIP&RIDGE FOR ATLAS 31' HEATHERBLEND SHINGLES	1 BNDL	** Special Order **
151-6655	STORMMASTER SHAKE HEATHERBLEND SHINGLES	18 BNDL	** Special Order **
153-1248	.9GL WET OR DRY PLASTIC ROOF CEMENT ROOF CEMENT	1 EACH	
157-1554	1-1/4"X10' DRIPCAP WHITE WINDOW/DOOR DRIP CAP	1 EACH	
157-2632	12' "ADE" ALUM DRIP EDGE SANDSTONE ROOF EDGE	9 EACH	** Special Order **
157-2636	12' PRO FRIEZE ALUMINUM SANDSTONE FRIEZE RUNNER	9 EACH	** Special Order **
157-2644	6"X12' R/S FASCIA .019 SANDSTONE ALUMINUM FASCIA	9 EACH	** Special Order **
157-2650	16"X12' PRO VENTED SOFFITSANDSTONE ALUMINUM SOFFIT	7 EACH	** Special Order **
157-2655	1-1/4" ALUM TRIM NAIL SANDSTONE 1/4LB SIDING NAILS	1 EACH	
161-1602	3 1/2" X 50' SILL SEALER FOAM SILL SEAL	2 EACH	
161-2996	9' X 75' BLOCK-IT HOUSE WRAP HOUSE WRAP	2 EACH	

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Estimate From **MENARDS®**

Estimate # 95665

Page 4 of 5

ESTIMATE FOR:	
Tornabene, Catherine 333 Diana Ct Bensenville, IL Ph: (630) 860-9346 PROJECT DESCRIPTION: garage	60106-3285

STORE # 3323 MLRP PHONE: (708) 450-9924
 3215 W. NORTH AVENUE FAX: (708) 450-9908
 MELROSE PARK, IL 60160

ESTIMATE BY ESTIMATE DATE	
ARMANDO N.	04/19/17

SKU NUMBER	DESCRIPTION		QTY TO ORDER	ADDITIONAL ITEM INFORMATION
161-3222	1.88"X54.6 YARD RED HOUSE WRAP TAPE	SHEATHING TAPE	1 EACH	
191-7684	HOW TO BUILD GARAGE PLAN CAG5502 GARAGE PLAN		1 EACH	
221-3918	BB ENTRY GEORGIAN KNOB SRVDOOR LOCKSET	F51VGE0505	1 EACH	
227-1164	STEEL PLYWOOD CLIPS 5/8" PC58-BMC H-CLIPS	BAGS	4 EACH	
227-1442	1-1/2" JOIST HANGER NAIL HDG 5LB BOX 5# Tie Nails		1 EACH	
227-1647	RAFTER TIE RAFTER TIES	RT15-TZ	42 EACH	
229-3672	1-1/2" VINYL SIDING NAIL 2LB BOX SIDING NAILS		2 EACH	
229-5347	8D V.C. SINKER NAIL SHEATHING NAILS	5LB BOX	5 BOX	
229-5363	16D V.C. SINKER NAIL FRAMING NAILS	5LB BOX	4 BOX	
229-5457	6D HDG BOX NAIL GALV BOX NAILS	1LB BOX	1 BOX	
229-5570	16D HDG BOX NAIL FRAMING NAILS	5LB BOX	1 BOX	
229-5648	16D HDG CASING NAIL CASING NAILS	1LB BOX	1 BOX	
229-5732	1-1/4" EGALV ROOFING NAIL 1LB BOX ROOFING NAILS		1 BOX	
229-5790	1-1/4" EGALV ROOFING NAIL 5LB BOX ROOFING NAILS		2 BOX	
230-0001	3-3/8" TRUSSLOK 50 PC HEADER SCREWS	FMTSL338-50	1 EACH	

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Estimate # 95665
Page 5 of 5

ESTIMATE FOR:	
Tornabene, Catherine 333 Diana Ct Bensenville, IL 60106-3285	
Ph: (630) 860-9346	
PROJECT DESCRIPTION: garage	

STORE # 3323 MLRP PHONE: (708) 450-9924
3215 W. NORTH AVENUE FAX: (708) 450-9908
MELROSE PARK, IL 60160

ESTIMATE BY ESTIMATE DATE	
ARMANDO N.	04/19/17

SKU NUMBER	DESCRIPTION		QTY TO ORDER	ADDITIONAL ITEM INFORMATION
231-2194	5/16" STAPLES HS WRAP STAPLE	5010-C 5M	1 EACH	
403-2140	RANCH - I. G. WINDOW	43X20	2 EACH	
404-0502	SINGLE HUNG (GOOD) WINDOW	24X42	1 EACH	
414-1075	CP1 FLUSH STEEL DOOR PH SERVICE DOOR	36X80 LH SB	1 EACH	
417-1185	VNYL GARAGE DR STOP SAND OH DOOR STOP	7/16X2-1/2X7'	3 EACH	
417-9404	VINYL JAMB TRIM SAND OH DOOR JAMB	11/16X5-3/4X7'	3 EACH	
417-9760	VINYL BRICK MLDG SAND OHDR BRICKMOULD	1-1/4X2X8'	3 EACH	
425-3044	6X7 GLOSS WHITE #200 OVERHEAD DOOR	ROLL UP DOOR	1 EACH	
433-4222	PINE TAPERED SHIMS 12 CT PACKS OF SHIMS	3/8X1-1/4X8''	1 EACH	
563-4222	WL PAINTERS PREM WHITE CAULK	10 OZ WL0037700	3 EACH	

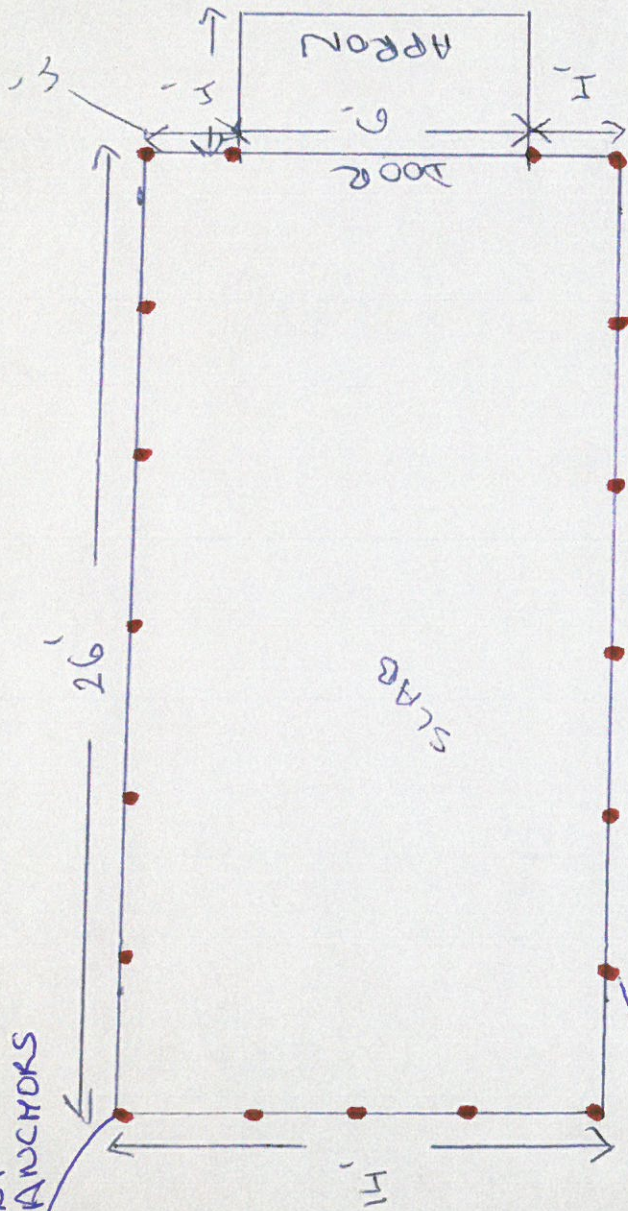
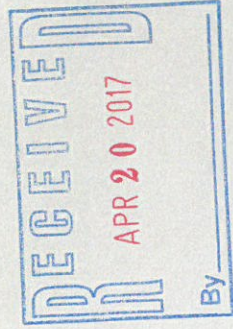
*** If purchased today, you save \$15.59 ***

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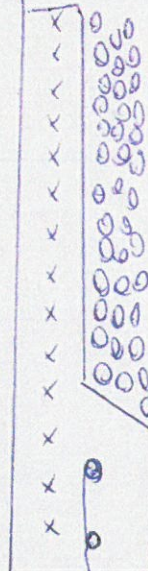
TODAY'S SUB-TOTAL:	4,282.57
REGULAR SUB-TOTAL:	4,298.16

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PAGE 5 OF 5

3/4" 4" CEMENT
ANCHORS



5" CONCRETE SLAB



3/4" 4" CEMENT
ANCHORS

10 GAGE WIRE
FOR REINFORCEMENT

4" COMPACTED
STONE BASE

5 BAR

CONCRETE MIX 4000 PSI

PLAT OF SURVEY

LOT 229 IN BRENTWOOD TERRACE, IN A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 24, AND THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

DIANA COURT



90.0'

WALK

FOUND IRON PIPE

EX. CONC. DRIVE

JAMILLA DRIVE

EX. CONC. WALK

EAST FACE 0.3' W

ONE STORY BRICK

333 DIANA COURT

PROPOSED 1STORY FRAME ADDITION

EAST FACE 0.07' W

WEST FACE 2.00' E

DEMO EXIST'G SHED

NEW STRUCTURE

EXIST'G POOL

POOL DOES NOT EXIST ANYMORE

SET IRON PIPE

EAST FACE 0.45' W

NORTH FACE 6.7' S

ORDER NO.: 95535

DATE: Oct. 6, 1995

SCALE: 1" = 20'

UPDATED SURVEY ORDER NO. 20282
AMENDED TO SHOW SITE IMPROVEMENTS
AND PLAT RECERTIFIED THIS 31st DAY OF
MARCH 2000

State of Illinois

County of Cook

I, John D. Faleni, certify that the above described property has been surveyed, under my supervision, according to the official record and that the above plat correctly represents said survey. All distances are in feet and decimals thereof. I hereby further certify that unless otherwise shown, the buildings on the parcel are within property lines and the adjoining visible improvements do not encroach on the above described property.

LANDMARK SURVEY, INC.
4976 NORTH HARLEM AVENUE
HARWOOD HEIGHTS, ILLINOIS 60706
Phone: (708) 867-7272
Fax: (708) 867-7282

John D. Faleni

Compare the description of this plat with deed. Refer to title policy for items of record not shown above.



TYPE:Public Hearing**SUBMITTED BY:**Kurtis R Pozsgay**DEPARTMENT:**CED**DATE:**06.05.17**DESCRIPTION:**

Consideration of a Variance for the construction of a porch on a non-conforming home for the applicant James Ricker, located at 21 East Pine Avenue.

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**☐*Financially Sound Village**Quality Customer Oriented Services**Safe and Beautiful Village*☒*Enrich the lives of Residents**Major Business/Corporate Center**Vibrant Major Corridors***REQUEST:**

Variance for construction of a porch on a non-conforming home.

- Additions and Enlargements, Municipal Code Section 10 – 16 – 4C

SUMMARY:

The applicant is proposing to replace a 120 square foot enclosed front porch with a new 240 square foot enclosed front porch. The building is currently nonconforming, built within the required side yard on the May Street side. Any addition to a nonconforming residential property requires a variance. The larger enclosed front porch will be used as a sunroom and art space for his wife. The total building area will be roughly 1,560 square feet. The property is well below the 50% (6,098 SQFT.) threshold for lot coverage.

RECOMMENDATION:

Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Variances for James Ricker with the following conditions:

1. The plans and aesthetics of the porch to be in substantial compliance with the plans submitted with this application.
2. Building material should be compatible with the main residential structure.

