

# **COMMUNITY DEVELOPMENT COMMISSION**

**Village of Bensenville**

**VILLAGE HALL**

**September 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

August 1, 2017 Community Development Commission Minutes

August 29, 2017 Special Community Development Commission Meeting Minutes

VI. Action Items:

1. Consideration of Conditional Use Permit, Electronic Message Board Sign and Variance, Monument Sign (area and height) for the applicant Fenton Community High School District 100, located at 1000 West Green Street.
2. Consideration of Conditional Use Permit, Dry Cleaner, and Laundry Drop Off Stations and Laundromats for the applicant Fluff N Stuff Laundry, located at 1105 S York Road.

VII. Report from Community and Economic Development

VIII. Adjournment

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

**TYPE:**Minutes**SUBMITTED BY:**Corey Williamsen**DEPARTMENT:**Village Clerk's Office**DATE:**September 5, 2017**DESCRIPTION:**August 1, 2017 Community Development Commission Minutes

**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**

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

Description

**DRAFT\_170801\_CDC**

Upload Date

**8/30/2017**

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**

August 1, 2017

**CALL TO ORDER:** The meeting was called to order by Chairman Rowe at 6:33p.m.

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

**STAFF PRESENT:** K. Pozsgay, S. Viger, C. Williamsen,

**JOURNAL OF PROCEEDINGS:** The minutes of the Community Development Commission Meeting of July 17, 2017 were presented.

Motion: Commissioner Moruzzi made a motion to approve the minutes as presented. Commissioner Marcotte seconded the motion.

All were in favor. Motion carried.

**Continued Public Hearing:** CDC Case Number 2017-08  
**Petitioner:** De Asti's Partners  
**Location:** 1410 West Irving Park Road  
**Request:** Variances for construction of a 4-car garage.  
- Height, Municipal Code Section 10 – 14 – 13A  
- Location, Municipal Code Section 10 – 14 – 13B – 1c

Motion: Commissioner Moruzzi made a motion to re-open CDC Case No. 2017-08. Commissioner Marcotte seconded the motion.

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

Chairman Rowe re-opened the Public Hearing at 6:34 p.m.

**Motion:** Commissioner Marcotte made a motion to continue CDC Case No. 2017-08 until September 5, 2017. Commissioner Moruzzi seconded the motion.

**ROLL CALL:** Ayes: Rowe, Moruzzi, Marcotte, Rodriguez, Ciula

Nays: None

All were in favor. Motion carried.

**Continued**

**Public Hearing:**

**Petitioner:** CDC Case Number 2017-17  
Holy Trinity Ukrainian Orthodox Church

**Address:** 1009 South Church Road

**Request:** Variance for construction of a shed (size)  
- Municipal Code Section 10 – 14 – 12

**Motion:** Commissioner Marcotte made a motion to re-open CDC Case No. 2017-17. Commissioner Moruzzi seconded the motion.

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

Chairman Rowe re-opened the Public Hearing at 6:37 p.m.

Chairman Rowe swore in Director of Community and Economic Development, Scott Viger and Village Planner, Kurtis Pozsgay.

Village Planner, Kurtis Pozsgay, was present and previously sworn in by Chairman Rowe. Mr. Pozsgay stated a Legal Notice was published in the Bensenville Independent on June 1, 2017. Mr. Pozsgay 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. Pozsgay stated Village personnel posted a Notice of Public Hearing sign on the property, visible from the public way on June 1, 2017. Mr. Pozsgay stated on June 2, 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. Pozsgay 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. Pozsgay stated the applicant has constructed a 20'L x 12'W x 8'H shed with a 4-foot roof in the rear of their church property for storage. Mr. Pozsgay stated the shed is in the southeast corner of the property. Mr. Pozsgay stated the shed is a total of 240 square feet, which is above the allowed maximum size of 160 square feet for this size lot.

Father Bogdan, of the Holy Trinity Ukrainian Orthodox Church was present and sworn in by Chairman Rowe. Father Bogdan stated he took over the church a little over eight in a half years ago. Father Bogdan stated he does not earn a salary from the Church; he works as a truck driver and is on the road the majority of the time. Father Bogdan stated the shed was built for storage because items were being kept in classrooms and now that the church is fully occupied, additional storage on site was needed. Father Bogdan stated the Church maintains the property and had nowhere to keep their lawnmower and gasoline.

Commissioner Rodriguez asked how many parking spaces were lost in order to construct the shed. Father Bogdan stated two parking spaced were lost but they were spaces no one ever used.

Commissioner Ciula raised concern with the type of materials that were being kept in the shed and suggested special, non-flammable containers to store them in.

Commissioner Moruzzi asked if the constructed shed was enough storage for the church. Father Bogdan stated the current shed size is exactly what was needed.

Commissioner Moruzzi suggested adding a condition that required stripping around the shed so no one could park next to it incase it needed to be accessed. Father Bogdan agreed with Commissioner Moruzzi's suggestion and had no objections with the added condition.

**Public Comment:**

Chairman Rowe asked if there was any member of the Public that would like to speak on behalf of the case. There were none.

Mr. Pozsgay reviewed the approval criteria for the proposed variance consisting of:

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 need to build a storage building (shed) on the Holy Trinity church property's parking lot behind the main building on the southeast corner of the property. The proposed storage building (shed) will be used to store school materials, landscaping and church equipment. The building is designed per construction budget and is measured 12'x20'.

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 storage building (shed) the mentioned above articles (school materials, landscaping and church equipment) will be piled up in the main church building and could be a potential fire hazard. In addition, removing the mentioned articles from the main building will enable church to use the space for children's play area.

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 physical characteristics, specifically, the size and location of the church 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 the result of any action undertaken by the Petitioner. It is due to the need to free up space in the main church building.**

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 variance is essential to make use of the available property space and to allow for the improvement of the church property with the proposed storage building (shed).**

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 variance is necessary to allow for the building to be built. Without the variance the Petitioner will be deprived of reasonable necessity and use of the proposed construction of the church storage building (shed).**

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. In addition, the storage building (shed) should improve the property value.**

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 variance is in harmony with the general purpose and intent.**

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 variance approved is the minimum required to provide the Petitioner with the necessary use and purpose for the building storage (shed).**

Mr. Pozsgay stated Staff recommends the approval of the above Findings of Fact and therefore the approval of the variance with Staff's recommends consisting of:

1. The plans and aesthetics of the development to be in substantial compliance with the plans submitted 05.08.17 by the applicant and with this application.
2. Applicant will become current with all outstanding bills due to Village prior to receiving permit.

And the added condition:

3. The shed be striped to allow no parking in front of the doors.

Commissioner Rodriguez asked if there was enough parking on site with the removal of the spots for the shed. Mr. Pozsgay stated there was plenty of parking.

Motion: Commissioner Moruzzi made a motion to close CDC Case No. 2017-17. Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Rowe, Moruzzi, Marcotte, Rodriguez, Ciula

Nays: None

All were in favor. Motion carried.

Chairman Moruzzi closed the Public Hearing at 6:55 p.m.

**Motion:** Commissioner Ciula made a combined motion to approve the Findings of Fact listed above and to approve the proposed variance. Commissioner Marcotte seconded the motion.

**ROLL CALL:** Ayes: Rowe, Moruzzi, Marcotte, Rodriguez, Ciula

Nays: None

All were in favor. Motion carried.

**Public Hearing:** CDC Case Number 2017-20  
**Petitioner:** Pawel Gieraltowski  
**Location:** 44 Jacquelyn Drive  
**Request:** Required front yard setback, Municipal Code Sections 10 – 5D – 4B and 10 – 14 – 13 – 2

**Motion:** Commissioner Moruzzi made a motion to open CDC Case No. 2017-20. Commissioner Marcotte seconded the motion.

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

Chairman Rowe opened the Public Hearing at 6:59 p.m.

Village Planner, Kurtis Pozsgay, was present and previously sworn in by Chairman Moruzzi. Mr. Pozsgay stated a Legal Notice was published in the Bensenville Independent on July 13, 2017. Mr. Pozsgay 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. Pozsgay stated Village personnel posted a Notice of Public Hearing sign on the property, visible from the public way on July 14, 2017. Mr. Pozsgay stated on July 14, 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. Pozsgay 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. Pozsgay stated the applicant is proposing to construct a 114 square foot open front porch.

Mr. Pozsgay stated the porch extends 6 feet from the home, encroaching entirely into the 30-foot front yard setback. Mr. Pozsgay stated the property is zoned RS-4 Medium High Density Single Family.

Pawel Gieraltowski, property owner, was present and sworn in by Chairman Rowe. Mr. Gieraltowski reviewed the proposed plans of the porch with the Commission. Mr. Gieraltowski stated this idea came about because he had to remove the stairs in front of the home. Mr. Gieraltowski stated he is requesting to build a porch on the front of the home to watch his kids play and keep an eye on the street.

Commissioner Rodriguez asked what type of material will be used to construct the proposed porch. Mr. Gieraltowski stated he plans to use a composite/synthetic wood.

**Public Comment:**

Chairman Rowe asked if there was any member of the Public that would like to speak on behalf of the case. There were none.

Mr. Pozsgay stated staff respectfully recommends the approval of the Findings of Fact for the proposed Variance for construction of a porch consisting of:

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: As far as it was explained to us, property is few inches from property line and variance is needed for front porch. Due to damage to front concrete stairs (first step falling apart, stairs collapsed in the middle), we would like to build wooden stairs with area for couple chairs and table to enjoy front view of the house and watch our children while they play.***

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: Concrete patio in front of the house would not be on the same level and would require constant walking up and down the stairs. It would be convenient to have porch on the same level as house.***

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: Only reason we are applying for variance is because porch will encroaches more than maximum 6" into the required front yard 30 feet that is allowed be the Village Ordinance.***

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: No new construction actions were takes. Variance is needed in order to proceed with obtaining permit to begin construction.***

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: There are other properties in Bensenville with front porch and we would like reserve the same right to improve our living while residing in Bensenville.***

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 the variance, we have no place to sit, put couple of chairs and a table to enjoy front views of our house as well as watch children while they play.***

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: Front porch will not impair the environmental quality or welfare of the vicinity in which we live.***

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: If this Variance is granted, it will, in no way, interfere with the General Development Plan adopted by the Village of 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: If the Variance is approved, we will proceed with obtaining a permit and begin construction.***

Mr. Pozsgay stated Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the proposed variance 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.

Commissioner Rodriguez asked for clarification for the applicant's response to finding of fact No. 2. Mr. Pozsgay stated the code requires a landing pad for staircases and the property owner has the right to construct a concrete pad.

