

COMMUNITY DEVELOPMENT COMMISSION

Village of Bensenville

VILLAGE HALL

October 2, 2018 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 4, 2018 Community Development Commission Minutes

VI. Action Items:

1. Consideration of a Conditional Use Permit to allow an Indoor Athletic Training Facility at 472 Country Club Drive.
2. Consideration of Conditional Use Permits to allow Motor Vehicle Sales, Outdoor Display & Storage and Repair with Variations for CIT Trucks at 1001 W Foster Ave.

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:**October 2, 2018**DESCRIPTION:**September 4, 2018 Community Development Commission Minutes

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

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

Description

DRAFT_180904_CDC

Upload Date

9/26/2018

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 4, 2018

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

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

STAFF PRESENT: K. Pozsgay, C. Williamsen

JOURNAL OF PROCEEDINGS: The minutes of the Community Development Commission Meeting of August 7, 2018 were presented.

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

All were in favor. Motion carried.

PUBLIC COMMENT: There was no Public Comment

Continued Public Hearing: CDC Case Number 2018-12
Petitioner: Lincolnwood Gas & Food, Inc.
Location: 1301 West Irving Park Road
Request: Conditional Use Permit (Service Station)

Motion: Commissioner Ciula made a motion to re-open CDC Case No. 2018-12. Commissioner Wasowicz seconded the motion.

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

Chairman Rowe re-opened the Public Hearing at 6:32 p.m.

Village Planner, Kurtis Pozsgay, was present and sworn in by Chairman Rowe

Motion: Commissioner King made a motion to continue CDC Case No. 2018-12 until October 2, 2018. Commissioner Wasowicz seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2018-16
Petitioner: Ion Lucian Faltinski
Location: 401 South Barron Street
Request: Variance, Fence in Corner Side Yard, Municipal Code Section 10-14-11E-1

Motion: Commissioner Wasowicz made a motion to open CDC Case No. 2018-16. Commissioner King seconded the motion.

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

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

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 16, 2018. 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 17, 2018. Mr. Pozsgay stated on August 17, 2018 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 Petitioner is applying for a Variance for a fence in their corner side yard. Mr. Pozsgay state they were originally approved for a fence in their back yard between the garage and house. Mr. Pozsgay state they now want to be able to extend that fence toward W. Washington Street. Mr. Pozsgay state code dictates that they can't go past the building line.

Mrs. Faltinski was present and sworn in by Chairman Rowe. Mrs. Faltinski had no comment regarding the proposed variance.

Chairman Rowe asked if the petitioner was aware of Staff's recommendations regarding the setback and fence material. Mrs. Faltinski stated she was aware of the recommendations and had no objections.

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 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: There have been several homes in the corner lot (sic) in our street and our city all have fences for privacy.

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: We need this fence around our corner lot and home.

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 just bought this house new construction on June 2018 we work hard for this property.

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

Response: none given

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: We have our nice garden and new concrete and gazebo we need privacy because is in the comer we don't want to everybody look in our yard.

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

Response: Without this fences we are not be able to to enjoy the additional space.

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: We also like to reserve some right to improve and enhance our yard space while residing in Bensenville.

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 fences (sic) is granted, it will in no way interfere with the General Development Plan.

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 plans to obtain a permit and begin to install the fences.

Commissioner Czarnecki entered the meeting at 6:41 p.m.

Mr. Pozsgay stated Staff recommends the approval of the findings of fact as they appear above and therefor recommend approval of the request with the following conditions:

1. Fence must be built 5 feet from property line.
2. Fence must be no more than 5 feet of solid material, with the remaining made of lattice.
3. Applicant needs to apply for permit and pave their gravel parking pad.
4. Applicant needs to apply for gazebo permit.

There were no questions from the Commission.

Motion: Commissioner Wasowicz made a motion to close CDC Case No. 2018-16. Commissioner Ciula seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed the Public Hearing at 6:42 p.m.