ATTACHMENTS:

Description	Upload Date	Type
Aerial & Zoning Maps	5/31/2017	Backup Material
Legal Notice	5/31/2017	Backup Material
Staff Report	5/31/2017	Executive Summary
Plans	5/31/2017	Backup Material
Plat of Survey	5/31/2017	Backup Material

CDC#2017 - 10

21 E Pine Ave
James Tricker
Variances; Porch



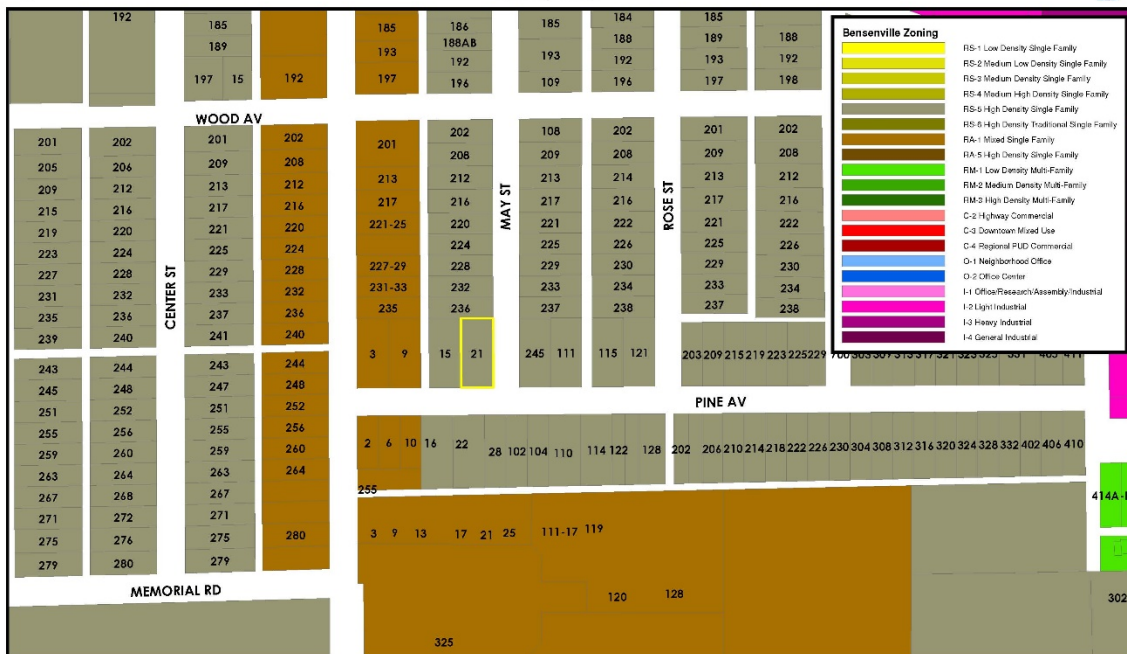
Village of Bensenville

21 E Pine Av



Village of Bensenville

Zoning Map



**LEGAL NOTICE/PUBLIC NOTICE
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on Monday, June 5, 2017 at 6:30 P.M., the Community Development Commission of the Village of Bensenville, Du Page and Cook Counties, will hold a Public Hearing to review Case No. 2017 – 10 to consider a request for:

Variance for construction of a porch on a conforming home.
- Additions and Enlargements,
Municipal Code Section 10 – 16 – 4C

21 East Pine Avenue is in a RS – 5 High Density Single Family District. The Public Hearing will be held in the Village Board Room at Village Hall, 12 S. Center Street, Bensenville, IL.

The Legal Description is as follows:

LOT 4 IN F.W. FRANZEN'S PINE AVENUE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 3, 1910 AS DOCUMENT NUMBER 102648, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 21 East Pine Avenue, Bensenville, IL 60106.

James Ricker, 21 East Pine Avenue, Bensenville, IL 60106 is the owner and applicant for the subject property for this CDC Case No. 2017 - 10 and Public Hearing.

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, Illinois 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 and will be heard at the Public Hearing. Written comments will be accepted by the Community and Economic Development Department through June 5, 2017 until 5:00 P.M.

Office of the Village Clerk
Village of Bensenville

**TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT
May 18, 2017**



STAFF REPORT

HEARING DATE: June 5, 2017
CASE #: 2017 – 10
PROPERTY: 21 East Pine Avenue
PROPERTY OWNER: James Ricker
APPLICANT: Same
SITE SIZE: 12,196 SF
BUILDING SIZE: 1,350 SF
PIN NUMBERS: 03-13-317-021
ZONING: RS – 5 High Density Single Family District
REQUEST: Variance for construction of a porch on a non-conforming home.
- Additions and Enlargements, Municipal Code Section 10 – 16 – 4C

PUBLIC NOTICE:

1. A Legal Notice was published in the Bensenville Independent on Thursday May 18, 2017. 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 two Notice of Public Hearing signs on the property, visible from the public way on Thursday May 18, 2017.
3. On Friday May 19, 2017, 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. 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 applicant is proposing to replace a 120 square foot enclosed front porch with a new 240 square foot enclosed front porch. The building is currently nonconforming, built within the required side yard on the May Street side. Any addition to a nonconforming residential property requires a variance. The larger enclosed front porch will be used as a sunroom and art space for his wife. The total building area will be roughly 1,560 square feet. The property is well below the 50% (6,098 SQFT.) threshold for lot coverage.

SURROUNDING LAND USES:

	Zoning	Land Use	Comprehensive Plan	Jurisdiction
Site	RS – 5	Residential	Single Family Residential	Village of Bensenville
North	RS – 5	Residential	Single Family Residential	Village of Bensenville
South	RS – 5	Residential	Single Family Residential	Village of Bensenville
East	RS – 5	Residential	Single Family Residential	Village of Bensenville
West	RS – 5	Residential	Single Family Residential	Village of Bensenville

DEPARTMENT COMMENTS:

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

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

Finance:

No issues from finance.

Police:

No police issues.

Engineering and Public Works:

No comments other than blend the grades and do not impede existing drainage.

Community & Economic Development:

Economic Development:

No comments

Fire Safety:

No comments.

Building:

- 1) Building has no comments at this time.
- 2) There may be structural/ electrical review comments at permitting.

Planning:

- 1) The 2015 Comprehensive Plan indicates “Single Family Residential” for this property.
- 2) The proposed enclosed porch is 240 SF, replacing a 120 SF enclosed porch.
- 3) The building is currently nonconforming, built within the required side yard on the May Street side. Any addition to a nonconforming residential property requires a variance.
- 4) The larger enclosed front porch will be used as a sunroom and art space for his wife.
- 5) The total building area will be roughly 1,560 square feet. The property is well below the 50% threshold for lot coverage.

APPROVAL CRITERIA FOR VARIANCES:

The Community Development Commission shall not recommend nor shall the Village Board grant a variance unless it shall make findings based upon the evidence presented to it in each specific case that:

- 1. Special Circumstances:** Special circumstances exist that are peculiar to the property for which the variances are sought and that do not apply generally to other properties in the same zoning district. Also, these circumstances are not of so general or recurrent a nature as to make it reasonable and practical to provide a general amendment to this Title to cover them.

Response: It's a family home built in 1920. Improvements will improve neighborhood.

- 2. Hardship or Practical Difficulties:** For reasons set forth in the findings, the literal application of the provisions of this Title would result in unnecessary and undue hardship or practical difficulties for the applicant as distinguished from mere inconvenience.

Response: Two senior citizens live here and desire to stay.

- 3. Circumstances Relate to Property:** The special circumstances and hardship relate only to the physical character of the land or buildings, such as dimensions, topography or soil conditions. They do not concern any business or activity of present or prospective owner or occupant carries on, or seeks to carry on, therein, nor to the personal, business or financial circumstances of any party with interest in the property.

Response: Special circumstances relate to the property, not any business or activity.

- 4. Not Resulting from Applicant Action:** The special circumstances and practical difficulties or hardship that are the basis for the variance have not resulted from any act, undertaken subsequent to the adoption of this Title or any applicable amendment thereto, of the applicant or of any other party with a present interest in the property. Knowingly authorizing or proceeding with construction, or development requiring any variance, permit, certificate, or approval hereunder prior to its approval shall be considered such an act.

Response: They did not result from any applications by applicant.

- 5. Preserve Rights Conferred by District:** A variance is necessary for the applicant to enjoy a substantial property right possessed by other properties in the same zoning district and does not confer a special privilege ordinarily denied to such other properties.

Response: Just looking to add a little more room to our small home.

- 6. Necessary for Use of Property:** The grant of a variance is necessary not because it will increase the applicant's economic return, although it may have this effect, but because without a variance the applicant will be deprived of reasonable use or enjoyment of, or reasonable economic return from, the property.

Response: Without this small expansion, we may have to sell our home or possibly tear down.

- 7. Not Alter Local Character:** The granting of the variance will not alter the essential character of the locality nor substantially impair environmental quality, property values or public safety or welfare in the vicinity.

Response: Adding character with improved look including special order classic style windows and oak door.

- 8. Consistent with Title and Plan:** The granting of a variance will be in harmony with the general purpose and intent of this Title and of the general development plan and other applicable adopted plans of the Village, as viewed in light of any changed conditions since their adoption, and will not serve in effect to substantially invalidate or nullify any part thereof.

Response: It is in harmony with all planning documents. Want to blend into neighborhood and increase value for all.

- 9. Minimum Variance Needed:** The variance approved is the minimum required to provide the applicant with relief from undue hardship or practical difficulties and with reasonable use and enjoyment of the property.

Response: This is only five additional feet to make the porch usable and improve the home.

Variances Approval Criteria	Meets Criteria	
	Yes	No
1. Special Circumstances	X	
2. Hardship	X	
3. Circumstances relate to the Property	X	
4. Not Resulting from Applicant Actions	X	
5. Preserve Rights Conferred By District	X	
6. Necessary for the Use of the Property	X	
7. Not Alter Local Character	X	
8. Consistent with Title and Plan	X	
9. Minimum Variance Needed	X	

RECOMMENDATIONS:

Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Variances for James Ricker with the following conditions:

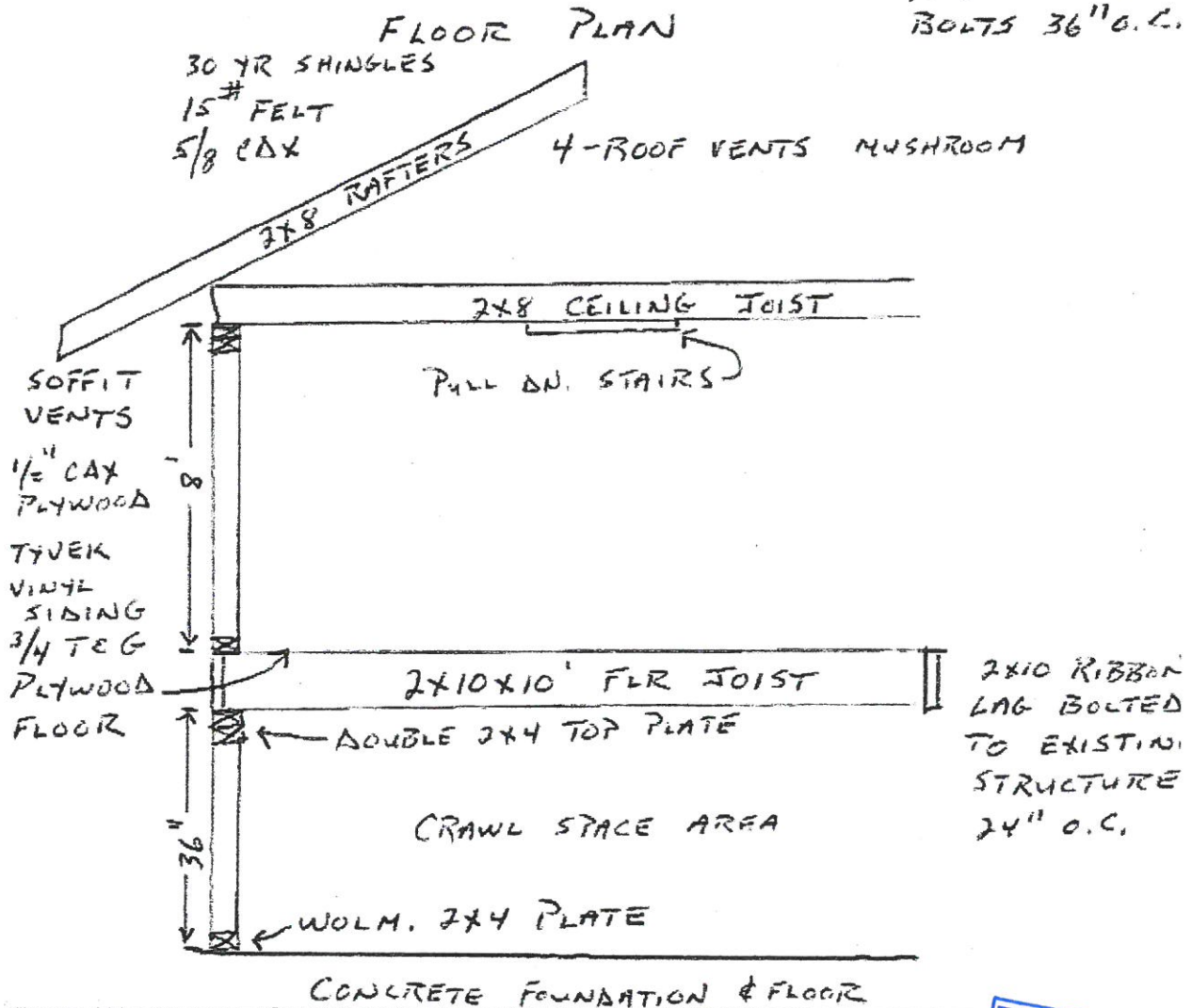
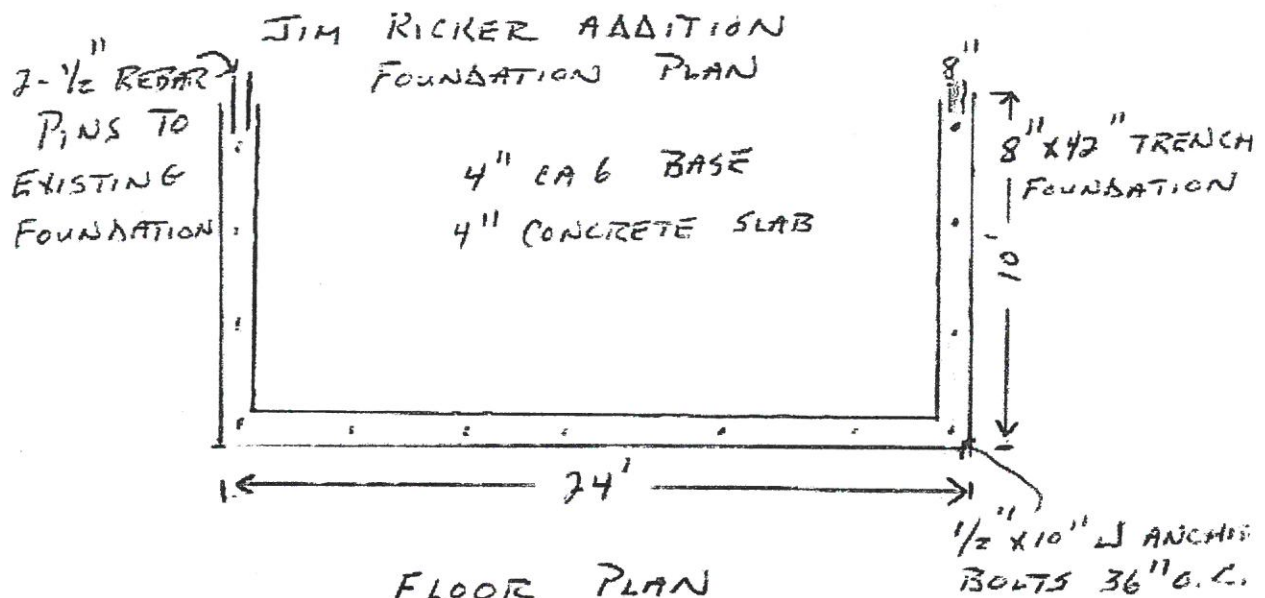
1. The plans and aesthetics of the porch to be in substantial compliance with the plans submitted with this application.
2. Building material should be compatible with the main residential structure.