Commissioner Rodriguez raised concern with the possible way the porch would look and how consistent it will be in the area. Mr. Pozsgay stated Staff sees many benefits with having porches in the front of homes and that this was a suggestive factor within the Village's recently adopted Comprehensive Plan.

Commissioner Moruzzi asked what type of landscaping would be done in front of the porch. Mr. Gieraltowski stated he intends to plant flowers around the property. Mr. Pozsgay stated Staff will work with the applicant on landscaping.

**Motion:** Commissioner Moruzzi made a motion to close CDC Case No. 2017-20. Commissioner Marcotte seconded the motion.

**ROLL CALL:** Ayes: Rowe, Moruzzi, Marcotte, Rodriguez, Ciula

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed the Public Hearing at 7:16 p.m.

**Motion:** Commissioner Moruzzi made a combined motion to approve the Findings of Fact listed above and to approve Variance for the Required front yard setback, Municipal Code Sections 10 – 5D – 4B and 10 – 14 – 13 – 2. Commissioner Marcotte seconded the motion.

**ROLL CALL:** Ayes: Rowe, Moruzzi, Marcotte, Rodriguez, Ciula

Nays: None

All were in favor. Motion carried.

**Public Hearing:** CDC Case Number 2017-19  
**Petitioner:** Village of Bensenville  
**Location:** 514 East Pine Avenue  
**Request:** Rezoning from RM – 1 Low Density Multi-Family District to RS – 5 High Density Single Family District, Municipal Code Sections 10 – 6A and 10 5E; and Preliminary & Final Plat of Subdivision into two single-family lots, Municipal Code Section 11 – 3

Motion: Commissioner Moruzzi made a motion to open CDC Case No. 2017-19. Commissioner Marcotte seconded the motion.

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

Chairman Rowe opened the Public Hearing at 7:18 p.m.

Village Planner, Kurtis Pozsgay, was present and previously sworn in by Chairman Moruzzi. Mr. Pozsgay stated a Legal Notice was published in the Bensenville Independent on July 13, 2017. Mr. Pozsgay 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. Pozsgay stated Village personnel posted a Notice of Public Hearing sign on the property, visible from the public way on July 14, 2017. Mr. Pozsgay stated on July 14, 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. Pozsgay 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. Pozsgay stated the Village is seeking to change the zoning of this Village owned property to match the zoning to the south of the property. Mr. Pozsgay stated the Village would also like to divide the property into two single-family lots in order to better match market conditions, with the hopes of selling the property and returning it to the tax rolls.

There were no questions from the Commission.

**Public Comment:**

Chairman Rowe asked if there was any member of the Public that would like to speak on behalf of the case. There were none.

Mr. Pozsgay stated staff respectfully recommends the approval of the Findings of Fact for the proposed re-zoning consisting of:

## **1. Support for Classification**

### **a. Compatible with Use or Zoning**

**The uses permitted under the proposed district are compatible with existing uses or existing Zoning of property in the environs.**

The requested rezoning (Map Amendment) to a Single Family District mimics the abutting district to the south (RS – 5). Additionally the property adjacent to the east across South Park Street while currently zoned RM – 1 is developed with a free standing single family home. Abutting the subject property to the west is a low density multiple family rental building. The applicant believes that the adjacency of single-family detached residence with the multiple family property is acceptable.

### **b. Supported by the Trend of Development**

**The trend of development in the general area since the original zoning was established supports the proposed classification.**

The Village of Bensenville has seen a spike in single-family home construction in recent years. From 2016 to date there have been eight new home permitted in the village. The Village staff has been approached by a homebuilder active in the community regarding the purchase of the Subject Property for single – family development. On 06.27.17, the Village President and Board of Trustees approved a Planned Unit Development for another 37 homes on the 700 block of South John Street.

### **c. Consistent with Village Plans**

**The proposed classification is in harmony with objectives of the General Development Plan and other applicable Village plans as reviewed in light of any changed conditions since their adoption.**

The 2015 Comprehensive Plan indicates Single Family for the Subject Property.

**2. Furthers the Public Interest**

**The proposed zoning classification promotes the public interest. It does not solely further the interest of the applicant.**

The Village believes that the single family home is a mainstay of our community and maintaining a strong supply of new housing products serves to attract new residents to the Village.

**3. Public Services Available**

**Adequate public services – such as water supply, sewage disposal, fire protection, and street capacity are anticipated to be available to support the proposed classification by anticipated date of issuance of a Certificate of Occupancy.**

Mr. Pozsgay stated Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the rezoning.

Motion: Commissioner Moruzzi made a motion to close CDC Case No. 2017-19. Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Rowe, Moruzzi, Marcotte, Rodriguez, Ciula

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed the Public Hearing at 7:30 p.m.

Motion: Commissioner Marcotte made a combined motion to approve the Findings of Fact listed above and to approve Rezoning from RM – 1 Low Density Multi-Family District to RS – 5 High Density Single Family District, Municipal Code Sections 10 – 6A and 10 – 5E; and Preliminary & Final Plat of Subdivision into two single-family lots, Municipal Code Section 11 – 3. Commissioner Moruzzi seconded the motion.

ROLL CALL: Ayes: Rowe, Moruzzi, Marcotte, Rodriguez, Ciula

Nays: None

All were in favor. Motion carried.

**PUBLIC**

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

**Report from Community**

**Development:** Mr. Pozsgay reviewed both recent CDC cases along with upcoming cases.

Mr. Pozsgay announced there will be a special meeting for training on August 29, 2017.

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

All were in favor. Motion carried.

The meeting was adjourned at 7:38 p.m.

**TYPE:**Minutes**SUBMITTED BY:**Corey Williamsen**DEPARTMENT:**Village Clerk's Office**DATE:**September 5, 2017**DESCRIPTION:**August 29, 2017 Special Community Development Commission Meeting Minutes**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:****REQUEST:****SUMMARY:****RECOMMENDATION:****ATTACHMENTS:**

Description

**DRAFT\_170829\_Special\_CDC**

Upload Date

**8/30/2017**

Type

**Cover Memo**

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

**MINUTES OF THE SPECIAL COMMUNITY DEVELOPMENT COMMISSION**

August 29, 2017

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

**ROLL CALL :** Upon roll call the following Commissioners were present:  
Rowe, Moruzzi, Marcotte, Rodriguez, Ciula, Czarnecki, King  
Absent: None  
A quorum was present.

**STAFF PRESENT:** S. Viger, C. Williamsen

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

**JOURNAL OF  
PROCEEDINGS:** There were no minutes presented for action.

**WORKSHOP:** Village Attorney, Matthew Welch of Montana & Welch, LLC  
administered a Community Development Commission Workshop.

**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 Rodriguez made a  
motion to adjourn the meeting. Commissioner Marcotte seconded  
the motion.

All were in favor. Motion carried.

The meeting was adjourned at 8:13 p.m.

---

Ronald Rowe, Chairman  
Community Development Commission

**TYPE:**Public Hearing**SUBMITTED BY:**K. Pozsgay**DEPARTMENT:**CED**DATE:**09.05.17**DESCRIPTION:**

Consideration of Conditional Use Permit, Electronic Message Board Sign and Variance, Monument Sign (area and height) for the applicant Fenton Community High School District 100, located at 1000 West Green Street.

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

Conditional Use Permit, Electronic Message Board Sign,  
Municipal Code Section 10 – 18 – 6 – 1; and  
Variance, Monument Sign (area and height),  
Municipal Code Section 10 – 18 – 8 – 2

**SUMMARY:**

The Petitioner is seeking a variance to replace an existing monument sign. The current sign stands 20 feet high. The sign itself is 50 square feet. The new proposed sign is 12 feet high and 40 square feet. Maximums for monument signs in a residential district are 6 feet high and 32 square feet.

**RECOMMENDATION:**

Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Variance for Fenton Community High School District 100, 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. Sign should be turned off/deactivated after 10pm, unless a special event is being held, at which point it should be deactivated immediately following event.
3. All other features of EMC shall conform to ordinance, particularly section 10-18-7C Sign Illumination.

**ATTACHMENTS:**

Description

Upload Date

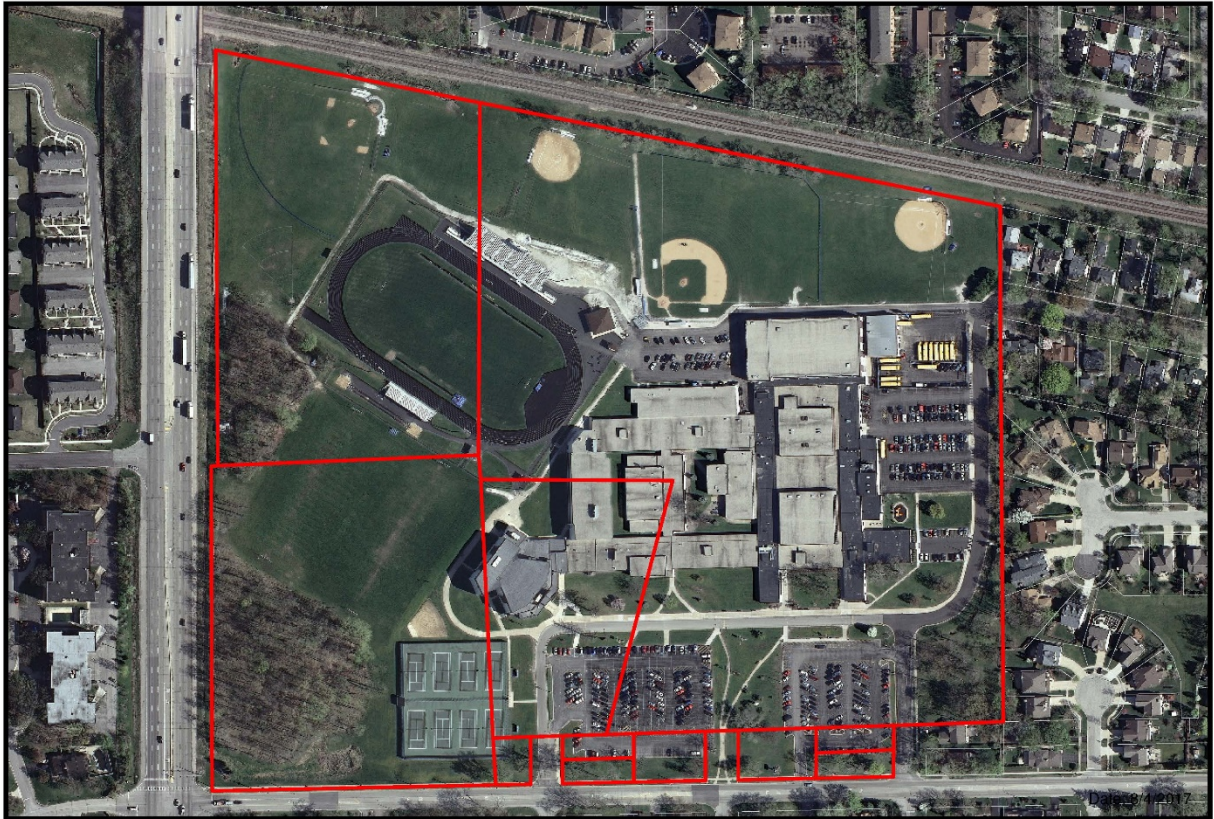
Type

**Aerial & Zoning Maps****8/25/2017****Backup Material****Legal Notice****8/25/2017****Backup Material****Staff Report****8/25/2017****Executive Summary****Plans****8/25/2017****Backup Material**