Motion: Commissioner Wasowicz made a combined motion to approve the Findings of Fact for CDC Case No. 2018-16 as presented by Staff and to approve the Variance. Commissioner Ciula seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2018-18
Petitioner: Grand County Line, LLC
Location: 1050 South County Line Road
Request: Preliminary and Final Planned Unit Development, Conditional Use Permit and Site Plan Review to construct a sports complex with code deviations to Parking Lot Construction and Landscaping requirements, Municipal Code Sections 10 – 11 – 8 – 2 and 10 – 12 – 2.

Motion: Commissioner Wasowicz made a motion to open CDC Case No. 2018-16. Commissioner King seconded the motion.

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

Chairman Rowe opened the Public Hearing at 6:44 p.m.

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 16, 2018. 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 17, 2018. Mr. Pozsgay stated on August 17, 2018 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 Petitioner is applying for a Planned Unit Development (PUD), Conditional Use Permit and Site Plan Review to operate a Sports Complex at the vacant property north of the hotels at Grand Ave and County Line Rd. Mr. Pozsgay stated the plan calls for an enclosed 108,088 square foot sports dome and two turf fields totaling over 180,000 square feet. Mr. Pozsgay stated they also propose 344 parking spaces (132 9-foot stalls, 204 10-foot stalls, and 8 accessible). Mr. Pozsgay stated they are proposing to reduce the number landscape islands in the parking area and to not include standard curb and gutter.

Mr. Gary Mueller of Gary S. Mueller & Associates; Greg Rzedzian, owner of Grand County Line, LLC and Jeff Provenza of Darwin Realty were all present and sworn in by Chairman Rowe. Mr. Mueller stated they have reviewed Staff's report and have no issues with what is being recommended. Mr. Provenza stated there is a lease in place with Bo Jackson Sports to operate the proposed sports dome.

Commissioner King ask what sports would be taking place inside the dome. Mr. Provenza stated baseball, softball, soccer, football and lacrosse events would be the majority of the dome's operation.

Commissioner Wasowicz asked how comparable the proposed dome was to the one in Rosemont. Mr. Provenza stated they are similar and that the proposed sports dome would be the exact same thing that is currently in Lockport.

Commissioner Czarnecki asked if dirt sample have been taken. Mr. Provenza stated they have used dirt samples provided by the Village along with recent samples.

Commissioner Czarnecki asked that they are cognizant of animals during construction. Mr. Provenza stated they would be.

Commissioner Czarnecki asked if there were plans for an outdoor clubhouse/concession stand for the soccer fields. Mr. Provenza stated there have been talks but nothing finalized. Mr. Provenza stated it depends on the tenants they find to operate the outdoor fields.

Public Comment:

Chairman Rowe asked if there was any member of the Public that would like to speak on behalf of the case.

Bill Perry – 814 George Street

Mr. Perry was present and sworn in by Chairman Rowe. Mr. Perry asked if there were any plans to have another entrance to the site other than what is proposed. Mr. Pozsgay stated there would not be additional entrances for vehicles, possible for pedestrians to enter over the creek via a bridge to utilize the proposed path.

Joseph Pisano – 910 Brentwood Drive

Mr. Pisano was present and sworn in by Chairman Rowe. Mr. Pisano stated he reviewed the material and believes this is a great fit for the area. Mr. Pisano stated the area floods 2-3 times a year from the creek overflowing. Mr. Pisano also asked if overnight parking will be allowed on site.

Mr. Rzedzian stated there are no plans to allow overnight parking and shuttling to the airport.

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

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

Applicant's Response: The PUD represents a more creative approach and incorporates a higher standard of integrated design and amenity than could be achieved under otherwise applicable regulations. The PUD will enhance the character of the site and provide the flexibility for the proposed development.

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

Applicant's Response: The PUD meets the requirements for planned unit developments set forth in this Title.

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

Applicant's Response: The proposed development will be consistent with the Village's plan to convert the site from a vacant golf course to an amenity that will attract people within Bensenville as well as surrounding communities.

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

Applicant's Response: The proposed PUD will not be detrimental to the public health, safety or general welfare.

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

Applicant's Response: The PUD will not be injurious to the use and enjoyment of other properties in its vicinity. The PUD compliments the hotel, restaurant and retail developments currently proposed to the South. The PUD will not impair property values or environmental quality in the neighborhood.