Respectfully Submitted,
Department of Community
& Economic Development

[illegible]

Proposed
from 5 → 10 feet ↗

RECEIVED
APR 14 2017
By _____



PLAT OF SURVEY
MARCHESE SURVEYING, INC.
RESIDENTIAL - COMMERCIAL SURVEYS

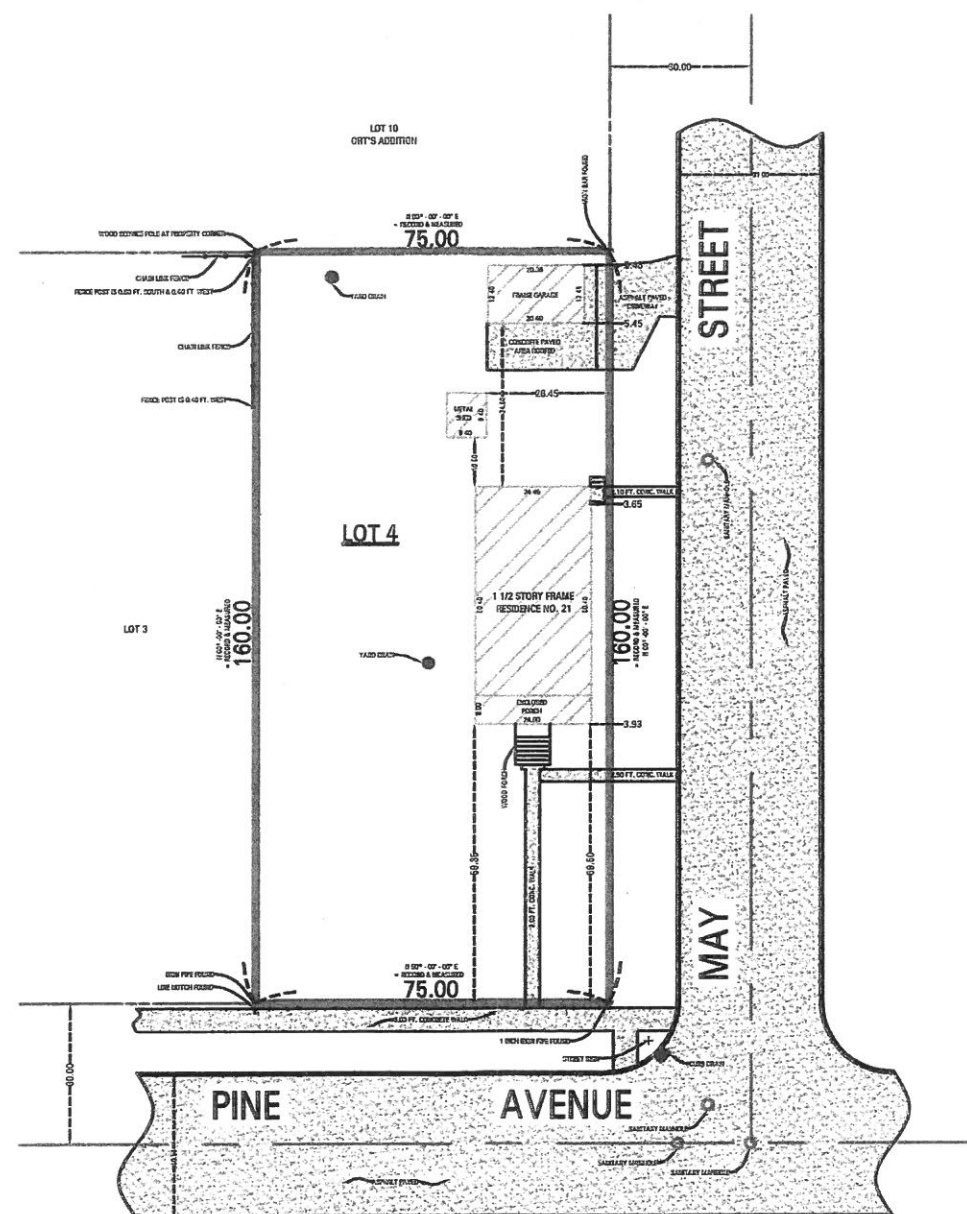
1281-G Humbrecht Circle
Bartlett, Illinois 60103

Phone: (630) 830-1570
Fax: (630) 830-1844

PROPERTY DESCRIPTION

LOT 4 IN F.W. FRANZEN'S PINE AVENUE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 3, 1910 AS DOCUMENT NUMBER 102648, IN DUPAGE COUNTY, ILLINOIS.

ALSO KNOWN AS: 21 EAST PINE AVENUE IN BEISHVILLE, ILLINOIS.



A PRELIMINARY TITLE POLICY REPORT WAS NOT FURNISHED TO MARCHESE SURVEYING, INC. FOR OUR USE IN PREPARING THIS SURVEY. THEREFORE THERE MAY BE ADDITIONAL ENCUMBRANCES AND OR SERVITUDES AFFECTING THIS PROPERTY WHICH ARE NOT SHOWN ON THIS PLAT OF SURVEY.

SCALE: ONE INCH = FIFTEEN FEET

ORDER NO: 12-18376

ORDERED BY: MR. THOM J. FREEMAN, III
ATTORNEY AT LAW

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR CONTRACT, DEED, TITLE INSURANCE POLICY AND ZONING ORDINANCE.

STATE OF ILLINOIS
COUNTY OF DUPAGE

I, ROCCO J. MARCHESE, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
DATED AT BARTLETT, APRIL 27, 2012



NOT VALID UNLESS SEAL IS IN RED INK.

ILLINOIS PROFESSIONAL LAND SURVEYOR (I.D. 3039)
MY LICENSE EXPIRES ON NOVEMBER 30, 2012

ANY REPRODUCTION OF THIS PLAT IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT FROM MARCHESE SURVEYING, INC.

TYPE:Public Hearing**SUBMITTED BY:**Kurtis R Pozsgay**DEPARTMENT:**CED**DATE:**06.05.17**DESCRIPTION:**

Consideration of Variances for the installation of awnings/signage for the applicant OnTime Messenger Service, Inc., located at 1280 North Illinois Route 83.

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**☐*Financially Sound Village**Quality Customer Oriented Services**Safe and Beautiful Village*☐*Enrich the lives of Residents**Major Business/Corporate Center*☒ *Vibrant Major Corridors***REQUEST:**

Variances for installation of awnings/signage

- Number Permitted, Municipal Code Section 10 – 18 – 12b – 3
- Maximum Sign Area, Municipal Code Section 10 – 18 – 12c – 2
- Clearance, Municipal Code Section 10 – 18 – 12f – 2

SUMMARY:

The applicant is proposing to install one awning above the building's entrance and four (4) awnings above windows on the front elevation. Each awning has the business name, which is not permitted by the Municipal Code of one sign per business. The text (sign) on the awning above the entrance is roughly 75% of the overall awning size, which is greater than the allowed 66% maximum allowed in the Municipal Code. The awning above the entrance is also less than the required 8 feet clearance.

RECOMMENDATION:

Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Variances for OnTime Messenger Service, Inc. with the following conditions:

1. The plans and aesthetics of the awnings/signage to be in substantial compliance with the plans submitted with this application.

ATTACHMENTS:

Description	Upload Date	Type
Aerial & Zoning Maps	5/31/2017	Backup Material
Legal Notice	5/31/2017	Backup Material
Staff Report	5/31/2017	Executive Summary
Plans	5/31/2017	Backup Material



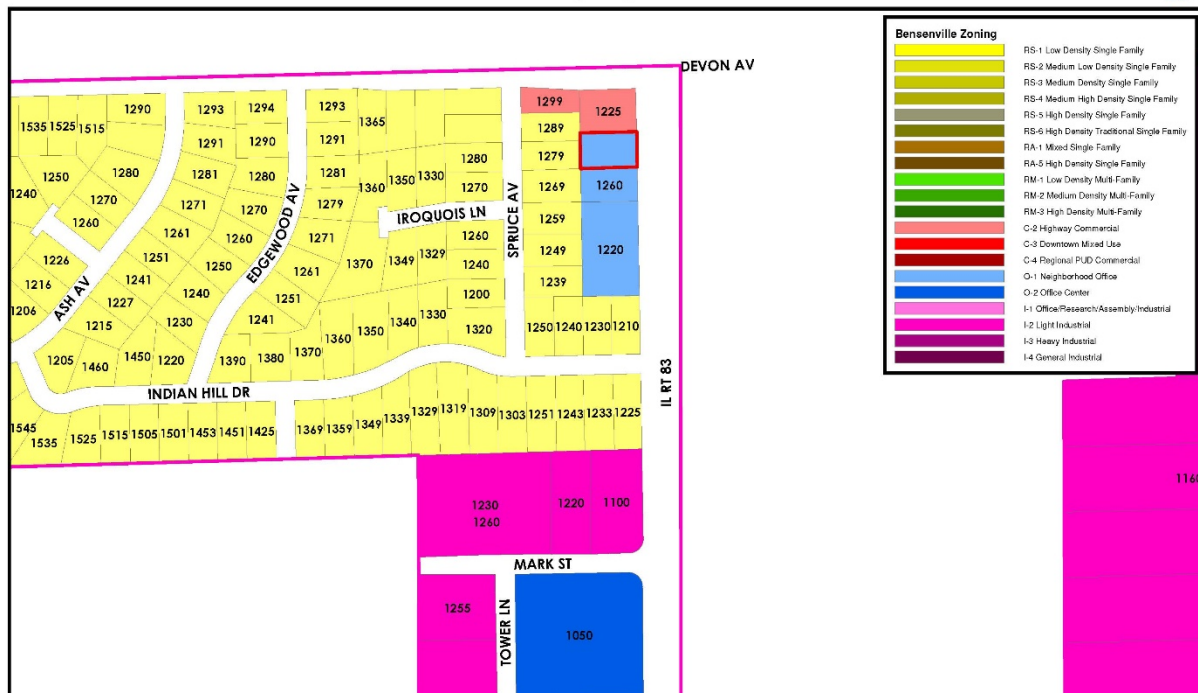
Village of Bensenville

1280 N Rt 83



Village of Bensenville

Zoning Map



**LEGAL NOTICE/PUBLIC NOTICE
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on Monday, June 5, 2017 at 6:30 P.M., the Community Development Commission of the Village of Bensenville, Du Page and Cook Counties, will hold a Public Hearing to review Case No. 2017 – 11 to consider a request for:

- Variances for installation of awnings/signage
- Number Permitted, Municipal Code Section 10 – 18 – 12b – 3
- Maximum Sign Area, Municipal Code Section 10 – 18 – 12c – 2
- Clearance, Municipal Code Section 10 – 18 – 12f - 2

1280 North Route 83 is in an O – 1 Neighborhood Office District. The Public Hearing will be held in the Village Board Room at Village Hall, 12 S. Center Street, Bensenville, IL.