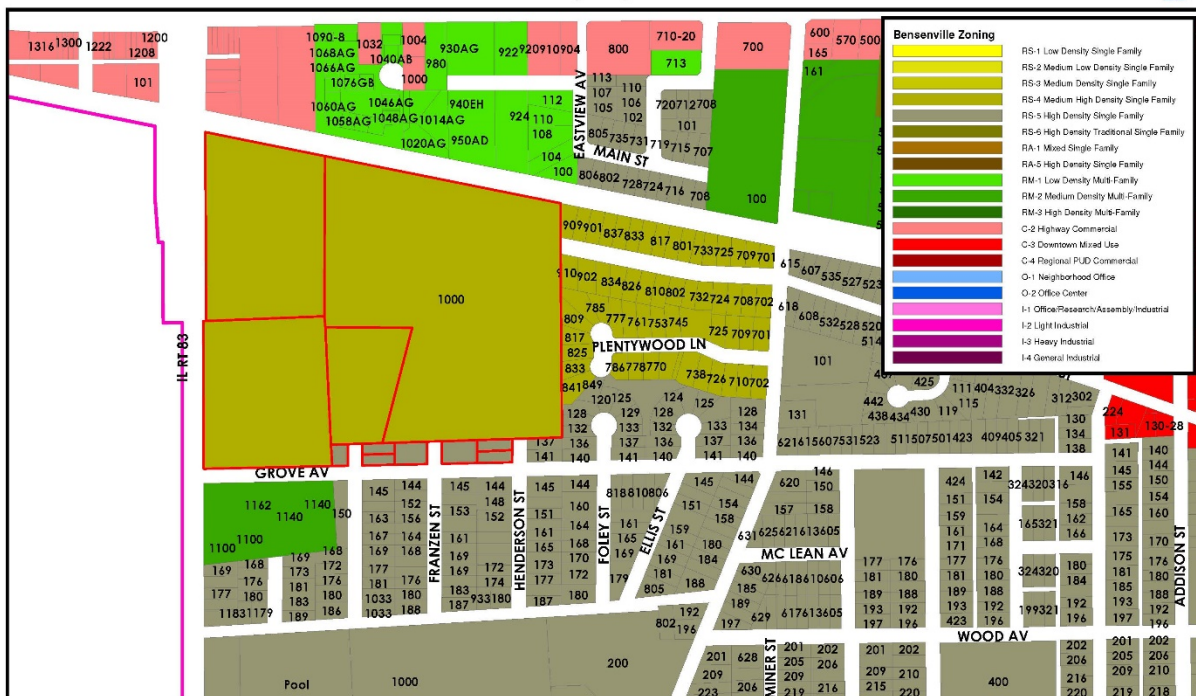
# Village of Bensenville

1000 W Green St



# Village of Bensenville

Zoning Map



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

NOTICE IS HEREBY GIVEN that on Tuesday, September 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 – 22 to consider a request for variances for a porch in the front yard:

Conditional Use Permit, Electronic Message Board Sign,  
Municipal Code Section 10 – 18 – 6 – 1; and  
Variance, Monument Sign (area and height),  
Municipal Code Section 10 – 18 – 8 – 2

1000 West Green Street 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:

LOTS 3 AND 4 IN BLOCK 7 IN VOLK BROTHER’S BRETWOOD, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 14, AND THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1927 AS DOCUMENT 235105 IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 1000 West Green Street, Bensenville, IL 60106.

Fenton Community High School District 100 is the owner and applicant for the subject property for this CDC Case No. 2017 - 22 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, IL 60106, (630) 766-8200, at least three (3) days in advance of the meeting.

Applicant’s application and supporting documentation may be examined by any interested parties in the office of the Community and Economic Development Department, Monday through Friday, in the Village Hall, 12 South Center Street, Bensenville, IL 60106. All interested parties may attend and will be heard at the Public Hearing. Written comments will be accepted by the Community and Economic Development Department through September 5, 2017 until 5:00 P.M.

Office of the Village Clerk  
Village of Bensenville

**TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT  
August 17, 2017**



### STAFF REPORT

**HEARING DATE:** September 5, 2017  
**CASE #:** 2017 – 22  
**PROPERTY:** 1000 West Green Street  
**PROPERTY OWNER:** Fenton Community High School District 100  
**APPLICANT:** Same  
**SITE SIZE:** 16,744 SF  
**BUILDING SIZE:** n/a  
**PIN NUMBERS:** 03-14-304-005  
**ZONING:** RS – 5 High Density Single Family District  
**REQUEST:** Conditional Use Permit, Electronic Message Board Sign,  
Municipal Code Section 10 – 18 – 6 – 1; and  
Variance, Monument Sign (area and height),  
Municipal Code Section 10 – 18 – 8 – 2

### **PUBLIC NOTICE:**

1. A Legal Notice was published in the Bensenville Independent on Thursday August 17, 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 Friday August 18, 2017.
3. On Friday August 18, 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 Petitioner is seeking a variance to replace an existing monument sign. The current sign stands 20 feet high. The sign itself is 50 square feet. The new proposed sign is 12 feet high and 40 square feet. Maximums for monument signs in a residential district are 6 feet high and 32 square feet.

### **SURROUNDING LAND USES:**

	<b>Zoning</b>	<b>Land Use</b>	<b>Comprehensive Plan</b>	<b>Jurisdiction</b>
<b>Site</b>	RS – 5	Fenton High School	Institutional	Village of Bensenville
<b>North</b>	RS – 4	Fenton High School	Institutional	Village of Bensenville
<b>South</b>	RS – 5	Residential	Single Family Residential	Village of Bensenville
<b>East</b>	RS – 5	Residential	Single Family Residential	Village of Bensenville
<b>West</b>	RS – 5	Fenton High School	Institutional	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 checked="" 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.

Police:

No police issues.

Engineering and Public Works:

No comments.

Community & Economic Development:

Economic Development:

No comments

Fire Safety:

No comments.

Building:

Building has no comments at this time.

Planning:

- 1) The 2015 Comprehensive Plan indicates “Institutional” for this property.
- 2) The original EMC sign was installed prior to when the current sign ordinance had included EMCs as conditional uses. Therefore, there is no conditional use permit on file for the old sign.
- 3) The new proposed sign is much more in line with the Village’s current standards.
- 4) Staff received a couple calls from nearby residents regarding time of display, brightness, etc.

**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: Fenton High School District 100 proposes to replace its existing marquee sign that is outdated and non-functional. The exiting sign sits atop a brick post approximately 15 feet high. The sign is 5'X10' in size. The proposed new sign would be 5'X8' or 40 Square Feet and 6' high. Although the new sign exceeds the 32 Square Feet ordinance, we believe the sign will be aesthetically appropriate to the neighborhood. The new sign would be dramatically smaller in size and height compared to the current sign. The sign would be installed in the existing location that is beautifully landscaped with hedges and flowers. We believe the sign will be more attractive and viewable to the community. The proposed sign will have 4 lines of data and be able to display in text and graphics. Fenton has much information to share and will be able to communicate its message in a thoughtful, timely, ongoing and attractive manner.*

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: The existing sign location is the preferred spot to install the new sign. This however will exceed the village ordinance by about 2 feet. This location includes all necessary power requirements and is beautifully landscaped. If the sign were to be relocated, a new foundation would be necessary as well electrical needs. Relocation of the sign will increase the costs and alter the timeline for installation.*

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: We are applying for the variance because the sign size and height exceed the Village Ordinance.*

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: We now know that a Variance is needed in order to proceed with obtaining the permit for installation to begin.*

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 District would like to reserve the right to improve and enhance our sign display.***

- 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 the Variance, the District will experience additional costs by changing the sign design, installation and location.***

- 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: The proposed sign will not in any way impair the environmental quality, public safety or welfare in the vicinity. In may impact, positively, with the public and school community due to the enhanced imaging and information displayed.***

- 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: If the Variance is granted, it will, in no way, interfere with the General Development Plan adopted by the Village of 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: If the Variance is approved, we will be able to proceed with our plan to obtain a permit and begin installation without incurring additional costs.***

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 Variance for Fenton Community High School District 100, 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. Sign should be turned off/deactivated after 10pm, unless a special event is being held, at which point it should be deactivated immediately following event.
3. All other features of EMC shall conform to ordinance, particularly section 10-18-7C Sign Illumination.

Respectfully Submitted,  
Department of Community  
& Economic Development

# Proposed Sign



Overall height to top approx. 12'

THIS DRAWING IS THE COPYRIGHTED PROPERTY OF PALDO SIGN CO. REPRODUCTION IN WHOLE OR IN PART OF USE OF DESIGN CANNOT BE DONE WITHOUT THE WRITTEN PERMISSION OF PALDO SIGN CO.