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

Applicant's Response: The design is as consistent as practical with preservation of any natural features. Addison Creek follows the North and East sides of the property. Native plantings are proposed around the perimeter of the development as well as in the bottom of the proposed detention basins to provide a naturalized concept and provide stormwater benefits.

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

Applicant's Response: Off-street parking and pedestrian sidewalks are provided for the improvements and will be adequate for the proposed land use.

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

Applicant's Response: The proposed use is for sports and recreation and a landscape plan will be prepared for the remaining open spaces. The quantity of open space for the proposed PUD is significant.

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

Applicant's Response: As applicable, appropriate provisions will be prepared which will cover maintenance of the common elements as well as control of the use and exterior design of individual structures.

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

Applicant's Response: It is anticipated that the land use is consistent with the anticipated ability of the Village as well as other public bodies, facilities and services. No undue burden on existing residents and businesses is anticipated.

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

Applicant's Response: Currently the project is not split into construction phases. If the project is later split into phases, each phase will be able to exist independently.

Mr. Pozsgay stated Staff recommends the approval of the findings of fact as they appear above and therefor recommend approval of the request with the following conditions:

1. Developed in accordance with the plans prepared by SpaceCo dated 06.22.2018 last.
2. Site Plan to be revised to include parking lot curb and gutter according to code.
3. A full landscaping plan to be submitted and approved by staff to include increased parking lot landscaping and additional perimeter landscaping.
4. Phasing / Timing. Final plans must be submitted within 12 months of preliminary approval. A development schedule should be submitted to staff at that time.
5. A parking lot and outdoor sport fields lighting plan should be submitted for review, to include no bleeding of light onto neighboring properties.
6. Sidewalks will be installed connecting to the sites to the south and east.
7. A path connecting the owner's property to the east should include bike considerations that tie into the County Line Road bike path. Bike parking shall be included on site.

Chairman Rowe asked if liquor will be allowed on premise. Mr. Provenza stated there are no liquor plans for inside the dome. Chairman Rowe suggested adding a condition to ban alcohol from the site.

Chairman Rowe suggested adding a condition for no overnight parking and that the parking lot must be secured during off hours.

Mr. Pozsgay asked for direction regarding condition #2. Consensus from the Commission was to amend the condition to have the petitioners work with Engineering on site plan parking lot curb and gutter requirements.

Mr. Pozsgay reviewed the revised conditions for approval:

1. Developed in accordance with the plans prepared by SpaceCo dated 06.22.2018 last.
2. Work with Engineering on site plan parking lot curb and gutter requirements.
3. A full landscaping plan to be submitted and approved by staff to include increased parking lot landscaping and additional perimeter landscaping.
4. Phasing / Timing. Final plans must be submitted within 12 months of preliminary approval. A development schedule should be submitted to staff at that time.
5. A parking lot and outdoor sport fields lighting plan should be submitted for review, to include no bleeding of light onto neighboring properties.
6. Sidewalks will be installed connecting to the sites to the south and east.
7. A path connecting the owner's property to the east should include bike considerations that tie into the County Line Road bike path. Bike parking shall be included on site.
8. No overnight parking. Parking lot must be secured during off hours.
9. No alcohol.

Motion: Commissioner Wasowicz made a motion to close CDC Case No. 2018-18. Commissioner Ciula seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed the Public Hearing at 7:23 p.m.

Motion: Commissioner King made a combined motion to approve the Findings of Fact for CDC Case No. 2018-18 as presented by Staff and to approve the request. Commissioner Ciula seconded the motion.

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

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 Wasowicz made a motion to adjourn the meeting. Commissioner King seconded the motion.

All were in favor. Motion carried.

The meeting was adjourned at 7:30 p.m.

TYPE:Public Hearing**SUBMITTED BY:**K. Pozsgay**DEPARTMENT:**CED**DATE:**10.02.18**DESCRIPTION:**Consideration of a Conditional Use Permit to allow an Indoor Athletic Training Facility at 472 Country Club Drive.**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**

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

REQUEST:

Conditional Use Permit;
 Athletic facilities, indoor/outdoor
 Municipal Code Section 10 – 9A – 3.

SUMMARY:

1. The Petitioner is applying for a Conditional Use Permit to operate a private indoor athletic training facility.
2. They have been operating in the unit for some time now without the proper business license.
3. This is a group of parents who wanted a place to train their children. This is one unit in a multi-tenant industrial building.