The Legal Description is as follows:

LOT 55 IN BRANIGAR’S MOHAWK TERRACE, BEING A SUBDIVISION IN SECTION 3, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 786620, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 1280 North Route 83, Bensenville, IL 60106.

OnTime Messenger Service, Inc., 1280 North Route 83, Bensenville, IL 60106 is the owner and applicant for the subject property for this CDC Case No. 2017 - 11 and Public Hearing.

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, Illinois 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 and will be heard at the Public Hearing. Written comments will be accepted by the Community and Economic Development Department through June 5, 2017 until 5:00 P.M.

Office of the Village Clerk
Village of Bensenville

**TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT
May 18, 2017**



STAFF REPORT

HEARING DATE: June 5, 2017
CASE #: 2017 – 11
PROPERTY: 1280 North Route 83
PROPERTY OWNER: OnTime Messenger Service, Inc.
APPLICANT: Same
SITE SIZE: 22,638 SF
BUILDING SIZE: 5,560 SF
PIN NUMBERS: 03-03-203-012
ZONING: O – 1 Neighborhood Office District
REQUEST: Variances for installation of awnings/signage
- Number Permitted, Municipal Code Section 10 – 18 – 12b – 3
- Maximum Sign Area, Municipal Code Section 10 – 18 – 12c – 2
- Clearance, Municipal Code Section 10 – 18 – 12f – 2

PUBLIC NOTICE:

1. A Legal Notice was published in the Bensenville Independent on Thursday May 18, 2017. 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 two Notice of Public Hearing signs on the property, visible from the public way on Thursday May 18, 2017.
3. On Friday May 19, 2017, 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. 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 applicant is proposing to install one awning above the building's entrance and four (4) awnings above windows on the front elevation. Each awning has the business name, which is not permitted by the Municipal Code of one sign per business. The text (sign) on the awning above the entrance is roughly 75% of the overall awning size, which is greater than the allowed 66% maximum allowed in the Municipal Code. The awning above the entrance is also less than the required 8 feet clearance.

SURROUNDING LAND USES:

	Zoning	Land Use	Comprehensive Plan	Jurisdiction
Site	O – 1	Office	Local Commercial	Village of Bensenville
North	O – 1	Commercial	Local Commercial	Village of Bensenville
South	O – 1	Medical Office	Local Commercial	Village of Bensenville
East	I – 2	Industrial	Industrial	Elk Grove Village
West	RS – 1	Residential	Single Family Residential	Village of Bensenville

DEPARTMENT COMMENTS:

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

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

Finance:

No issues from finance.

Police:

No police issues.

Engineering and Public Works:

No comments.

Community & Economic Development:

Economic Development: No comments

Fire Safety:

No comments.

Building:

No comments at this time.

Planning:

- 1) The 2015 Comprehensive Plan indicates “Local Commercial” for this property.
- 2) The applicant is proposing to install one awning above the building’s entrance and four (4) awnings above windows on the front elevation.
- 3) Each awning has the business name, which violates the Municipal Code maximum of one sign per business.
- 4) The sign on the awning above the entrance is roughly 75% of the awning size, which is greater than the allowed two-thirds.
- 5) The awning above the entrance is also less than the required 8 feet clearance.

APPROVAL CRITERIA FOR VARIANCES:

The Community Development Commission shall not recommend nor shall the Village Board grant a variance unless it shall make findings based upon the evidence presented to it in each specific case that:

1. **Special Circumstances:** Special circumstances exist that are peculiar to the property for which the variances are sought and that do not apply generally to other properties in the same zoning district. Also, these circumstances are not of so general or recurrent a nature as to make it reasonable and practical to provide a general amendment to this Title to cover them.

2. **Hardship or Practical Difficulties:** For reasons set forth in the findings, the literal application of the provisions of this Title would result in unnecessary and undue hardship or practical difficulties for the applicant as distinguished from mere inconvenience.
3. **Circumstances Relate to Property:** The special circumstances and hardship relate only to the physical character of the land or buildings, such as dimensions, topography or soil conditions. They do not concern any business or activity of present or prospective owner or occupant carries on, or seeks to carry on, therein, nor to the personal, business or financial circumstances of any party with interest in the property.
4. **Not Resulting from Applicant Action:** The special circumstances and practical difficulties or hardship that are the basis for the variance have not resulted from any act, undertaken subsequent to the adoption of this Title or any applicable amendment thereto, of the applicant or of any other party with a present interest in the property. Knowingly authorizing or proceeding with construction, or development requiring any variance, permit, certificate, or approval hereunder prior to its approval shall be considered such an act.
5. **Preserve Rights Conferred by District:** A variance is necessary for the applicant to enjoy a substantial property right possessed by other properties in the same zoning district and does not confer a special privilege ordinarily denied to such other properties.
6. **Necessary for Use of Property:** The grant of a variance is necessary not because it will increase the applicant's economic return, although it may have this effect, but because without a variance the applicant will be deprived of reasonable use or enjoyment of, or reasonable economic return from, the property.
7. **Not Alter Local Character:** The granting of the variance will not alter the essential character of the locality nor substantially impair environmental quality, property values or public safety or welfare in the vicinity.
8. **Consistent with Title and Plan:** The granting of a variance will be in harmony with the general purpose and intent of this Title and of the general development plan and other applicable adopted plans of the Village, as viewed in light of any changed conditions since their adoption, and will not serve in effect to substantially invalidate or nullify any part thereof.
9. **Minimum Variance Needed:** The variance approved is the minimum required to provide the applicant with relief from undue hardship or practical difficulties and with reasonable use and enjoyment of the property.

Response to Criteria: 4 Awnings with logo above front windows and one above front entrance are to provide beauty and visibility to the public.

Variances Approval Criteria	Meets Criteria	
	<i>Yes</i>	<i>No</i>
1. Special Circumstances	X	
2. Hardship	X	
3. Circumstances relate to the Property	X	
4. Not Resulting from Applicant Actions	X	
5. Preserve Rights Conferred By District	X	
6. Necessary for the Use of the Property	X	
7. Not Alter Local Character	X	
8. Consistent with Title and Plan	X	
9. Minimum Variance Needed	X	

RECOMMENDATIONS:

Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Variances for OnTime Messenger Service, Inc. with the following conditions:

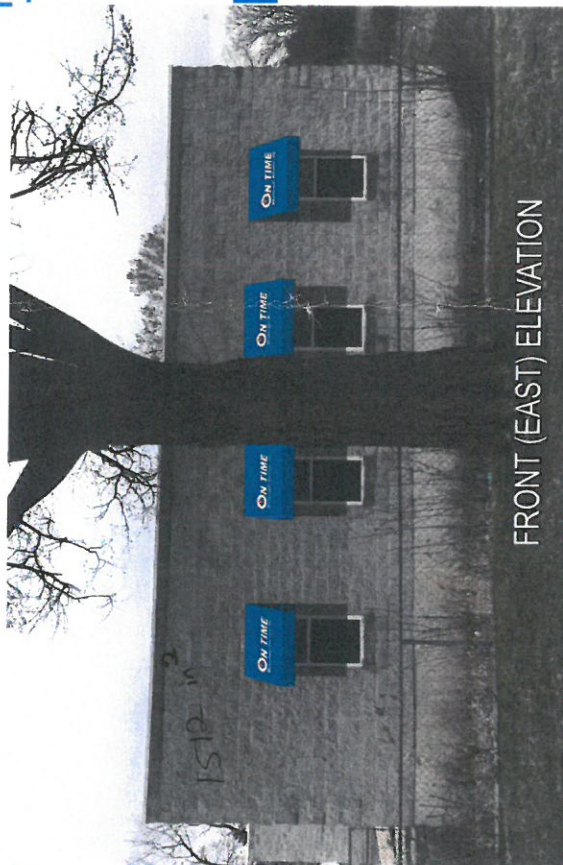
1. The plans and aesthetics of the awnings/signage to be in substantial compliance with the plans submitted with this application.

Respectfully Submitted,
Department of Community
& Economic Development



Clearance ?

12/21/2016



FRONT (EAST) ELEVATION

AWNINGS

Account:

On Time Messenger

Location:

1280 N. Rt. 83
Bensenville, IL

Date: 4/11/17

THIS ARTWORK REMAINS THE INTELLECTUAL PROPERTY OF THE AUBREY SIGN CO. UNTIL PAID FOR, IN FULL, BY THE CUSTOMER. ANY REUSE OR REPRODUCTION FOR ANY COMMERCIAL PURPOSE WITHOUT OUR WRITTEN PERMISSION WILL RESULT IN A \$1,000 PENALTY. PLEASE REVIEW, SIGN AND DATE THIS - INDICATING YOUR APPROVAL.

approved by _____

date _____

Aubrey
SIGN CO.

1847 Suncastr Lane
Batavia, IL 60510

Ph: 630-482-9901

Fax: 630-482-9906

www.aubreysigns.com

Email:
mike@aubreysigns.com

Sign details: intall new Sunbrella awnings (Ocean Blue) with applied red/white cast vinyl graphics
Type of Illumination: None

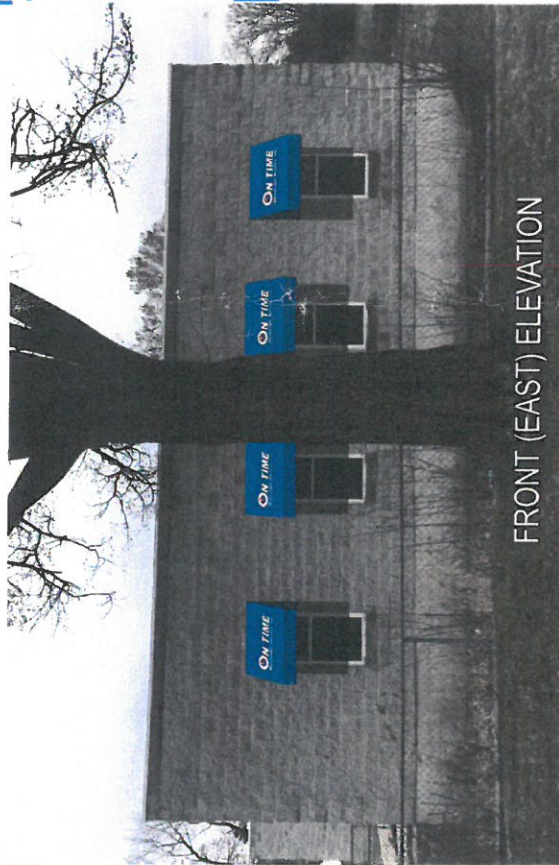
Dimensions: Entrance 78" W x 36" H x 36" P. Four (4) front awnings 42" W x 36" H x 36" P. All have closed sides and front front valance. Graphic area as noted: 15 sq. ft and 3.75 sq. ft x 4.

Special Notes: Entrance elevation > 75 ft. Front elevation = 50 ft.

ENTRANCE (SOUTH) ELEVATION



12/21/2016



FRONT (EAST) ELEVATION

Sign details: intall new Sunbrella awnings (Ocean Blue) with applied red/white cast vinyl graphics
 Type of Illumination: None
 Dimensions: Entrance 78" W x 36" H x 36" P. Four (4) front awnings 42" W x 36" H x 36" P. All have closed sides and front front valance. Graphic area as noted: 15 sq. ft and 3.75 sq. ft x 4.
 Special Notes: Entrance elevation > 75 ft. Front elevation = 50 ft.

AWNINGS

Account:

On Time Messenger

Location:

1280 N. Rt. 83
Bensenville, IL

Date: 4/11/17

THIS ARTWORK REMAINS THE INTELLECTUAL PROPERTY OF THE AUBREY SIGN CO. UNTIL PAID FOR, IN FULL, BY CUSTOMER. UNLESS OTHERWISE NOTED, THIS ARTWORK FOR ANY COMMERCIAL USE, WITHOUT THE AUBREY SIGN CO. WRITTEN PERMISSION WILL RESULT IN A \$1,000 PENALTY. PLEASE REVIEW, SIGN AND DATE THIS - INDICATING YOUR APPROVAL.

approved by _____

date _____

Aubrey
SIGN CO.