# PALDO SIGN

& Display Company

8110 W. GRAND AVE.  
RIVER GROVE, IL 60171

Tel: 708.456.1711  
Fax: 708.456.3552

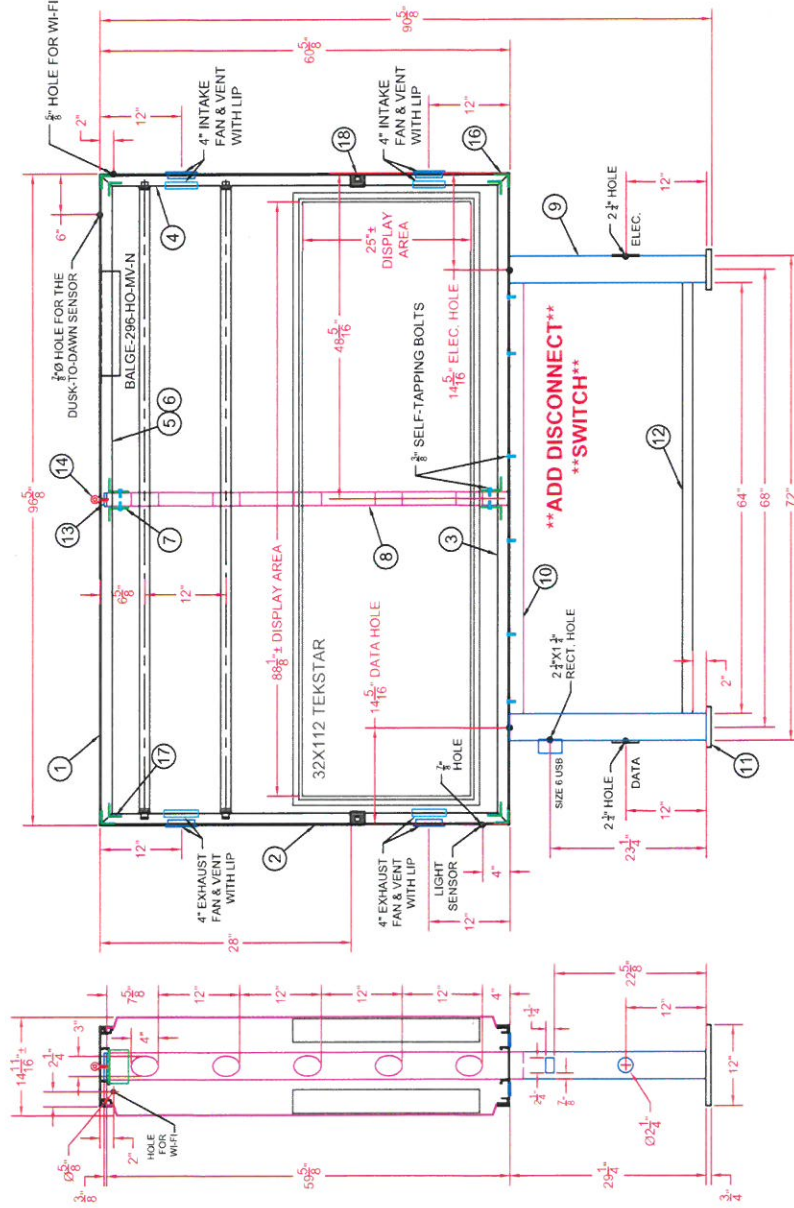
Client: Fenton High School

Date: 7.21.17 Rev: 1

Landlord Approval: \_\_\_\_\_ Customer Approval: \_\_\_\_\_

IMPORTANT: PLEASE EXAMINE THIS PROOF FOR ACCURACY, CONTENT & COLORS. SIGN YOUR APPROVAL IF O.K. ONCE THIS ORDER BEGINS PRODUCTION, NO CHANGES CAN BE MADE WITHOUT ADDITIONAL COST. WE WILL BEGIN PRODUCTION WHEN THE APPROVAL OF DESIGN IS RETURNED TO US. CUSTOMER IS RESPONSIBLE FOR LANDLORD APPROVAL. PLEASE NOTE: DUE TO THE PHYSICAL LIMITATIONS OF THE PAPER AND INK-BASED PRINTING PROCESS, THIS CUSTOM ARTWORK IS NOT INTENDED TO PROVIDE AN EXACT MATCH BETWEEN INK, VINYL OR PAINT.

ITEM	QTY.	DESCRIPTION
(1)	2	12" EXTRUDED ALUMINUM HINGE EXTRUSION
(2)	2	12" EXTRUDED ALUMINUM HINGE EXTRUSION
(3)	2	1 1/2"X 1" ALUMINUM "F" RETAINER
(4)	4	1 1/2"X 1" ALUMINUM "F" RETAINER
(5)	2	1 1/2" ALUMINUM HINGE RETAINER
(6)	10	ALUMINUM HINGE BRACKET
(7)	4	2" X 3" X 3/16" ALUMINUM ANGLE
(8)	1	2" X 4" X 1/4" STEEL TUBE
(9)	2	4" X 4" X 11 GAUGE STEEL SQUARE TUBE
(10)	1	2" X 4" X 1/4" STEEL TUBE
(11)	2	6" X 12" X 5/8" STEEL BASE PLATE
(12)	1	1 1/2" X 1 1/2" X 1/8" STEEL ANGLE
(13)	1	2" X 4" X 3/8" STEEL CAP
(14)	1	1/2" EYEBOLT
(15)	1	REPLACEMENT BOLT FOR EYEBOLT
(16)	4	2" X 2" X 3/16" ALUMINUM ANGLE
(17)	4	2" X 2" X 3/16" ALUMINUM ANGLE
(18)	4	1 1/2"X1 1/2"X3/8"X20" ALUMINUM PROP ROD BRACKET
(19)	4	1 1/2"X1 1/2"X3/8"X20" ALUMINUM PROP ROD BRACKET
(20)	2	1 1/2"X1 1/2"X3/8"X48" ALUMINUM PROP ROD BRACKET

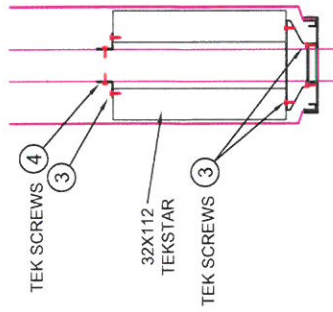


DRAWING DESIGNED TO BE PRINTED ON 8 1/2"X14" PAPER

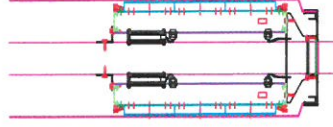
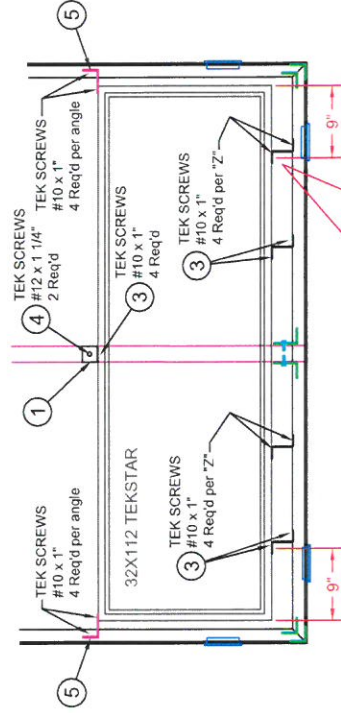
Date: 07-20-17 Drawn by: JRM		J.M.S. TEMPLATE MUST BE USED TO SET THREADED RODS INTO CONCRETE		Sign Model: TEKSTAR 58, 32x112		Page 1 OF 3	
GENERAL	DESCRIPTION	Drawing #:	Customer #:	Sketch #:	Customer Name:	Customer Address:	
		TEK-20mm-C-32x112	1630054	886964-2C-S	FENTON HIGH SCHOOL	1000 W GREEN ST BENSENVILLE, IL 60106-2099	

**stewart signs**  
 ESICO Sign Group  
 2201 Cornish Court, Suite 215, Skokie, IL 60076  
 Tel: 847.455.4280  
 Fax: 847.455.4280  
 www.stewart-signs.com

## "LEFT VIEW"

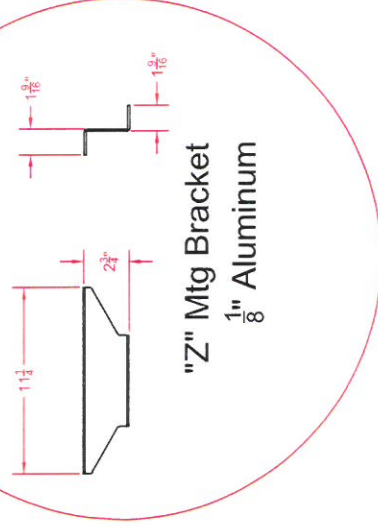


## "FRONT VIEW"



## "RIGHT VIEW"

BILL OF MATERIALS		
ITEM	QTY.	DESCRIPTION
①	2	2" X 2" X 1/8" Aluminum Angles
②	4	"Z" Aluminum bracket
③	20	Tek Screws #10 x 1"
④	2	Tek Screws #12 x 1 1/4"
⑤	2	2" X 3" X 3/16" Aluminum Angles



CUSTOMER #1630054  
FENTON HIGH SCHOOL



Date: 07-20-17  
Drawn by: JRM

REVISION	DESCRIPTION

J.M.S. TEMPLATE MUST BE USED TO SET THREADED RODS INTO CONCRETE

Sign Model:

TEKSTAR 58, 32x112

Page  
2 OF 3

Customer #:

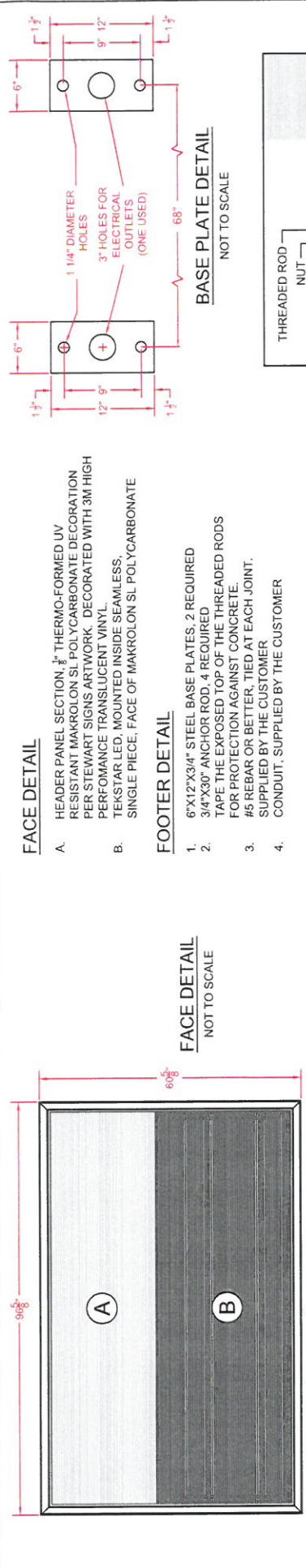
1630054

Customer Name:

