

**COMMUNITY DEVELOPMENT COMMISSION**  
**Village of Bensenville**  
**VILLAGE HALL**  
**October 3, 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

September 25, 2017 Special Community Development Commission Meeting Minutes

September 5, 2017 Community Development Commission Minutes

VI. Action Items:

1. Consideration of Conditional Use Permit, 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:**K. Pozsgay**DEPARTMENT:**CED**DATE:**10.03.17**DESCRIPTION:**September 25, 2017 Special Community Development Commission Meeting Minutes**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:****REQUEST:****SUMMARY:****RECOMMENDATION:****ATTACHMENTS:**

Description	Upload Date	Type
September 25, 2017 Special Community Development Commission Meeting Minutes	9/26/2017	Backup Material

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

**MINUTES OF THE SPECIAL COMMUNITY DEVELOPMENT COMMISSION**

September 25, 2017

**CALL TO ORDER:** The meeting was called to order by Chairman Rowe at 6:10 p.m.

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

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

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

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

**STEERING  
COMMITTEE:** CMAP Staff, Jake Seid, Patrick Day and Ricardo Lopez  
administered a Zoning Steering Committee Module 1 review.

**STAFF REPORT:** None.

**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 7:30 p.m.

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Ronald Rowe, Chairman  
Community Development Commission

**TYPE:**Minutes**SUBMITTED BY:**Corey Williamsen**DEPARTMENT:**Village Clerk's Office**DATE:**October 3, 2017**DESCRIPTION:**September 5, 2017 Community Development Commission Minutes

**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**

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

Description

**DRAFT\_170905\_CDC\_Minutes**

Upload Date

**9/27/2017**

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**

September 5, 2017

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

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

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

**JOURNAL OF PROCEEDINGS:** The minutes of the Community Development Commission Meeting of August 1, 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.

The minutes of the Special Community Development Commission Meeting of August 29, 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.

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

**Public Hearing:** CDC Case Number 2017-21  
**Petitioner:** Fluff N Stuff Laundry  
**Location:** 1105 S. York Rd.  
**Request:** Conditional Use Permit, Dry Cleaner, and laundry Drop Off Station and Laundromats, municipal Cade Section 10-7B-3

Motion: Commissioner Moruzzi made a motion to open CDC Case No. 2017-21. Commissioner Marcotte seconded the motion.

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

Chairman Rowe opened the Public Hearing at 6:33 p.m.

**Motion:** Commissioner Moruzzi made a motion to continue CDC Case No. 2017-21 until October 3, 2017. Commissioner Marcotte seconded the motion.

**ROLL CALL:** Ayes: Rowe, Moruzzi, Marcotte, Czarnecki, King

Nays: None

All were in favor. Motion carried.

**Public Hearing:** CDC Case Number 2017-22  
**Petitioner:** Fenton Community High School District 100  
**Address:** 1000 West Green Street  
**Request:** Conditional Use Permit, Electronic Message Board Sign, Municipal Code Section 10-18-6-1; and Variance, Monument Sign (are and height), Municipal Code Section 10-18-8-2

**Motion:** Commissioner Moruzzi made a motion to open CDC Case No. 2017-22. Commissioner Marcotte seconded the motion.

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

Chairman Rowe opened the Public Hearing at 6:35 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 August 17, 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 August 18, 2017.

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

Bill Martin of Fenton High School was present and sworn in by Chairman Rowe. Mr. Martin thanked Staff for their assistance on the request.

There were no questions from the Commissioners.

**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 request 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: 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.***

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

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.

There were no questions from the Commissioners.

Motion: Commissioner Moruzzi made a motion to close CDC Case No. 2017-22. Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Rowe, Moruzzi, Marcotte, Czarnecki, King

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed the Public Hearing at 6:41 p.m.

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

ROLL CALL: Ayes: Rowe, Moruzzi, Marcotte, Czarnecki, King

Nays: None

All were in favor. Motion carried.