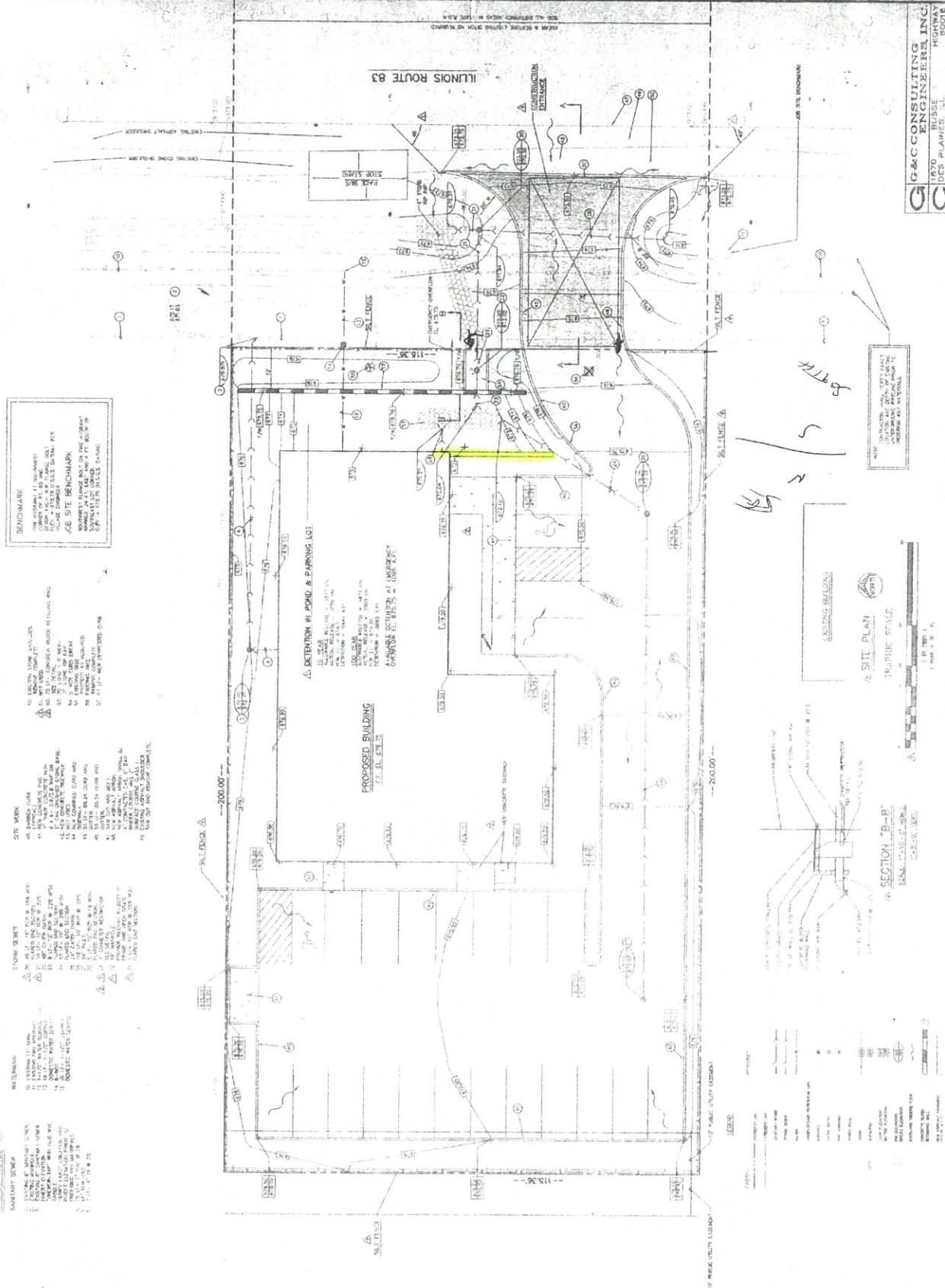
1847 Suncoast Lane
Batavia, IL 60510

Ph: 630-482-9901

Fax: 630-482-9906

www.aubreysigns.com

Email:
mike@aubreysigns.com



BENCHMARK

ONE MOUNTAIN AT SHELWORTH
CORNER OF RT. 63 AND
STATION A/C - N. PLAINFIELD
US 63 & 201. PER
NJ STATE ENGINEER

JOB SITE BENCHMARK

SOUTHERN PLAINS BOLT ON ONE MOUNTAIN
APPROX. 24 FT. EAST AND 4 FT. SOUTH OF
SOUTHEAST CORNER
CPI = 873.76 (N.T.S.)

[illegible][illegible]

SANTARY SCHEER

Handwritten scribbles and marks, including a large 'S' and a signature-like mark.

[illegible]

TYPE:Public Hearing**SUBMITTED BY:**Kurtis R Pozsgay**DEPARTMENT:**CED**DATE:**06.05.17**DESCRIPTION:**

Consideration of Variances to Construct a new warehouse and office building for the applicant Brunner & Lay Inc. located at 544 E Pine Ave.

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**

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

REQUEST:

Variances for construction of new warehouse and office building.

- Parking in Required Yard, Municipal Code Section 10 – 11 – 8A
- Curb Cut from 35' to 62', Municipal Code Section 10 – 11 – 8 – 2E – 1
- Maneuvering on or into public street, Municipal Code Section 10 – 11 – 12B

SUMMARY:

Brunner & Lay, the owner / applicant is proposing to construct a 10,000 SF building, 1,376 SF of office and 8,796 SF of warehouse. Brunner & Lay manufactures mining and construction tools. They will use this new space for distributing products to the area. They will resupply the warehouse with product from the manufacturing plant in Arkansas. They estimate about one supply truck per month making deliveries. The hours of operation will be from 7:30am to 4:00pm five days a week.

RECOMMENDATION:

Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Variances for Brunner & Lay, Inc. with the following conditions:

1. The plans and aesthetics of the development to be in substantial compliance with the plans dated 01.17.17 by Norman J Toberman and Associates submitted with this application.
2. A Plat of consolidation shall be required.
3. Final signage plan shall be in compliance with the Municipal Code and be subject to staff review upon final permitting.
4. The final landscape plan shall be in compliance with the Municipal Code and subject to staff review upon final permitting.

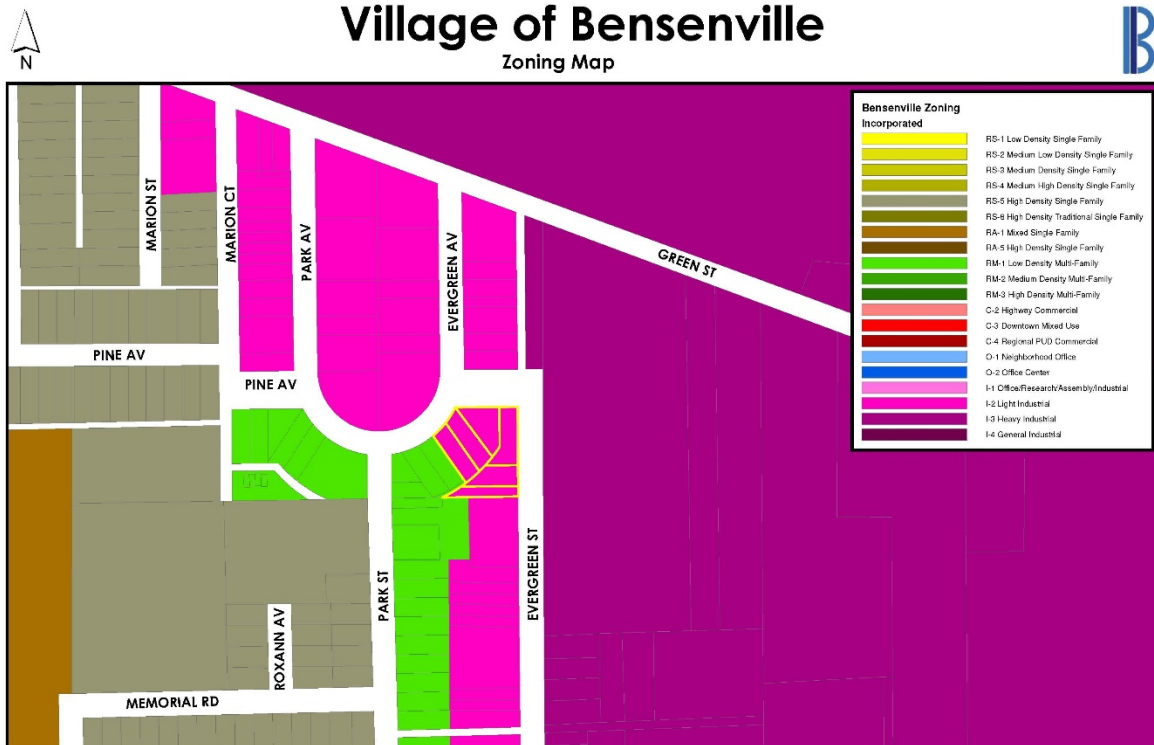
ATTACHMENTS:

Description	Upload Date	Type
Aerial & Zoning Maps	5/31/2017	Backup Material
Legal Notice	5/31/2017	Backup Material
Staff Report	5/31/2017	Executive Summary
Site Plan	5/31/2017	Backup Material
ALTA Survey	5/31/2017	Backup Material

CDC#2017 - 12

544 E Pine Ave
Brunner & Lay

Variances; Parking in Required Yard, Curb Cut width, and Maneuvering on or into public street



**LEGAL NOTICE/PUBLIC NOTICE
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on Monday, June 5, 2017 at 6:30 P.M., the Community Development Commission of the Village of Bensenville, Du Page and Cook Counties, will hold a Public Hearing to review Case No. 2017 – 12 to consider a request for:

- Variances for construction of new warehouse and office building.
- Parking in Required Yard, Municipal Code Section 10 – 11 – 8A
- Curb Cut from 35' to 62', Municipal Code Section 10 – 11 – 8 – 2E – 1
- Maneuvering on or into public street, Municipal Code Section 10 – 11 – 12B

544 East Pine Avenue is in an I – 2 Light Industrial District. The Public Hearing will be held in the Village Board Room at Village Hall, 12 S. Center Street, Bensenville, IL.

The Legal Description is as follows:

LOTS 4, 5, 6, 7, 8 AND 9, AND THE NORTHWESTERLY ½ OF THE VACATED ALLEY LYING SOUTHEASTERLY AND ADJOINING LOTS 4, 5, AND 6, AND THE SOUTHEASTERLY ½ OF THE VACATED ALLEY LYING NORTHWESTERLY AND ADJOINING LOTS 7, 8, AND 9, AND ALL OF THE VACATED ALLEY LYING BETWEEN LOTS 7 AND 8, ALL IN BLOCK 4, IN WILLIAM L. KORTHAUER'S ADDITON TO BENSENVILLE, IN THE SOUTHWEST ¼ OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 3, 1893 AS DOCUMENT 50837, IN DU PAGE COUNTY, ILLINOIS.

Commonly known as 544 East Pine Avenue, Bensenville, IL 60106.

544 Pine, LLC, 544 E Pine Ave, Bensenville, IL 60106 is the owner and Brunner & Lay, Inc., 1510 N Old Missouri Road, Springdale, AR 72765 the applicant for the subject property for this CDC Case No. 2017 - 12 and Public Hearing.

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, Illinois 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 and will be heard at the Public Hearing. Written comments will be accepted by the Community and Economic Development Department through June 5, 2017 until 5:00 P.M.

Office of the Village Clerk
Village of Bensenville

**TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT
May 18, 2017**



STAFF REPORT

HEARING DATE: June 5, 2017
CASE #: 2017 – 12
PROPERTY: 544 E Pine Ave
PROPERTY OWNER: 544 Pine LLC
APPLICANT: Brunner & Lay, Inc.
SITE SIZE: 1.09 AC
BUILDING SIZE: 10,000 SF
PIN NUMBERS: 03-13-327-011, -012, -013, -014, -015, and -016
ZONING: I - 2 Light Industrial District
REQUEST: Variances for construction of new warehouse and office building.
- Parking in Required Yard, Municipal Code Section 10 – 11 – 8A
- Curb Cut from 35' to 62', Municipal Code Section 10 – 11 – 8 – 2E – 1
- Maneuvering on or into public street, Municipal Code Section 10 – 11 – 12B

PUBLIC NOTICE:

1. A Legal Notice was published in the Bensenville Independent on Thursday May 18, 2017. 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 two Notice of Public Hearing signs on the property, visible from the public way on Thursday May 18, 2017.
3. On Friday May 19, 2017, 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. 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:

Brunner & Lay, the owner / applicant is proposing to construct a 10,000 SF building, 1,376 SF of office and 8,796 SF of warehouse. Brunner & Lay manufactures mining and construction tools. They will use this new space for distributing products to the area. They will resupply the warehouse with product from the manufacturing plant in Arkansas. They estimate about one supply truck per month making deliveries. The hours of operation will be from 7:30am to 4:00pm five days a week.

SURROUNDING LAND USES:

	Zoning	Land Use	Comprehensive Plan	Jurisdiction
Site	I – 2	Vacant	Industrial	Village of Bensenville
North	I – 2	Industrial	Commercial/Industrial Flex	Village of Bensenville
South	I – 2	Industrial	Industrial	Village of Bensenville
East	I – 3	Industrial	Industrial	Village of Bensenville
West	RM – 1	Residential	Multi-Family Residential	Village of Bensenville

DEPARTMENT COMMENTS:*SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:*

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

Finance:

No Comments.