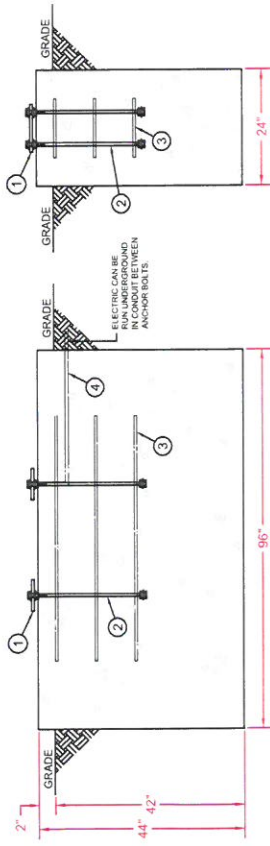
FENTON HIGH SCHOOL

Customer Address:

1000 W GREEN ST  
BENSENVILLE, IL 60106-2099

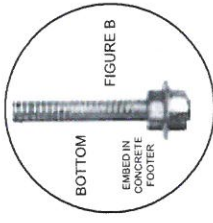
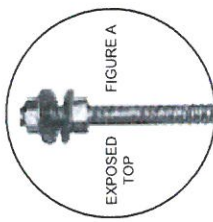
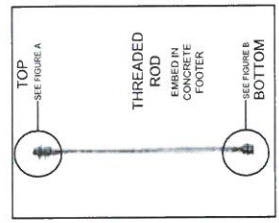


FACE DETAIL  
NOT TO SCALE



FOOTER - FRONT VIEW  
NOT TO SCALE

FOOTER - SIDE VIEW  
NOT TO SCALE



FACE DETAIL

- HEADER PANEL SECTION, 3/8" THERMO-FORMED UV RESISTANT MAKROLON SL POLYCARBONATE DECORATION PER STEWART SIGNS ARTWORK. DECORATED WITH 3M HIGH PERFORMANCE TRANSLUCENT VINYL.
- TEKSTAR LED, MOUNTED INSIDE SEAMLESS, SINGLE PIECE, FACE OF MAKROLON SL POLYCARBONATE

FOOTER DETAIL

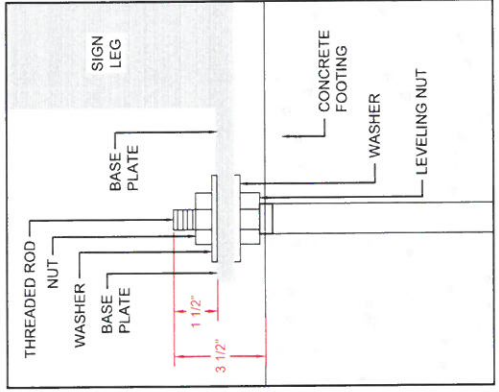
- 6"x12"x3/4" STEEL BASE PLATES, 2 REQUIRED
- 3/4"x30" ANCHOR ROD, 4 REQUIRED
- TAPE THE EXPOSED TOP OF THE THREADED RODS FOR PROTECTION AGAINST CONCRETE.
- #5 REBAR OR BETTER, TIED AT EACH JOINT, SUPPLIED BY THE CUSTOMER.
- CONDUIT, SUPPLIED BY THE CUSTOMER

NOTES

- DESIGNED FACTOR MEETS OR EXCEEDS 120 MPH WIND LOAD.
- EXPOSURE B.
- 3,000 PSI CONCRETE - LESS THAN 2.5 CUBIC YARDS NECESSARY

ELECTRICAL INFO

- (1) 20 AMP CIRCUIT, 120 VOLTS, MAX DRAW 16 AMPS
- UL LISTED - E50724
- SIGNS SHALL BE GROUNDED BY CONNECTION TO THE EQUIPMENT GROUNDING CONDUCTOR OF THE SUPPLY BRANCH CIRCUIT.
- LED COMMUNICATION METHOD: SHORT-RANGE WIRELESS



BASE PLATE DETAIL  
NOT TO SCALE

DRAWING DESIGNED TO BE PRINTED ON 8 1/2"x14" PAPER

<p><b>stewart signs</b>          2201 Crown Court, Suite 215, Skokie, IL 60076          1.800.237.3725 Fax: 1.800.485.4250          stewartsigns.com</p>	Date: 07-20-17 Drawn by: JRM DESIGNED BY: JRM	J.M.S. TEMPLATE MUST BE USED TO SET THREADED RODS INTO CONCRETE	Sign Model: TEKSTAR 58, 32x112	Page 3 OF 3
	Drawing #: TEK-20mm-C-32x112	Customer #: 1630054	Customer Name: FENTON HIGH SCHOOL	Customer Address: 1000 W GREEN ST BENSENVILLE, IL 60106-2099

CURRENT SIGN



IS THE COPYRIGHTED PROPERTY OF PALDO SIGN CO. REPRODUCTION IN WHOLE OR IN PART OF USE OF DESIGN CANNOT BE DONE WITHOUT THE WRITTEN PERMISSION OF PALDO SIGN CO.



**PALDO SIGN**  
& Display Company

8110 W. GRA  
RIVER GROVE, IL

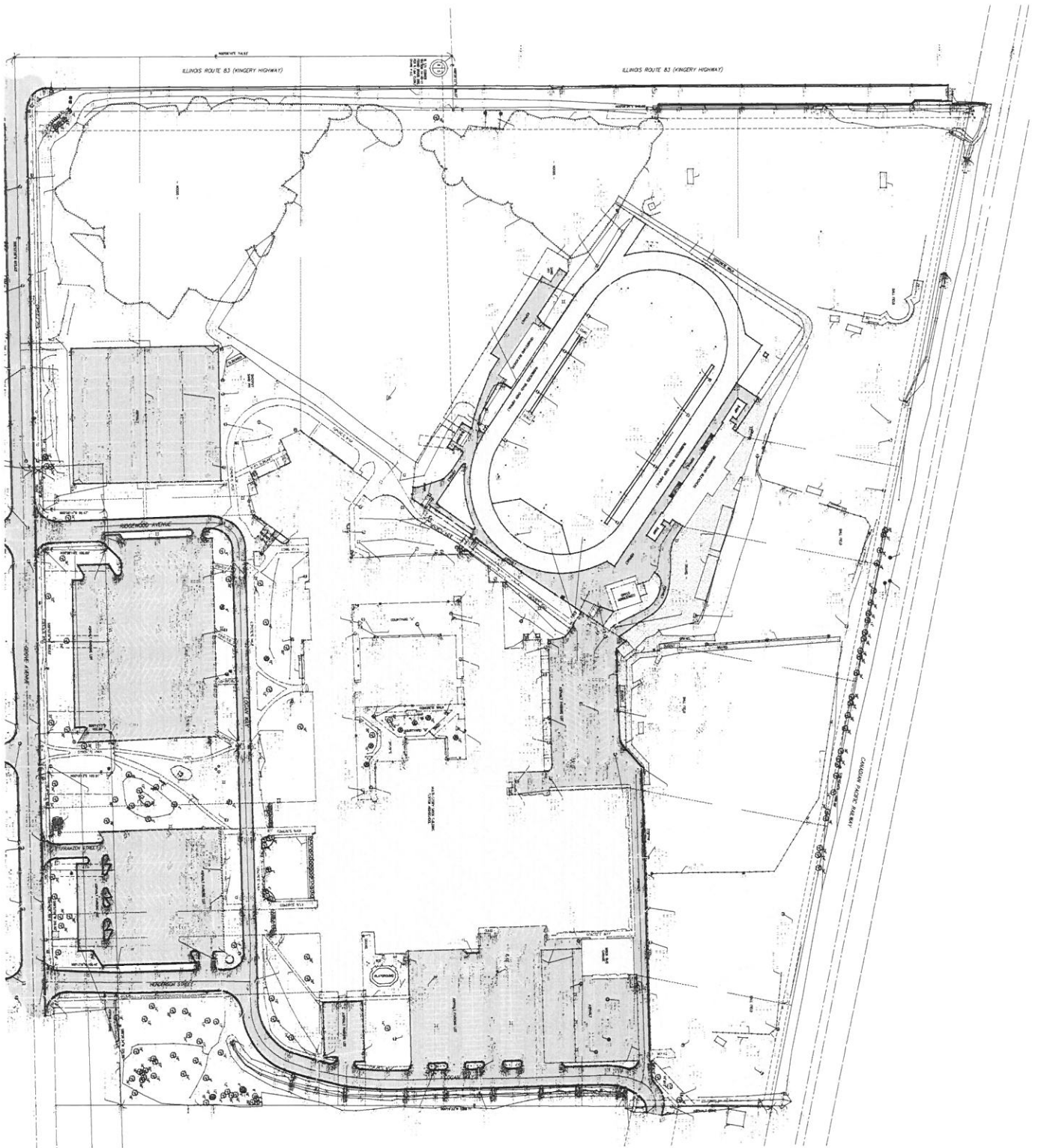
Tel: 708.45  
Fax: 708.45

Client: **Fenton High School**

Date: **8.2.17** Rev:

Landlord Approval: \_\_\_\_\_ Customer Approval: \_\_\_\_\_

PLEASE EXAMINE THIS PROOF FOR ACCURACY, CONTENT & COLORS. SIGN YOUR APPROVAL IF O.K. ONCE THIS ORDER BEGINS PRODUCTION, NO CHANGES CAN BE MADE. COST: WE WILL BEGIN PRODUCTION WHEN THE APPROVAL OF DESIGN IS RETURNED TO US. CUSTOMER IS RESPONSIBLE FOR LANDLORD APPROVAL. PLEASE NOTE: DUE TO THE OF THE PAPER AND INCREASED PRINTING PROCESS, THIS CUSTOMER WORK IS NOT INTENDED TO PROVIDE AN EXACT MATCH BETWEEN THE, VIEW, OR PRINT.



**TYPE:**Public Hearing**SUBMITTED BY:**K. Pozsgay**DEPARTMENT:**CED**DATE:**09.05.17**DESCRIPTION:**

Consideration of Conditional Use Permit, Dry Cleaner, and Laundry Drop Off Stations and Laundromats for the applicant Fluff N Stuff Laundry, located at 1105 S York 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:**

Conditional Use Permit, Dry Cleaner, and Laundry Drop Off Stations and Laundromats, Municipal Code Section 10 – 7B – 3

**SUMMARY:**

1. The Petitioner is seeking a Conditional Use Permit to allow for a laundromat with onsite pick up and deliveries at 1105 S. York Road, Unit 10. The site is located in Brentwood Commons.
2. They are also seeking a Conditional Use for a dry cleaning services as either a part of the laundromat or as separate subtenant in the space to be added in the future.
3. The proposed space is 14,000 square feet. The laundromat will be open 24 hours a day, 7 days a week. It will occupy about 8,600 square feet and will leave about 5,400 square feet for a dry cleaner to go in as a subtenant, or to expand the space to include dry cleaning services in the future. They estimate roughly 1,200 customers per week. The equipment investment will be approximately one million dollars for machines and dryers, which are all state of the art. The facility will be an all card operation, so there will be no cash for use of the machines. The overall investment to the property, including the build out and the equipment is estimated to be close to 1.4 million dollars.
4. Midday on Thursday 08.31.17 staff received additional materials from the applicant that may affect the staff opinion relative to the Findings of Fact. Staff will review the materials promptly, but due to the late submittal, we respectfully recommend that the Public Hearing be continued until the next regularly scheduled date.