### **Report from Community**

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

**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 6:46 p.m.

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Ronald Rowe, Chairman  
Community Development Commission

**TYPE:**Public Hearing**SUBMITTED BY:**K. Pozsgay**DEPARTMENT:**CED**DATE:**10.03.17**DESCRIPTION:**

Consideration of Conditional Use Permit, 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, 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. 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.
3. Staff has concerns with capacity of existing infrastructure to handle the waste water as there is only a 5 inch line with known issues. And therefore without additional information from the applicant cannot recommend approval.

**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>Executive Summary</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>
<b>Applicant Attorney letter #1</b>	<b>9/26/2017</b>	<b>Backup Material</b>
<b>Applicant Attorney letter #2</b>	<b>9/26/2017</b>	<b>Backup Material</b>
<b>Neighbor's letter</b>	<b>9/26/2017</b>	<b>Backup Material</b>
<b>Village Public Works/Engineering letter</b>	<b>9/26/2017</b>	<b>Backup Material</b>





**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

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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 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









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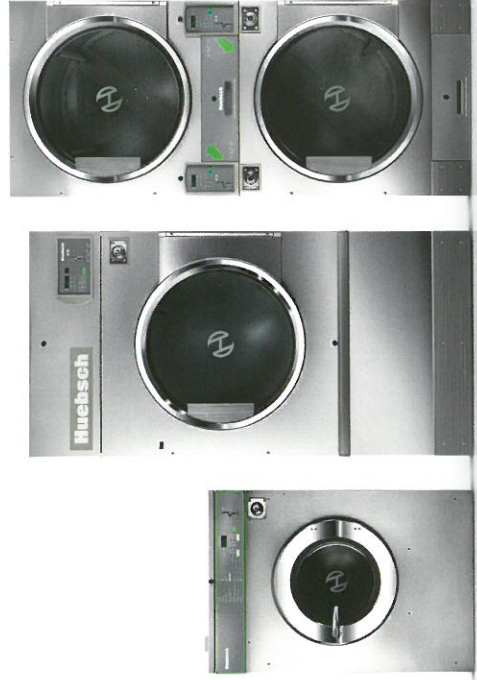
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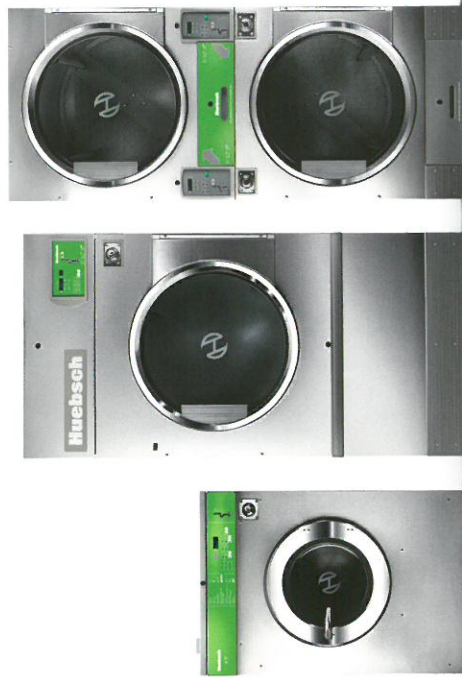
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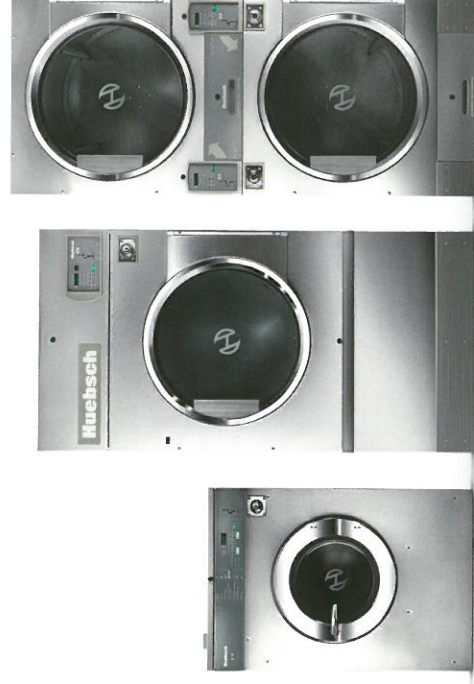
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# Hunt, Aranda & Subach, Ltd.