Police:**XXXXXXXXXXXXXXXXXX**Engineering and Public Works:

Public Works:

No Comments.

Engineering Preliminary Review Comments:

- 1) A DuPage County Stormwater Management Certification will be required for this project as the total land disturbing activity exceeds 5,000 SF.
- 2) National Pollution Discharge Elimination System (NPDES) permit will be required due to more than one acre of disturbance.
- 3) A Plat of consolidation will be required.
- 4) The applicant is proposing a total impervious area of 10,000 SF for the building alone. The total impervious area is unknown at this time. If the threshold exceeds 25,000 SF of impervious area then Stormwater Detention is required per the DuPage County Stormwater and Floodplain Ordinance.
- 5) All other DCSFO requirements will need to be satisfied including VCBMP/PCBMP.
- 6) After reviewing the FIRM map, there are no floodplains on site. Per the National Wetland Inventory website, the site also does not contain any wetland or riparian areas; however, it is the responsibility of the applicant to identify any existing special management areas on site and properly mitigate them.
- 7) An IEPA-SAN permit is required for the new sanitary connection.

- 8) A sanitary inspection manhole will be required.
- 9) Detailed utility and engineering comments will be provided during final engineering review.
- 10) There are some engineering issues with the proposed plans that can be resolved during final engineering

Community & Economic Development:

Economic Development:

- 1) Economic Development is generally supportive of the proposal.
- 2) The office/warehouse facility will increase the tax base by utilizing a now-vacant parcel of land, as well as bring jobs to the Village.

Fire Safety:

No comments.

Building:

No comments at this time.

Planning:

- 1) The 2015 Comprehensive Plan indicates “Industrial” for this property.
- 2) The applicant is proposing to construct a 10,000 SF building, 1,376 SF of office and 8,796 SF of warehouse.
- 3) The property has been vacant for several years.
- 4) The sizing and three-frontage aspect of the property make it difficult to develop.
- 5) Staff has received several proposals over the years, generally for truck repair, truck and / or trailer storage or Outdoor storage of materials.
- 6) The proposed facility by Brunner & Lay is a much more beneficial development for the community.
- 7) Due to the limitations on size, shape and setbacks, the property requires a variance for delivery trucks to be able to maneuver into the loading dock from the Evergreen Street, essentially reversing north into the dock.
- 8) Should deliveries exceed expectations, or should a future user be more delivery intensive, there could be a cause for concern.
- 9) The hours of operation do not exceed normal business hours.
- 10) Little to no detail was given on landscaping. All proposed landscape plantings and plan shall adhere to the Municipal Code.
- 11) No sign plans were submitted. Any proposed signage shall adhere to the Municipal Code.

APPROVAL CRITERIA FOR VARIANCES:

The Community Development Commission shall not recommend nor shall the Village Board grant a variance unless it shall make findings based upon the evidence presented to it in each specific case that:

1. **Special Circumstances:** Special circumstances exist that are peculiar to the property for which the variances are sought and that do not apply generally to other properties in the same zoning district. Also, these circumstances are not of so general or recurrent a nature as to make it reasonable and practical to provide a general amendment to this Title to cover them.

Response: The special circumstances arise from the unique shape of the vacant lot being developed and the fact that the lot has frontage on both Pine Avenue and two parts of Evergreen Street. The proposed building was re-designed in order to fit the proposed new warehouse on the one (1) acre lot and to allow the building to be built per the construction budget. The design of the building also placed the dock door away from the residential properties that are to the west of the site.

2. **Hardship or Practical Difficulties:** For reasons set forth in the findings, the literal application of the provisions of this Title would result in unnecessary and undue hardship or practical difficulties for the applicant as distinguished from mere inconvenience.

Response: Without the variance for the parking in the front yard and the ability to maneuver the trucks into the loading dock from Evergreen Street, the development will not move forward. The original design of the building was not feasible from a financial perspective. The larger curb cut on Evergreen is to allow trucks entering the space to minimize the number of maneuvers on Evergreen before backing into the dock.

To the east, the property is heavy industrial user with no access to the property off Evergreen so there will be minimal disruption to the surrounding properties. In addition, all of the existing industrial properties along Evergreen to the south of this parcel require truck maneuvering on Evergreen to enter their respective docks.

3. **Circumstances Relate to Property:** The special circumstances and hardship relate only to the physical character of the land or buildings, such as dimensions, topography or soil conditions. They do not concern any business or activity of present or prospective owner or occupant carries on, or seeks to carry on, therein, nor to the personal, business or financial circumstances of any party with interest in the property.

Response: The special circumstances only relate to the physical characteristics, specifically, the size of the property in relation to the proposed development.

4. **Not Resulting from Applicant Action:** The special circumstances and practical difficulties or hardship that are the basis for the variance have not resulted from any act, undertaken subsequent to the adoption of this Title or any applicable amendment thereto, of the applicant or of any other party with a present interest in the property. Knowingly authorizing or proceeding with construction, or development requiring any variance, permit, certificate, or approval hereunder prior to its approval shall be considered such an act.

Response: The requested variance is not a result of any action taken by the Petitioner but due to the unique character of the existing vacant land. In the event the Village of Bensenville wants future quality developments of its existing remaining vacant parcels, the Village needs to be flexible in granting such variance requests.

5. **Preserve Rights Conferred by District:** A variance is necessary for the applicant to enjoy a substantial property right possessed by other properties in the same zoning district and does not confer a special privilege ordinarily denied to such other properties.

Response: The variances are necessary to enjoy substantial property right and to allow for the improvement of the property with the proposed new industrial building.

6. **Necessary for Use of Property:** The grant of a variance is necessary not because it will increase the applicant's economic return, although it may have this effect, but because without a variance the applicant will be deprived of reasonable use or enjoyment of, or reasonable economic return from, the property.

Response: The granting of the variances is necessary to allow the development to go forward. The property is zoned I-2 and the highest and best use of the property is for industrial development. Without the variances, the applicant will be deprived of reasonable use and enjoyment of the property as well as any reasonable economic return.

7. **Not Alter Local Character:** The granting of the variance will not alter the essential character of the locality nor substantially impair environmental quality, property values or public safety or welfare in the vicinity.

Response: Granting the variance will not alter the character of the surrounding properties. As stated above all the existing businesses that have truck deliveries along Evergreen require similar such street maneuvering. In addition, the development will take a long time vacant parcel and improve it and the tax base with a new warehouse facility.

8. **Consistent with Title and Plan:** The granting of a variance will be in harmony with the general purpose and intent of this Title and of the general development plan and other applicable adopted plans of the Village, as viewed in light of any changed conditions since their adoption, and will not serve in effect to substantially invalidate or nullify any part thereof.

Response: The granting of the ordinance is in harmony with the general purpose of the ordinance as well as part of the statutes purpose of the Village to attract new development and new business into Bensenville.

9. **Minimum Variance Needed:** The variance approved is the minimum required to provide the applicant with relief from undue hardship or practical difficulties and with reasonable use and enjoyment of the property.

Response: The variances requested are the minimum variance required for the development. The building was re-designed and rotated to best fit the lot dimensions while satisfying the operational needs of the Petitioner.

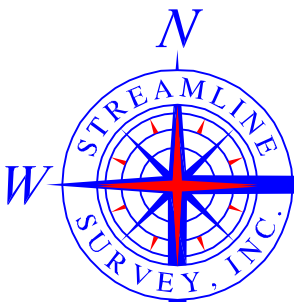
Variances Approval Criteria	Meets Criteria	
	<i>Yes</i>	<i>No</i>
1. Special Circumstances	X	
2. Hardship	X	
3. Circumstances relate to the Property	X	
4. Not Resulting from Applicant Actions	X	
5. Preserve Rights Conferred By District	X	
6. Necessary for the Use of the Property	X	
7. Not Alter Local Character	X	
8. Consistent with Title and Plan	X	
9. Minimum Variance Needed	X	

RECOMMENDATIONS:

Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Variances for Brunner & Lay, Inc. with the following conditions:

1. The plans and aesthetics of the development to be in substantial compliance with the plans dated 01.17.17 by Norman J Toberman and Associates submitted with this application.
2. A Plat of consolidation shall be required.
3. Final signage plan shall be in compliance with the Municipal Code and be subject to staff review upon final permitting.
4. The final landscape plan shall be in compliance with the Municipal Code and subject to staff review upon final permitting.

Respectfully Submitted,
Department of Community
& Economic Development



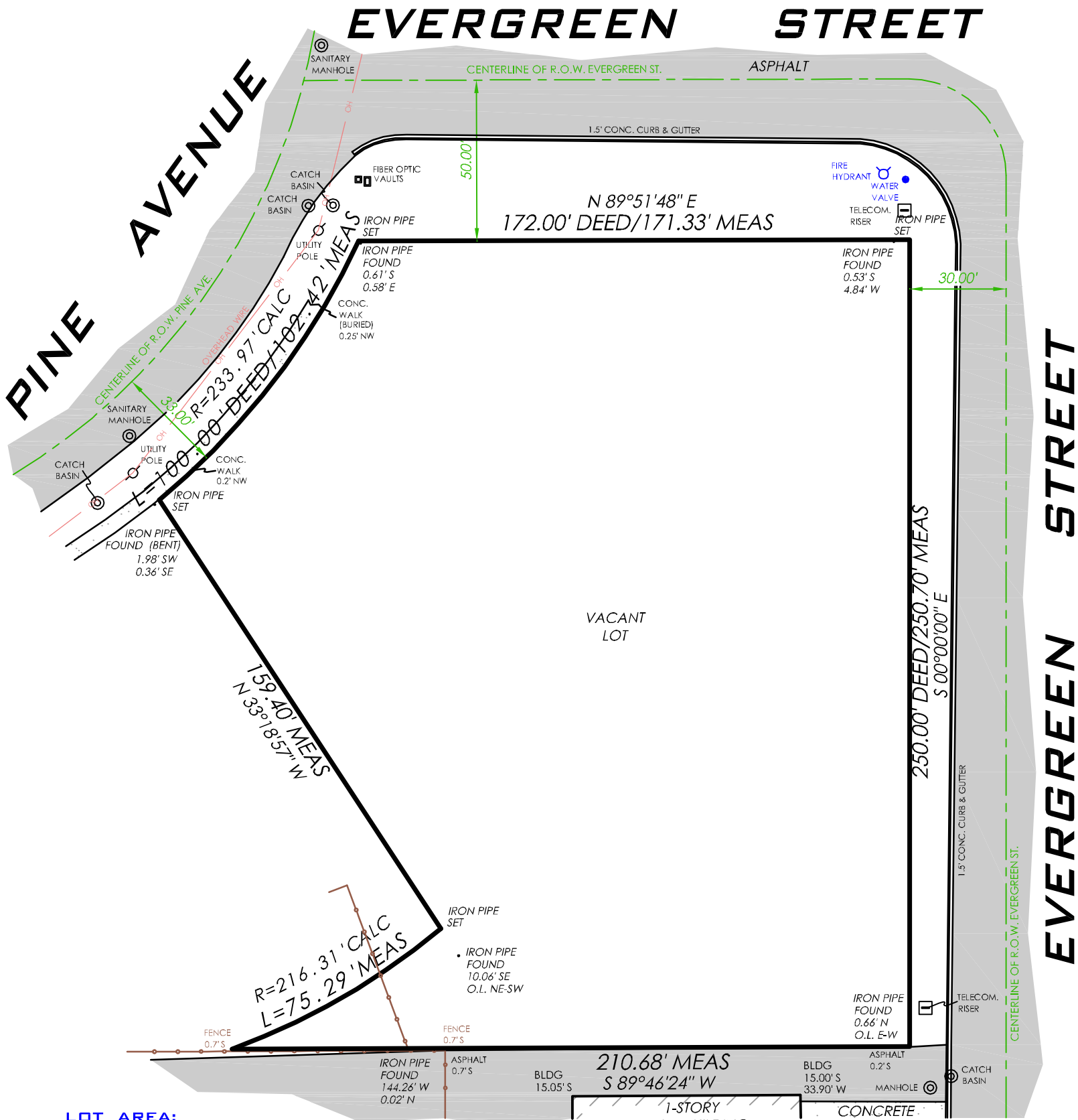
ALTA/ACSM LAND TITLE SURVEY

18148 S. MARTIN AVE. HOMEWOOD, IL 60430 708-1-SURVEY (478-7839) 708-478-4076 FAX

LOTS 4, 5, 6, 7, 8 AND 9, AND THE NORTHWESTERLY 1/2 OF THE VACATED ALLEY LYING SOUTHEASTERLY AND ADJOINING LOTS 4, 5 AND 6, AND THE SOUTHEASTERLY 1/2 OF THE VACATED ALLEY LYING NORTHWESTERLY AND ADJOINING LOTS 7, 8 AND 9, AND ALL OF THE VACATED ALLEY LYING BETWEEN LOTS 7 AND 8, ALL IN BLOCK 4, IN WILLIAM L. KORTHAUER'S ADDITION TO BENSENVILLE, IN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 3, 1893 AS DOCUMENT 50837, IN DU PAGE COUNTY, ILLINOIS.