**RECOMMENDATION:**

Staff respectfully recommends the Public Hearing be continued to Tuesday October 3, 2017 at 6:30 P.M. If the Public hearing is conducted on September 5, 2017 the staff offers the following Recommendation:

Staff is not commenting on the Dry Cleaner aspect of the request as no information was submitted relative to the proposed use.

Staff recommends the Denial of the above Findings of Fact and therefore the Denial of the Conditional Use Permit for Fluff N Stuff Laundry. Should the Community development Commission differ and believes the Conditional Use Permit for the Laundromat and Laundry Drop Off Station should be recommended for approval, staff offers the following conditions:

1. The plans and aesthetics of the facility be in substantial compliance with the plans submitted with this application.
2. Removal of the outdoor seating and vestibule on the northern façade of the building.
3. A new parking/drop off plan and strategy be submitted to Village staff for review and approval prior to Village Board Committee of the Whole.
4. A public safety plan should be submitted for review to Bensenville Police for approval prior to Village Board Committee of the Whole. To include:

- a. Laundromat staff
  - b. Cameras and remote viewing
  - c. Police authorization to bar subjects and/or arrest for trespass without contacting management
  - d. Prohibition of amusement games
  - e. Lighting
  - f. Detention area maintenance
  - g. Limitations on the hours of operation
5. A detailed water use and discharge plan should be submitted to Bensenville Public Works prior to Village Board Committee of the Whole.
6. Market analysis to document the Public Necessity for the proposed use.

ATTACHMENTS:

Description	Upload Date	Type
<b>Aerial &amp; Zoning Maps</b>	<b>8/25/2017</b>	<b>Backup Material</b>
<b>Legal Notice</b>	<b>8/25/2017</b>	<b>Backup Material</b>
<b>Application</b>	<b>8/29/2017</b>	<b>Backup Material</b>
<b>Staff Report</b>	<b>8/30/2017</b>	<b>Backup Material</b>
<b>Supplemental Staff Report</b>	<b>8/31/2017</b>	<b>Cover Memo</b>
<b>Plans</b>	<b>8/25/2017</b>	<b>Backup Material</b>
<b>Potential Design Pictures</b>	<b>8/25/2017</b>	<b>Backup Material</b>



# Village of Bensenville

1105 S York Rd



## Village of Bensenville

## Zoning Map



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

NOTICE IS HEREBY GIVEN that on Tuesday, September 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 – 21 to consider a request for variances for a porch in the front yard:

Conditional Use Permit, Dry Cleaner and Laundry Drop Off Stations and  
Laundromats, Municipal Code Section 10 – 7B – 3

1105 South York Road Unit 10 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:

THAT PART OF LOT 271 IN BRENTWOOD TERRACE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 271 , FOR A PLACE OF BEGINNING; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 271, A DISTANCE OF 740.0 FEET TO THE SOUTHEAST CORNER OF CANTRELL BROTHERS RESUBDIVISION IN THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE WESTERLY ALONG THE MOST SOUTHERLY LINE OF SAID CANTRELL BROTHERS RESUBDIVISION AND SAID SOUTHERLY LINE EXTENDED FOR A DISTANCE OF 579.8 FEET TO A POINT IN THE WEST LINE OF SAID LOT 271, SAID POINT BEING 620.0 FEET SOUTH OF THE NORTH WEST CORNER OF SAID LOT 271; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 271 FOR A DISTANCE OF 634.2 FEET; THENCE EASTERLY ALONG A LINE PARALLEL TO THE NORTH LINE OF GRAND AVENUE, 150.00 FEET; THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EAST LINE OF YORK ROAD, 150.0 FEET; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 271 , A DISTANCE OF 484.0 FEET TO THE POINT OF BEGINNING IN BRENTWOOD TERRACE, BEING A SUBDIVISION OF PART OF THE SOUTH ½ OF SECTION 24 AND THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 10, 1956 AS DOCUMENT NUMBER 823155 AND CERTIFICATES OF CORRECTION FILED DECEMBER 14, 1956 AS DOCUMENT NUMBER 826909 AND SEPTEMBER 12, 1957 AS DOCUMENT NUMBER 856155, IN DUPAGE COUNTY, ILLINOIS.

TOGETHER WITH BENEFICIAL EASEMENT RIGHTS AS GRANTED BY THE EASEMENT AGREEMENT DATED FEBRUARY 28, 2011, BETWEEN FW IL-BRENTWOOD COMMONS, LLC AND PNC BANK, NATIONAL ASSOCIATION (TO BE RECORDED)

Commonly known as 1145 South York Road, Bensenville, IL 60106.

Brentwood Commons Station LLC, 11501 Northlake Dr., Cincinnati OH 45249 is the owner and Fluff 'N Stuff Laundry, LLC, 110 N. York Rd., Elmhurst IL 60126 the applicant for the subject property for this CDC Case No. 2017 - 21 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, IL 60106, (630) 766-8200, at least three (3) days in advance of the meeting.

Applicant's application and supporting documentation may be examined by any interested parties in the office of the Community and Economic Development Department, Monday through Friday, in the Village Hall, 12 South Center Street, Bensenville, IL 60106. All interested parties may attend and will be heard at the Public Hearing. Written comments will be accepted by the Community and Economic Development Department through September 5, 2017 until 5:00 P.M.

Office of the Village Clerk  
Village of Bensenville

**TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT**  
**August 17, 2017**

# Hunt, Aranda & Subach, Ltd.

ATTORNEYS AT LAW

THOMAS CASEY HUNT  
LOUIS B. ARANDA  
MARSHALL J. SUBACH  
STEPHEN SPIEGEL

1035 S. York Road  
Bensenville, IL 60106  
Phone 630-860-7800  
Fax 630-860-8283  
www.7800Law.com

Of Counsel

Daniel J. Kaiser  
Mariam L. Hafezi Qualman  
Brad S. Telander  
Philip D. Blomberg

July 27, 2017

Mr. Scott Viger  
Community Development Director  
Village of Bensenville  
12 S. Center Street  
Bensenville, IL 60106

**RE: FLUFF 'N STUFF**  
**1105 S. York Road, Bensenville, Illinois**  
**Brentwood Commons**

**Response Letter Conditional Use Permit Laundromat in**  
**C-2 Highway Commercial District**

Dear Mr. Viger:


Please be advised that my office represent the Petitioner, Fluff 'N Stuff. The Petitioner is seeking a Conditional Use Permit to allow for a laundromat with onsite pick up and deliveries at 1105 S. York Road, Unit 10, Bensenville, Illinois 60106. The site is located in Brentwood Commons. My client is also seeking a Conditional Use for a dry cleaning services as either as a part of the laundromat or as separate subtenant in the space to be added in the future.

In the way of background, the proposed space is 14,000 square feet. The laundromat will be open 24 hours a day, 7 days a week. The laundromat will occupy about 8600 square feet and will leave about 5400 square feet for a dry cleaner to go in as a subtenant, or for my client to expand the space to include dry cleaning services in the future.

My client's intended use is for a high-end state of the art laundromat. The laundromat will provide customers the ability to do their laundry in the facility as well as provide drop off services. My client estimates that approximately 1,200 people per week will use the facility.

My client is working with Laundry Concepts, who is the provider of the laundry equipment. The equipment investment will be approximately one million dollars for machines and dryers, which are all state of the art. The facility will be an all card operation, so there will be no cash for use of the machines. The overall investment to the property, including the build out and the equipment is estimated to be close to 1.4 million dollars.

Respectfully submitted,  
HUNT, KAISER, ARANDA & SUBACH, LTD.

A handwritten signature in black ink, appearing to be 'M. Subach', written over the printed name.

Marshall J. Subach  
Attorney for Petitioner

My client will install 70 washers in various sizes from 20 pounds to 100-pound capacity. There will also be 68 dryers.

In support of the Conditional Use Permit, the Petitioner responds as follows:

1. **Traffic:**

There will be no adverse impact on traffic or parking. My client will have 3 parking spaces on the west façade with signage stating 10 min parking for loading and unloading. There is also 10 spaces north of the detention basin.

2. **Environmental Nuisance:**

There will be no environmental nuisance as a result of the laundromat or future dry cleaners. My client expects to use approximately 5,000,000 gallons of water per year. All dry cleaning services are regulated by the State of Illinois. There will not be any adverse effect on noise, glare, odor, dust, or waste disposal as a result of the approval of the Condition Use as all services are contained indoors.

3. **Neighborhood Character:**

The proposed laundromat will fit harmoniously with the existing business located in the shopping center. The new business will not compete with the other business, but will draw additional people to the other businesses. A typical customer may do some shopping or eating at an existing business while doing their laundry.

4. **Use of Public Services and Facilities:**

Other than higher than typical water uses, the proposed use will not put a strain or disproportionate strain on public services beyond what is normally provided for in a C-2 Commercial District.

5. **Public Necessity:**

The proposed laundromat use will be a great addition to the Village of Bensenville. Although there is a laundromat located on Grand Avenue, this new, state of the art facility will be able to handle much larger amounts of customers. In addition, the 24 hour availability will assist those residents that may work third shift and want to do laundry after work or at off peak hours.

6. **Other Factors:**

The proposed development will be filling a vacancy in the Brentwood Commons with a business that will produce a high volume of people from not just Bensenville but also surrounding communities.