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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:

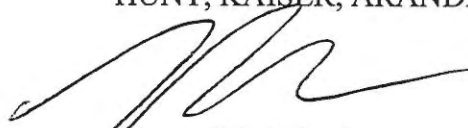
Please be advised that my office represent the Petitioner, Fluff 'N Stuff. The Petitioner is seeking a Conditional Use Permit to allow for a laundromat with onsite pick up and deliveries at 1105 S. York Road, Unit 10, Bensenville, Illinois 60106. The site is located in Brentwood Commons. My client is 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

# Hunt, Aranda & Subach, Ltd.

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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:

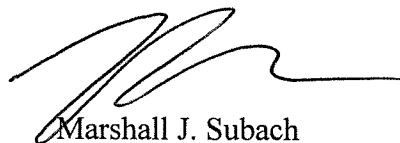
20 pound capacity	28 gallons
30 pound capacity	30 gallons
40 pound capacity	40 gallons
60 pound capacity	60 gallons
80 pound capacity	70 gallons
100 pound capacity	80 gallons.

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

September 5, 2017

To Community Development Commission:

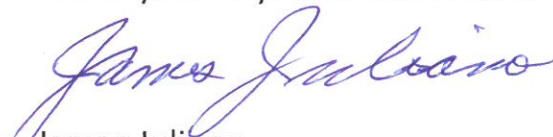
I am writing this letter in regards to the request for a Conditional use Permit for a Laundromat dry cleaner, Fluff N Stuff Laundry, located at 1105 S. York Rd..

I am a owner of several properties in Bensenville area I feel that it would be a mistake for the village to approval this request. Reasons to follow:

1. The most important single factor that I say no to this request is the fact that a Laundromat brings in **no sales tax** to the community. There are several Laundromats in Bensenville and we do not need another. I would like to see a hardware store or something in that nature which would contribute to the community not just repeat the same thing we have.
2. Another question I have is how would this impact our already over burdened water and sewer system. I know every time I go into the village to discuss my water bills the answer I keep getting is that our system needs repair and we are collecting money to keep the system up and running and saving to make future repairs. Another Laundromat will not help this problem.
3. In all of my buildings I have small Laundromats for my tenants to use. If another new Laundromat comes in the area and my tenants decide to go there my income will go down thus my property value will follow. Not good.

In closing I understand that it would be nice to get that space filled but a Laundromat is not the answer. We need several other stores in that space to make our town a better place to live and have all the necessary stores at our finger tips. Once that Laundromat is up and running, it will not be changed for a long time.

Thank you for your consideration in this matter.

  
James Juliano





Village of Bensenville  
Department of Public Works

717 E. Jefferson Street  
Bensenville, IL 60106  
Phone (630) 350-3435 Fax (630) 594-1148

Date: September 25, 2017

To: Scott Viger, Director of Community Development

From: Mehul T. Patel, P.E., CFM – Asst. Director of Public Works-Eng

Copy: Joseph Caracci, P.E. - Director of Public Works  
Kurtis Pozsgay – Senior Planner

Subject: **1105 S York Rd – Fluff n Stuff  
Preliminary Review Comments**

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The Engineering Division within Public Works Department received the following material via email on August 31, 2017.

- Applicant's attorney letter regarding the operations of the subject facility

**Development Overview**

The petitioner is seeking to occupy a unit inside Brentwood Commons for a 24-hr laundromat services.

**Preliminary Review Comments:**

Upon review of the submitted materials, the Engineering Division offers the following comments at this time.

- 1- In a worst-case scenario, the washing machines will discharge approximately 3,000 gallons per hour into the wastewater conveyance system. The Village has experienced SSOs (Sanitary Sewer Overflows) at the corner of Belmont Ave and David Dr, which is just downstream of the laundromat's location. We need to determine if the additional flows will cause SSOs that are more frequent in the future. The petitioner should perform a capacity analysis study of the downstream wastewater conveyance system to ensure the additional flows will not result in frequent SSOs in the future.