VICINITY MAP
NOT TO SCALE



LOT AREA:
47,613.6 SQ. FT.
1.09 ACRES

NOTE: BEARING SYSTEM ASSUMED FOR
PURPOSE OF THIS SURVEY

CERTIFY TO: CHICAGO TITLE INSURANCE COMPANY
SLIGO PROPERTIES V, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 8, 11(A), 14 & 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 5, 2014.

DATE OF PLAT OR MAP: DECEMBER 5, 2014.

PIN NUMBERS:
03-13-327-011
03-13-327-012
03-13-327-013
03-13-327-014
03-13-327-015
03-13-327-016

ALL DISTANCES AS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. NO ANGLES OR DISTANCES ARE TO BE DETERMINED BY SCALING.

SCALE: 1"=40'
JOB NO.: 14-1895
ADDRESS: 544 E. PINE AVE.
BENSENVILLE, IL
P.I.N.: LISTED ABOVE
TOWNSHIP: ADDISON
ORDERED BY: KOHLSTEDT & CERAMI, LLC

FOR REVIEW

REGISTERED ILLINOIS LAND SURVEYOR
PROFESSIONAL SURVEYORS LICENSE # 3433
EXPIRES 11-30-16



S

TYPE:Public Hearing**SUBMITTED BY:**Kurtis R Pozsgay**DEPARTMENT:**CED**DATE:**06.05.17**DESCRIPTION:**Consideration of a Text Amendment to the C - 2 Highway Commercial District**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>	X	<i>Major Business/Corporate Center</i>
X	<i>Safe and Beautiful Village</i>	X	<i>Vibrant Major Corridors</i>

REQUEST:

Text Amendments to the Village Code to amend the C-2 Highway Commercial Zoning District, moving Dry cleaner and laundry drop off stations and laundromats, and Liquor stores (package goods only) from Municipal Code Section 10 – 7B – 2 Allowable Uses to Municipal Code Section 10 – 7B – 3 Conditional Uses.

SUMMARY:

The Village of Bensenville has embarked on a rewrite of our Zoning Ordinance. As we reviewed the existing Ordinance it became apparent that several uses permitted by right in the C – 2 Highway Commercial District may need a closer look. Staff has identified Dry cleaner and laundry drop off stations & laundromats, and Liquor stores (package goods only). The proposal is to reclassify these uses as Conditional Uses.

RECOMMENDATION:

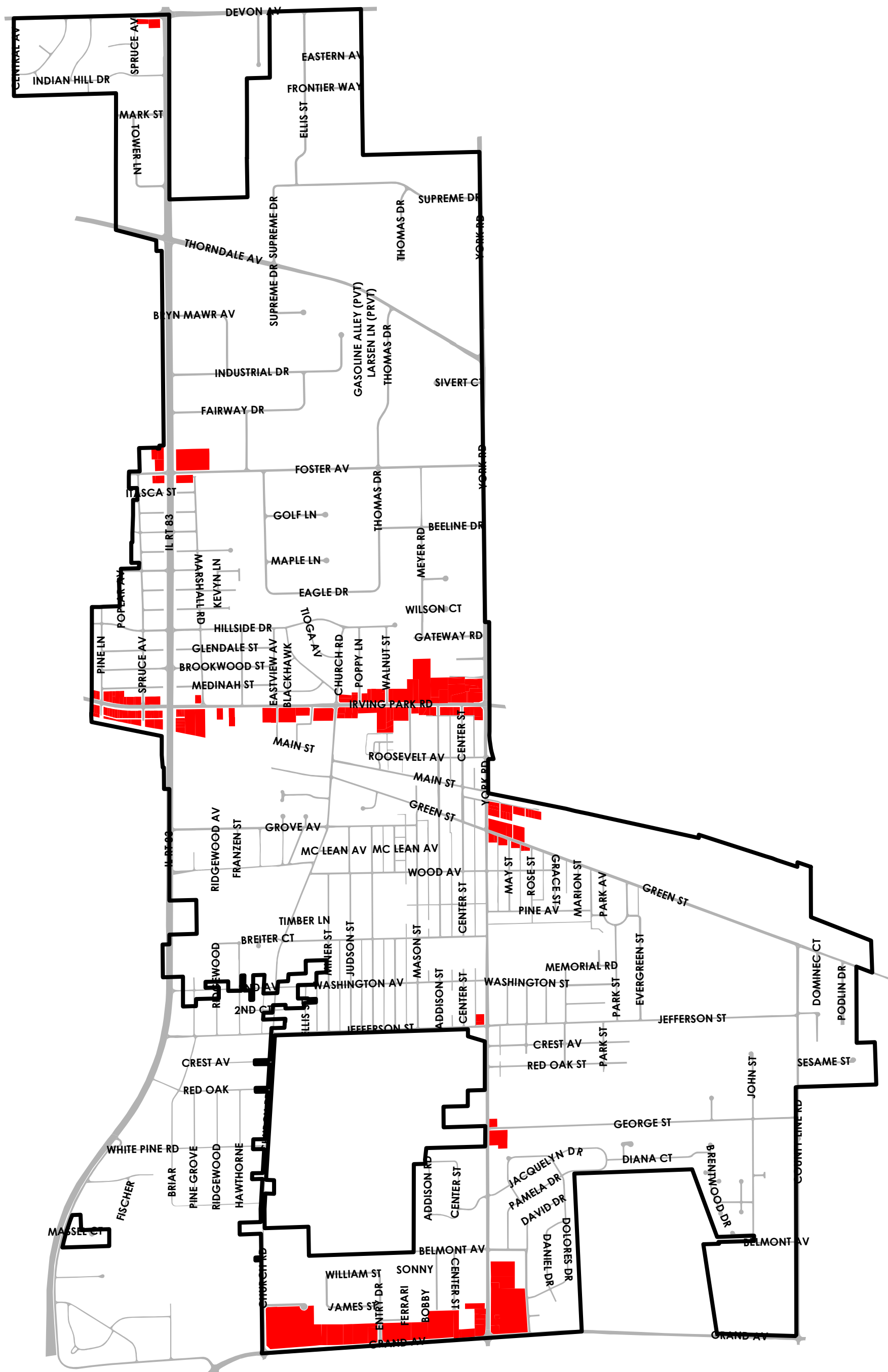
Staff recommends approval of the proposed Text Amendment to regulate Dry cleaner and laundry drop off stations and laundromats and Liquor Stores (Package Goods Only) as Conditional Uses in the C – 2 Highway Commercial District.

ATTACHMENTS:

Description	Upload Date	Type
C-2 Zoning Map	5/31/2017	Backup Material
Staff Report	5/31/2017	Executive Summary
Legal Notice	5/31/2017	Backup Material



Zoning Map- C-2 Highway Commercial





STAFF REPORT

HEARING DATE: June 5, 2017
CDC CASE #: 2017 - 13
APPLICANT: Village of Bensenville
REQUEST: A Text Amendments to the Village Code to amend the C-2 Highway Commercial Zoning District, moving Dry cleaner and laundry drop off stations and laundromats, and Liquor stores (package goods only) from Municipal Code Section 10 – 7B – 2 Allowable Uses to Municipal Code Section 10 – 7B – 3 Conditional Uses.

PUBLIC NOTICE:

A Legal Notice was published in the Bensenville Independent on Thursday May 18, 2017. 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.

SUMMARY:

The Village of Bensenville has embarked on a rewrite of our Zoning Ordinance. As we reviewed the existing Ordinance it became apparent that several uses permitted by right in the C – 2 Highway Commercial District may need a closer look. Staff has identified Dry cleaner and laundry drop off stations & laundromats, and Liquor stores (package goods only). The proposal is to reclassify these uses as Conditional Uses.

Discussion:

1. As indicated in the Zoning Ordinance in Section 10-7B-1, the purpose of the C – 2 Highway Commercial District is as follows:

This district is intended to provide locations along the village's arterial streets for retail and service establishments providing a wide array of consumer retail comparison goods and services that attract patrons from a broad area of the western suburbs.

Because of the high visibility nature of the village's major corridors, the C-2 District is intended to encourage quality, integrated, and well designed commercial development that enhances the village's image, as well as its tax base. The use and/or conversion of residential dwelling units for business purposes shall not be permitted in the C-2 district. (Ord. 30-2004, 4-20-2004)

The Comprehensive Plan indicates that the C - 2 Zoning District as,

Local Commercial District—These contain retail, office, and service-oriented commercial uses that serve the day-to-day needs of households living within a walking or short driving distance.

2. Uses currently identified as Allowable Uses within the C - 2 Zoning District are as follows:

Accessory uses to allowable uses, except that accessory outdoor storage shall not be permitted. Accessory outdoor sales and display shall be subject to section 10-14-8, "Accessory Outdoor Seasonal Sales", of this title or section 10-7B-3 of this article, permanent outdoor sales and display.

Antique shops.

Appliance stores, including radio, television, stereo, lighting, clock and music stores.

Art shops or galleries, but not including auction rooms.

Assisted living facility.

Automobile parts and accessory stores, sales only, no repair.

Beauty shops and barbershops.

Bookstores, including periodicals, magazines, and newspapers.

Bottled gas (sales accessory to gas station).

Camera and photographic supply stores.

Candy, ice cream, popcorn, nut and yogurt stores.

Card and gift stores.

Carpet and rug stores (retail sales).

Catalog stores.

Catering establishments.

China and glassware stores.

Clothing repair, hat repair, shoe repair, and tailor shops.

Clothing stores.

Collectibles sales, such as coins, stamps, comic books and the like.

Computer and business machine sales.

Contractors and construction offices (no outdoor storage).

Custom dressmaking establishments.

Data processing centers.

Department stores.

Drugstores.

Dry cleaner and laundry drop off stations and laundromats.

Electrical showrooms and shops.

Employment office.
 Financial institutions, including automated teller machines.
 Florist shops.
 Food stores, grocery stores and meat markets.
 Furniture stores, including upholstery when conducted as part of the retail operations and secondary thereto.
 Furrier shops, including the incidental storage and conditioning of furs.
 Garden supply, tool and seed stores, including lawn mower and snowblower sales and service (no outdoor sales and display except in accordance with section 10-14-8, "Accessory Outdoor Seasonal Sales", of this title or section 10-7B-3 of this article, permanent outdoor sales and display).
 Graphics and drafting services.
 Greenhouses and nurseries (no outdoor sales and display except in accordance with section 10-14-8, "Accessory Outdoor Seasonal Sales", of this title or section 10-7B-3 of this article, permanent outdoor sales and display).
 Group homes, subject to the village's group home licensing ordinance in title 3, chapter 18 of this code.
 Hardware stores.
 Hearing aid stores.
 Hobby and craft shops.
 Insurance sales offices.
 Interior decorating shops, including upholstery and the making of draperies, slipcovers, and other similar articles when conducted as part of the retail operations or as accessory uses thereto.
 Jewelry and watch sales and repair stores.
 Laboratories, medical, dental, optical, research, film, photo or testing.
 Leather goods and luggage stores.
Liquor stores (package goods only).
 Locksmith shops.
 Mail order houses and letter shops.
 Manufactured home sales (no outdoor sales or display areas).
 Medical, dental and optometry offices.
 Millinery shops.
 Motion picture studios (no outdoor sets).
 Musical instrument sales.
 Office, stationery, school and art supply stores.
 Offices: business, professional, governmental, political, institutional.
 Optician sales, retail.
 Orthopedic and medical appliance stores, retail.
 Outdoor seasonal sales and display areas as accessory uses, provided that it meets the requirements of section 10-14-8, "Accessory Outdoor Seasonal Sales", of this title.
 Package delivery services.
 Paint, tile, and wallpaper stores.
 Pet shops.
 Phonograph record, tape, compact disc, and sheet music stores.
 Photo processing stores.
 Photography studios, including accessory development of film when conducted as part of the business.
 Picture framing shops.
 Plumbing and heating supply sales.
 Post offices.
 Print shops with six (6) or fewer employees.