**STAFF REPORT**

**HEARING DATE:** August 1, 2017  
**CASE #:** 2017 – 21  
**PROPERTY:** 1105 S York Road  
**PROPERTY OWNER:** Brentwood Commons  
**APPLICANT:** Fluff N Stuff Laundry  
**SITE SIZE:** 430,938 SF  
**UNIT SIZE:** 14,000 SF  
**PIN NUMBERS:** 03-25-100-024  
**ZONING:** C – 2 Highway Commercial District  
**REQUEST:** Conditional Use Permit, Dry Cleaner, and Laundry Drop Off Stations and Laundromats, Municipal Code Section 10 – 7B – 3

**PUBLIC NOTICE:**

1. A Legal Notice was published in the Bensenville Independent on Thursday August 17, 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 Friday August 18, 2017.
3. On Friday August 18, 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 Petitioner is seeking a Conditional Use Permit to allow for a laundromat with onsite pick up and deliveries at 1105 S. York Road, Unit 10. The site is located in Brentwood Commons. They are also seeking a Conditional Use for a dry cleaning services as either a part of the laundromat or as separate subtenant in the space to be added in the future. The proposed space is 14,000 square feet. The laundromat will be open 24 hours a day, 7 days a week. It will occupy about 8,600 square feet and will leave about 5,400 square feet for a dry cleaner to go in as a subtenant, or to expand the space to include dry cleaning services in the future. They estimate roughly 1,200 customers per week. The equipment investment will be approximately one million dollars for machines and dryers, which are all state of the art. The facility will be an all card operation, so there will be no cash for use of the machines. The overall investment to the property, including the build out and the equipment is estimated to be close to 1.4 million dollars.

**SURROUNDING LAND USES:**

	<b>Zoning</b>	<b>Land Use</b>	<b>Comprehensive Plan</b>	<b>Jurisdiction</b>
<b>Site</b>	C – 2	Commercial	Regional Commercial	Village of Bensenville
<b>North</b>	RA – 1	Residential	Multi Family Residential	Village of Bensenville
<b>South</b>	R4	Residential	High Density Multi Family Residential	Elmhurst
<b>East</b>	RM – 1	Residential	Multi Family Residential	Village of Bensenville
<b>West</b>	RM – 2	Residential	Multi 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 checked="" type="checkbox"/>	Vibrant Major Corridors

Finance:

No issues.

Police:

The proposed use of the property for a 24/7 laundromat does create law enforcement concerns. The property is set back in the corner of the plaza and can facilitate problems like loitering and homelessness and the crimes associated with those social issues. I request that staff check with the applicant about how they plan on addressing the concerns. The best option would be to have the laundromat staffed 24/7 like required by ordinance in Chicago, 4-6-040 of the Municipal Code of Chicago. Second best would be the requirement to have cameras in and about the laundromat that are remotely viewed by a service who can call the police when there is a problem. If the laundromat is not staffed, the police should be authorized by the tenant and the Brentwood Commons management company to bar subjects who loiter or sleep in or around the laundromat and arrest them for trespass without contacting a representative for each individual case. There should be a prohibition on amusement games inside of the laundromat to prevent loitering. Of course, the lighting in that corner of the complex needs to be improved and the water retention area to the north of the proposed laundromat should be cleared to provide better visibility and remove an area for persons to easily conceal themselves. The current short chain link fence would not be adequate for that purpose.

Engineering and Public Works:Public Works:

One thing we have to think about is wastewater discharge. It looks like there are three sizes of washing machines- we need to know the count on each size, along with information about how much water they can discharge over the course of a day. We must determine the maximum daily load possible and make sure our wastewater conveyance system can handle it.

Engineer:

Concern that it can potentially overburden the sanitary sewer system in the area as the existing pipe is only 8-inch diameter.

Community & Economic Development:

Economic Development:

Economic Development is generally supportive of the proposed use. A laundromat and dry cleaner in Brentwood Commons would occupy a portion of an otherwise vacant 14,000 square foot space.

Fire Safety:

The building has as fire sprinkler system so I have no issues.

Building:

Building has no comments at this time.

Planning:

- 1) The 2015 Comprehensive Plan indicates “Regional Commercial” for this property.
- 2) Staff has some real concerns with the parking plan submitted. There are only 8 parking spots directly in front of the unit. These are frequently filled even now when there is no tenant in the space.
- 3) The applicant also proposes using the parking spots north of the detention area. These spots were never meant to be used as customer parking. The only access is alley access, which are not meant for regular traffic flow beyond deliveries and things like refuse collection.
- 4) Finally, as pointed out by police, the fencing and plant material around the detention area would become an issue with the increase of pedestrian and vehicular traffic.
- 5) Staff does not recommend the current drop off area or parking for customers to the north of the unit. This should be for staff parking only. Drop offs should occur at the front of the units.
- 6) A better parking strategy should be planned.

Front of unit:



View from unit to the West:



Parking north of detention area:



- 7) Staff has additional concerns with the 24-hour operation. This was a key concern when the recent zoning change was implemented for several uses that were changed to conditional uses. As police pointed out, it puts additional constraints on Village and police resources. Although staff recognizes that intended users may have different working hours and need increased operating hours, we are not sure a full 24-hour operation is needed. No marketing analysis was submitted. Staff would like to see a breakdown of suspected customer visits based on operators of other units. The plan as presented includes an outdoor seating area abutting the detention area on the north side of the rental space. In light of the Police Department concerns, this outdoor area and entry/exit vestibule should be eliminated.
- 8) Another concern with regard to the new conditional use ordinance and this use was proximity to similar uses. Staff notes that there is a dry cleaner and laundromat just west of York Rd on Grand Ave (Grand Cleaners). There are also laundromats on York Road in Elmhurst, the closest being Car Wash 954 & Laundromat at 954 N York.

- 9) No specific information (other than that the use will be regulated by the State of Illinois) was submitted regarding the proposed dry cleaner. Therefore, staff is not considering it in this report.
- 10) The proposed floor plan appears spacious and the artists renderings of possible interior treatment are attractive.
- 11) A laundry drop off and seating area is to the left as you enter the space. A small hallway to the right provides access to the remaining undeveloped portion of the 14,000 square foot rental space.

#### **APPROVAL CRITERIA FOR CONDITIONAL USES:**

The Community Development Commission shall not recommend approval of the Conditional Use Permit without determining that the request meets the following approval criteria and making certain findings of fact. The Applicant has provided the following Findings of Fact:

- 1. Traffic:** The proposed use will not create any adverse impact of types or volumes of traffic flow not otherwise typical of permitted uses in the zoning district has been minimized.

*Applicant's Response: There will be no adverse impact on traffic or parking. My client will have 3 parking spaces on the west facade with signage stating 10 min parking for loading and unloading. There is also 10 spaces north of the detention basin.*

- 2. Environmental Nuisance:** The proposed use will not have negative effects of noise, glare, odor, dust, waste disposal, blockage of light or air or other adverse environmental effects of a type or degree not characteristic of the historic use of the property or permitted uses in the district.

*Applicant's Response: There will be no environmental nuisance as a result of the laundromat or future dry cleaners. My client expects to use approximately 5,000,000 gallons of water per year. All dry cleaning services are regulated by the State of Illinois. There will not be any adverse effect on noise, glare, odor, dust, or waste disposal as a result of the approval of the Condition Use as all services are contained indoors.*

- 3. Neighborhood Character:** The proposed use will fit harmoniously with the existing character of existing permitted uses in its environs. Any adverse effects on environmental quality, property values or neighborhood character beyond those normally associated with permitted uses in the district have been minimized.

*Applicant's Response: The proposed laundromat will fit harmoniously with the existing business located in the shopping center. The new business will not compete with the other business, but will draw additional people to the other businesses. A typical customer may do some shopping or eating at an existing business while doing their laundry.*

- 4. Use of Public Services and Facilities:** The proposed use will not require existing community facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.

***Applicant's Response: Other than higher than typical water uses, the proposed use will not put a strain or disproportionate strain on public services beyond what is normally provided for in a C-2 Commercial District.***

- 5. Public Necessity:** The proposed use at the particular location requested is necessary to provide a service or a facility, which is in the interest of public convenience, and will contribute to the general welfare of the neighborhood or community.

***Applicant's Response: The proposed laundromat use will be a great addition to the Village of Bensenville. Although there is a laundromat located on Grand Avenue, this new, state of the art facility will be able to handle much larger amounts of customers. In addition, the 24 hour availability will assist those residents that may work third shift and want to do laundry after work or at off peak hours.***

- 6. Other Factors:** The use is in harmony with any other elements of compatibility pertinent in the judgment of the commission to the conditional use in its proposed location.

***Applicant's Response: The proposed development will be filing a vacancy in the Brentwood Commons with a business that will produce a high volume of people from not just Bensenville but also surrounding communities.***

Staff does not recommend approval of the Findings of Fact, as we do not believe the applicant has satisfactorily answered the "Public Services & Facilities and Public Necessity" aspects.

Conditional Use Approval Criteria	Meets Criteria	
	Yes	No
1. Traffic	X	
2. Environmental Nuisance	X	
3. Neighborhood Character	X	
4. Public Services and Facilities		X
5. Public Necessity		X
6. Other Factors	X	

## **RECOMMENDATIONS:**

As stated above, staff is not commenting on the Dry Cleaner aspect of the request as no information was submitted relative to the proposed use.

Staff recommends the Denial of the above Findings of Fact and therefore the Denial of the Conditional Use Permit for Fluff N Stuff Laundry. Should the Community development Commission differ and believes the Conditional Use Permit for the Laundromat and Laundry Drop Off Station should be recommended for approval, staff offers the following conditions:

1. The plans and aesthetics of the facility be in substantial compliance with the plans submitted with this application.
2. Removal of the outdoor seating and vestibule on the northern façade of the building.
3. A new parking/drop off plan and strategy be submitted to Village staff for review and approval prior to Village Board Committee of the Whole.

4. A public safety plan should be submitted for review to Bensenville Police for approval prior to Village Board Committee of the Whole. To include:
  - a. Laundromat staff
  - b. Cameras and remote viewing
  - c. Police authorization to bar subjects and/or arrest for trespass without contacting management
  - d. Prohibition of amusement games
  - e. Lighting
  - f. Detention area maintenance
  - g. Limitations on the hours of operation
5. A detailed water use and discharge plan should be submitted to Bensenville Public Works prior to Village Board Committee of the Whole.
6. Market analysis to document the Public Necessity for the proposed use.

Respectfully Submitted,  
Department of Community  
& Economic Development



**SUPPLEMENTAL STAFF REPORT**

**HEARING DATE:** September 5, 2017  
**CASE #:** 2017 – 21  
**PROPERTY:** 1105 S York Road  
**PROPERTY OWNER:** Brentwood Commons  
**APPLICANT:** Fluff N Stuff Laundry  
**SITE SIZE:** 430,938 SF  
**UNIT SIZE:** 14,000 SF  
**PIN NUMBERS:** 03-25-100-024  
**ZONING:** C – 2 Highway Commercial District  
**REQUEST:** Conditional Use Permit, Dry Cleaner, and Laundry Drop Off Stations and Laundromats, Municipal Code Section 10 – 7B – 3

**PUBLIC NOTICE:**

1. A Legal Notice was published in the Bensenville Independent on Thursday August 17, 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 Friday August 18, 2017.
3. On Friday August 18, 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 Petitioner is seeking a Conditional Use Permit to allow for a laundromat with onsite pick up and deliveries at 1105 S. York Road, Unit 10. The site is located in Brentwood Commons. They are also seeking a Conditional Use for a dry cleaning services as either a part of the laundromat or as separate subtenant in the space to be added in the future. The proposed space is 14,000 square feet. The laundromat will be open 24 hours a day, 7 days a week. It will occupy about 8,600 square feet and will leave about 5,400 square feet for a dry cleaner to go in as a subtenant, or to expand the space to include dry cleaning services in the future. They estimate roughly 1,200 customers per week. The equipment investment will be approximately one million dollars for machines and dryers, which are all state of the art. The facility will be an all card operation, so there will be no cash for use of the machines. The overall investment to the property, including the build out and the equipment is estimated to be close to 1.4 million dollars.

**SURROUNDING LAND USES:**

	<b>Zoning</b>	<b>Land Use</b>	<b>Comprehensive Plan</b>	<b>Jurisdiction</b>
<b>Site</b>	C – 2	Commercial	Regional Commercial	Village of Bensenville
<b>North</b>	RA – 1	Residential	Multi Family Residential	Village of Bensenville
<b>South</b>	R4	Residential	High Density Multi Family Residential	Elmhurst
<b>East</b>	RM – 1	Residential	Multi Family Residential	Village of Bensenville
<b>West</b>	RM – 2	Residential	Multi 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 checked="" type="checkbox"/>	Vibrant Major Corridors

Planning:

- 1) Mid-day on Thursday 08.31.17 staff received additional materials from the applicant. that may impact the staff opinion relative to the Findings of Fact. Staff will review the materials promptly, but due to the late submittal, we respectfully recommend that the Public Hearing be continued until the next regularly scheduled date.

**RECOMMENDATIONS:**

1. Staff respectfully recommends the Public Hearing be continued to Tuesday October 3, 2017 at 6:30 PM.

Respectfully Submitted,  
Department of Community  
& Economic Development

# Hunt, Aranda & Subach, Ltd.

ATTORNEYS AT LAW

THOMAS CASEY HUNT  
LOUIS B. ARANDA  
MARSHALL J. SUBACH  
STEPHEN SPIEGEL

1035 S. York Road  
Bensenville, IL 60106  
Phone 630-860-7800  
Fax 630-860-8283  
www.7800Law.com

Of Counsel

Daniel J. Kaiser  
Mariam L. Hafezi Qualman  
Brad S. Telander  
Philip D. Blomberg

August 31, 2017

Mr. Scott Viger  
Community Development Director  
Village of Bensenville  
12 S. Center Street  
Bensenville, IL 60106

**RE: FLUFF 'N STUFF**  
**1105 S. York Road, Bensenville, Illinois**  
**Brentwood Commons**

Dear Mr. Viger:

As you are aware, my office represents the Petitioner, Fluff 'N Stuff. Please allow this correspondence to supplement the prior submittals for the Petitioner's application for a Conditional Use and in response to Kurtis Pozsgay's email dated August 21, 2017. I am sorry for the delay, but it took some research to get the requested information.

This information is based upon the information my client received from the laundry consultant and my client's prior experience. As for the information regarding times customers will be using the facility, that is somewhat speculative, but we are providing Petitioner's best estimates.

Again, the Petitioner is seeking twenty-four (24) hour operations. My client estimates that 15-20% of the business will be on Tuesdays, Wednesdays and Thursdays with peak hours from 5:00 a.m. to 9:00 a.m. and 10:00 p.m. to 3:00 a.m.

The remaining 80-85% will be Friday, Saturday, Sunday and Monday with the peak hours being consistent all day and night.

It should take each customer, on average, 1.5 to 2.5 hours to do his or her laundry.

As for washers, there will be 70 machines with capacity ranging from 100 pounds to 20 pounds. The breakdown of how many is as follows:

17 machines of 20 pound capacity  
18 machines of 30 pound capacity  
16 machines of 40 pound capacity  
8 machines of 60 pound capacity  
7 machines of 80 pound capacity  
4 machines of 100 pound capacity.

The average gallons of water used per cycle is as follows:

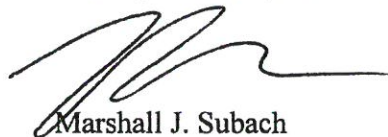
20 pound capacity	28 gallons
30 pound capacity	30 gallons
40 pound capacity	40 gallons
60 pound capacity	60 gallons
80 pound capacity	70 gallons
100 pound capacity	80 gallons.

The water draining out into the wastewater treatment plant will about the same as the gallons used based upon the amount of force when the washers spin out the water.

My client projects an average of 1500 customers per week. On Tuesdays-Thursdays the machines will turn over 2 to 3 times a day. On Fridays-Mondays, the machines will turn over 6 to 8 times a day, all dependent on the volume of customer laundry.

Please let me know if you need any additional information and please send me the staff report when it is complete.

Respectfully submitted,  
HUNT, KAISER, ARANDA & SUBACH, LTD.



Marshall J. Subach  
Attorney for Petitioner







# CITYSCAPE

Clean lines, streamlined design and dramatic contrast come together in this modern expression. Refresh, enhance and expand your space by selecting contemporary lighting that complements the chrome accents and **vivid hints of color** on our **CITYSCAPE** control panels. Define your space as your own, and take charge of your revenue with innovative Huebsch® Galaxy™ 600 controls that help you save and make more money.

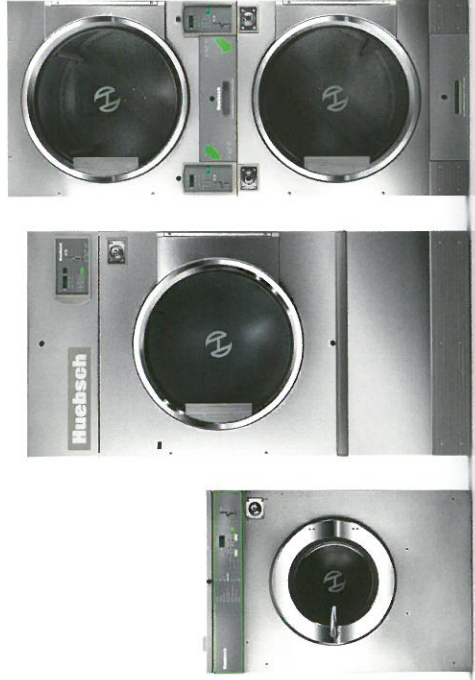
See how Huebsch equipment fits into your cosmopolitan aesthetic at [Huebsch.com/Vend](http://Huebsch.com/Vend).

# CITYSCAPE

## STUNNING WAYS TO SAVE MONEY

Captivating design comes with **cutting-edge innovation and performance**. Huebsch® equipment delivers exclusive technologies like revenue-increasing Galaxy™ 600 controls, utility-saving eBoost™ technology and powerful 200 G-Force extraction. When it comes to maximizing efficiency and reducing utility costs, no one is more discriminating than Huebsch.

Discover more about cutting costs with Galaxy 600 controls at [Huebsch.com/Galaxy](http://Huebsch.com/Galaxy).





# CITRON

A witty mix of style and texture, plus a **daring splash of color** — this, to us, is true expression. It's a look that allows you to capture your own unique, contemporary character in memorable, invigorating ways. Be bold with **CITRON** control panels, and customize your space with designs as creative as you. Then, be prepared to minimize your utility costs and maximize your revenue with game-changing, performance-based features. With Huebsch®, you can add a burst of color — and create a surge in your cash flow.

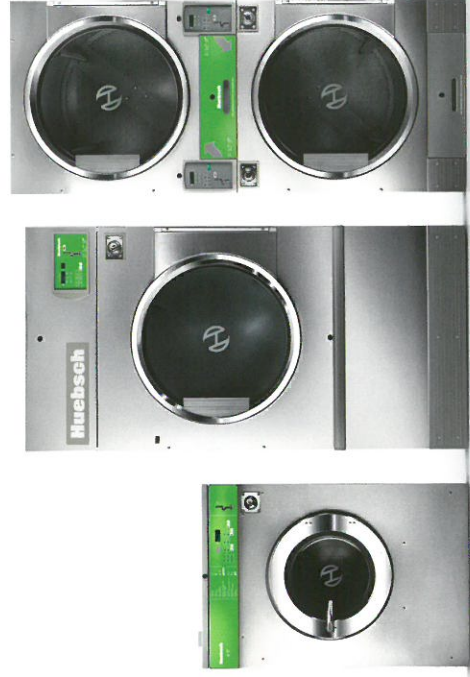
Visit [Huebsch.com/Vend](http://Huebsch.com/Vend), to see how you can revitalize your space with Huebsch.

# CITRON

## STAND OUT WITH MAXIMUM REVENUE

Huebsch® equipment is **engineered to increase efficiency**, reduce utility costs and improve revenue like no other. It features revolutionary Galaxy™ 600 controls along with industry-leading innovations — including cycle modifiers, time-of-day pricing and 24 customizable cycle selections — to stimulate your profitability and help you achieve your laundromat dreams.

For more ways to maximize revenue with Galaxy 600 controls, visit [Huebsch.com/Galaxy](http://Huebsch.com/Galaxy).





# SLATE

Nuanced neutrals and **classic inspiration** have come together in a design so dignified that it will make even the most refined designers swoon. Halo door rings and polished chrome handles, in addition to **SLATE** control panels, bring quality and dimension to your space. With this look, there's no brand more welcoming or more comforting than Huebsch®. Imagine the ways you'll make it your own, and envision the unbelievable revenue-generating and money-saving possibilities you'll gain with Galaxy™ 600 controls.

Visit [Huebsch.com/Vend](http://Huebsch.com/Vend) to add tasteful touches to your laundromat with Huebsch.

# SLATE

## EFFICIENCY THAT MAKES A STATEMENT

Form and function come together with Huebsch®. **Designed with innovation** and efficiency in mind, Huebsch equipment offers advanced Galaxy™ 600 controls, 200 G-Force, eBoost™ technology and Water Guardian leak protection to deliver uncompromising performance that will set your laundromat apart.

Visit [Huebsch.com/Galaxy](http://Huebsch.com/Galaxy) to see how you can optimize efficiency with Galaxy 600 controls.