Real estate sales or leasing offices.
 Recording studios.
 Repair, rental, servicing, sales and showrooms (indoors) of any items produced or sold on the premises as an allowable use.
 Restaurants, delicatessens, retail bakeries, donut shops and convenience markets.
 Secretarial services.
 Sewing machine sales and service.
 Shoe stores.
 Sporting goods stores.
 Studios: art, music, craft, interior design, or photography.
 Swimming pool sales (no outdoor sales and display except in accordance with section 10-14-8, "Accessory Outdoor Seasonal Sales", of this title or section 10-7B-3 of this article, permanent outdoor sales and display).
 Tax preparation offices.
 Taxidermists.
 Telegraph offices.
 Television stations and studios.
 Theaters, indoor.
 Ticket offices.
 Toy stores.
 Training centers, business.
 Travel bureaus.
 Variety stores.
 Videocassette sales or rental stores.
 Water softener services.
 Yard goods stores (no outdoor sales and display, except in accordance with section 10-14-8, "Accessory Outdoor Seasonal Sales", of this title or section 10-7B-3 of this article, permanent outdoor sales and display).
 Uses that are not allowable or conditional uses in any other district and are similar, in the judgment of the director of community development, to allowable uses in the applicable district under subsection 10-3-9E of this title. (Ord. 30-2004, 4-20-2004; amd. Ord. 54-2013, 8-20-2013)

3. Uses currently identified as Conditional Uses within the C - 2 Zoning District are as follows:

Accessory uses to conditional uses, except that accessory outdoor storage shall not be permitted. Accessory seasonal outdoor sales and display shall only be permitted in accordance with section 10-14-8, "Accessory Outdoor Seasonal Sales", of this title and accessory permanent outdoor sales and display shall be in accordance with "permanent outdoor sales and display" as provided for in this section.

Air rights development.
 Amusement establishments.
 Animal hospitals, kennels, pet grooming, and veterinary offices.
 Athletic facilities, indoor/outdoor.
 Auction rooms.
 Banquet halls.
 Bed and breakfast lodging.
 Blueprinting and photostating establishments.
 Bottled gas dealers.
 Building materials and products sales (no outdoor sales or display areas, except in

accordance with section [10-14-8](#), "Accessory Outdoor Seasonal Sales", of this title or the provisions for "permanent outdoor sales and display" of this section).

Car washes including those accessory to gas stations, that meet the following standards:

- A. An attendant shall be present on the site during hours of operation.
- B. Hours of operation shall be limited to between six o'clock (6:00) A.M. and twelve o'clock (12:00) midnight.
- C. The wash bays shall be secured with overhead doors when the establishment is closed.

Cemeteries.

Churches and religious institutions.

Colleges and universities.

Convention and exhibit halls.

Currency exchanges that meet the following standards:

- A. The use shall be located a minimum of one thousand feet (1,000') as measured from all property lines from any existing currency exchanges, payday loan agencies and/or title loan agencies.
- B. The window and door area of the first floor of the facility that faces a public street or sidewalk shall not reduce, nor shall changes be made to such windows or doors that block, views into the building at eye level.
- C. All transactions occur entirely inside the facility at a service counter with no transactions permitted through an exterior walk-up or drive-up window.
- D. Hours of operation for the currency exchange shall be limited to between eight o'clock (8:00) A.M. and eight o'clock (8:00) P.M.
- E. The operator has a valid license issued by the state of Illinois department of consumer credit.

Daycare centers, child or adult.

Drive-in establishments.

Farm stands, permanent.

Flea markets and swap meets, (no outdoor sales or display areas, except in accordance with section [10-14-8](#), "Accessory Outdoor Seasonal Sales", of this title or the provisions for "permanent outdoor sales and display" of this section).

Frozen food sales, including locker rental.

Health clubs.

Healthcare centers, including medical, dental, and mental health clinics with more than three (3) medical professionals.

Heliports.

Hospitals.

Hotels and motels.

Machinery and equipment sales and rental (no outdoor sales and display except in accordance with section [10-14-8](#), "Accessory Outdoor Seasonal Sales", of this title or the provisions for "permanent outdoor sales and display" of this section).

Massage therapy salons.

Meeting and union halls.

Monument sales (no outdoor sales and display except in accordance with section [10-14-8](#), "Accessory Outdoor Seasonal Sales", of this title or the provisions for "permanent outdoor sales and display" of this section).

Mortuaries (no crematories)

Motor vehicle repair, minor that meets the following standards:

- A. All repair and service activities shall take place within completely enclosed buildings.
- B. Repair vehicles shall not be stored outdoors on the site overnight.

C. Minor motor vehicle repair activities shall be limited to those identified in the definition of "motor vehicle repair, minor".

Motor vehicle sales and/or rental that meets the following standards:

A. The only motor vehicles that may be sold, leased and/or displayed outdoors are passenger motor vehicles including, but not limited to, automobiles, recreational vehicles, boats, utility trailers, motorcycles, snowmobiles, and other vehicles that do not exceed eight thousand (8,000) pounds in gross weight. The sale, leasing or display of large scale and commercial vehicles that exceed eight thousand (8,000) pounds in gross weight, including, but not limited to, construction and farm equipment, semitractors and/or semitrailers, large trucks, manufactured homes, buses, or other vehicles that exceed eight thousand (8,000) pounds in gross weight is prohibited in the C-2 district.

B. The permanent outdoor sales and display area shall be located on the same zoning lot with a principal building that is constructed with an automobile sales showroom with a minimum floor area of ten thousand (10,000) square feet as an integral part of the building. In addition to the ten thousand (10,000) square feet of floor area devoted to the showroom, the motor vehicle sales and/or rental establishment building(s) may also include floor area devoted to accessory indoor repair and service activities that are permitted under the definition of "motor vehicle repair, minor" of this title, car wash, detailing, financial and other related services. Establishments with more than one building shall be subject to the requirements of section [10-14-2](#) of this title.

C. The outdoor sales and display areas must be paved and shall meet all yard requirements for the C-2 district.

D. All establishments with more than one principal building shall be subject to the site plan review or planned unit development requirement of section [10-14-2](#) of this title.

Newspaper distribution agencies.

Nightclubs/taverns.

Outdoor sales and display areas, permanent as an accessory use, that meets the following standards:

A. The items permitted to be offered for sale or lease in permanent outdoor sales and display areas include, but are not limited to, building or garden supplies for retail sale, nursery plants, machinery or equipment for household use, and other household items that are typically used and/or stored outdoors. Permanent outdoor sales and display areas for motor vehicle sales and/or rental establishments shall be subject to the requirements for "motor vehicles sales and rental" of this section.

B. The permanent outdoor sales and display areas shall not exceed fifteen percent (15%) of the gross lot area.

C. The outdoor sales and display areas must be paved and shall meet all yard requirements for the C-2 district.

D. All items that are sold, leased or displayed outdoors must be contained within a designated outdoor sales and display area that does not obstruct driveways, parking areas, sidewalks, and landscaped yards. If the outdoor sales and display area is secured with a fence, it shall be either a decorative wooden, masonry, or wrought iron type fence.

Parking, off street, as a principal use.

Payday loan agencies that meet the following standards:

- A. The use shall be located a minimum of one thousand feet (1,000') as measured from all property lines from any existing currency exchanges, payday loan agencies and/or title loan agencies.
- B. The window and door area of the first floor of the facility that faces a public street or sidewalk shall not reduce, nor shall changes be made to such windows or doors that block, views into the building at eye level.
- C. All transactions occur entirely inside the facility at a service counter with no transactions permitted through an exterior walk-up or drive-up window.
- D. Hours of operation for the payday loan agency shall be limited to between eight o'clock (8:00) A.M. and eight o'clock (8:00) P.M.
- E. The operator has a valid license issued by the state of Illinois department of consumer credit

Philanthropic and charitable institutions.

Planned unit developments.

Printing and publishing establishments.

Radio and television towers.

Recreational institutions.

Recycling collection points.

Repair, rental, servicing, sales and showrooms (indoors) of any items produced or sold on the premises as a conditional use.

Research and development facilities.

Residential dwellings, other than single-family (not on ground floor).

Schools and educational institutions, public or private.

Secondhand stores and rummage shops.

Service stations, that meet the following standards:

- A. The village board may require a traffic study to verify that the placement and spacing of curb cuts will not result in traffic conflicts with pedestrians and other motorists.
- B. The service station may have accessory retail sales of nonalcoholic beverages, packaged foods, fast food, tobacco, lottery tickets, and similar convenience goods for gas station customers and car washes using automatic production line methods with a chain conveyor, blower, steam cleaning device or other mechanical device. Service stations with accessory uses shall be required to meet the parking requirements for "service stations" in addition to those for accessory retail, car wash, drive-in restaurant or other uses on the premises.
- C. Service stations with accessory car washes shall be operated and constructed in accordance with the applicable standards for "car washes" of this section.
- D. Service station canopies shall meet all minimum setback requirements for the district and be designed with recessed lighting.

Smoke shops, provided there are no other smoke shops or schools located within one thousand feet (1,000') of the site as measured from all property lines.

Tanning salons.

Title loan agencies that meet the following standards:

- A. The use shall be located a minimum of one thousand feet (1,000') as measured from all property lines from any existing currency exchanges, title loan agencies and/or payday loan agencies.
- B. The window and door area of the first floor of the facility that faces a public street or sidewalk shall not reduce, nor shall changes be made to such windows or doors that block, views into the building at eye level.
- C. All transactions occur entirely inside the facility at a service counter with no transactions permitted through an exterior walk-up or drive-up window.

D. Hours of operation for the title loan agency shall be limited to between eight o'clock (8:00) A.M. and eight o'clock (8:00) P.M.

E. The operator has a valid license issued by the state of Illinois department of consumer credit.

Training centers, business.

Uses that are not allowable or conditional uses in any other district and are similar, in the judgment of the director of community development, to conditional uses in the applicable district under subsection [10-3-9E](#) of this title. (Ord. 30-2004, 4-20-2004; amd. Ord. 48-2005, 8-1-2005; Ord. 60-2011, 9-27-2011)

4. The Village has requested a Text Amendment to reclassify currently "Allowable Uses" Dry cleaner and laundry drop off stations and laundromats, and Liquor stores (package goods only) as "Conditional Uses".
5. Liquor stores (package goods only) are "Allowed" in the C – 1 Neighborhood Commercial and C – 3 Downtown Mixed Use Zoning Districts. Please note that there are no properties currently Zoned C – 1 in the Village and the District is likely to be eliminated in the new Zoning Ordinance.
6. Dry cleaner and laundry drop off stations and laundromats are not "Allowed" or Conditional Uses in the C – 1 District but are "Allowed" in the C – 3 Downtown District. The C – 4 District allows Dry cleaner and laundry drop off stations but not Laundromats. It should be noted that all development in the C -4 is required to be a Planned Unit Development.
7. Dry cleaning receiving stations are allowed in the Office Districts as Accessory uses only.
8. Note that several of the Conditional Uses; Car washes, Motor Vehicle Repair, Currency Exchanges, Outdoor Sales & Display, Payday Loans and Title Loans have several constraints identified within the Conditional Use.
9. Also certain Conditional Uses are part of the fabric of our community; Churches and Religious Institutions, Banquet Halls, Colleges & Universities, Hotels and Motels and Philanthropic and charitable institutions to name a few.
10. A Conditional Use simply requires some additional review to ensure that it is appropriate at the proposed location. Our Zoning Ordinance identifies six Approval Criteria to accomplish this acceptability. These are:
 - a. Traffic
 - b. Environmental Nuisance
 - c. Neighborhood Character
 - d. Public Services & Facilities
 - e. Public necessity
 - f. Other Factors.
11. Staff believes that the Approval Criteria are appropriate for the review of the uses identified in the Text Amendment petition.

12. The Conditional Use process will allow the Village to review other regulatory checks on the proposed business such as hours of operation and signage, based on the public testimony, specific use and its location.

Proposed Zoning Ordinance Language

10-7B-2: ALLOWABLE USES:

Delete:

Dry cleaner and laundry drop off stations and laundromats
Liquor Stores (Package Goods Only)

10-7B-3: CONDITIONAL USES:

Insert:

Dry cleaner and laundry drop off stations and laundromats
Liquor Stores (Package Goods Only)

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

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

RECOMMENDATIONS:

Staff recommends approval of the proposed Text Amendment to regulate Dry cleaner and laundry drop off stations and laundromats and Liquor Stores (Package Goods Only) as Conditional Uses in the C – 2 Highway Commercial District.

Respectfully Submitted
Community & Economic
Development Department

**LEGAL NOTICE/PUBLIC NOTICE
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on Monday, June 5, 2017 at 6:30 P.M., the Community Development Commission of the Village of Bensenville, Du Page and Cook Counties, will hold a Public Hearing to review Case No. 2017 – 13 to consider Text Amendments to the Village Code to amend the C-2 Highway Commercial Zoning District, moving Dry cleaner and laundry drop off stations and laundromats, and Liquor stores (package goods only) from Municipal Code Section 10 – 7B – 2 Allowable Uses to Municipal Code Section 10 – 7B – 3 Conditional Uses.

The Hearing will be held in the Village Board Room at Village Hall, 12 S. Center Street, Bensenville.

The text amendment is being sought by the Village Board.

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, Illinois 60106, (630) 766-8200, at least three (3) days in advance of the meeting.

All interested parties may attend and will be heard at the Public Hearing. Written comments will be accepted by the Community Development Department through June 5, 2017 until 5:00 P.M.

Office of the Village Clerk
Village of Bensenville

**TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT
May 18, 2017**