RECOMMENDATION:

Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Conditional Use Permit for FGF4 Sports LLC with the following conditions:

1. All outstanding bills or issues with Finance need to be rectified.
2. Building plans to be submitted and attention paid to building department's concerns with occupant load and plumbing.

ATTACHMENTS:

Description	Upload Date	Type
Aerial Photograph and Zoning Map	9/27/2018	Backup Material
Legal Notice	9/27/2018	Backup Material
Application	9/27/2018	Backup Material
Additional Information	9/27/2018	Backup Material
Staff Report	9/27/2018	Backup Material
Plat of Survey	9/27/2018	Backup Material
Facility	9/27/2018	Backup Material



Village of Bensenville

472 N Country Club

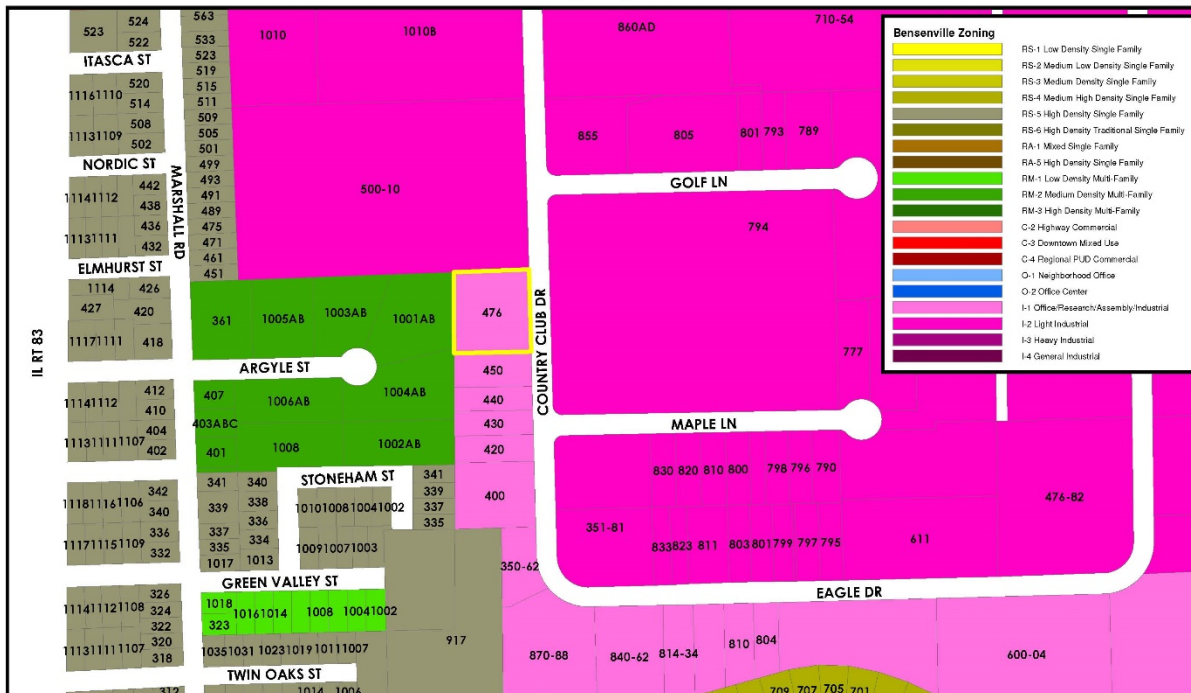


Date: 9/6/2018



Village of Bensenville

Zoning Map



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

NOTICE IS HEREBY GIVEN that on Tuesday, October 2, 2018 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. 2018 – 19 to consider a request for:

Conditional Use Permit; Athletic facilities, indoor/outdoor
Municipal Code Section 10 – 9A – 3.

472 Country Club Drive is in an I – 1 Office/Research/Assembly/Industrial district. The Public Hearing will be held in the Village Board Room at Village Hall, 12 S. Center Street, Bensenville, IL.

The Legal Description is as follows:

LOT 8 IN O'HARE METROPOLITAN INDUSTRIAL DISTRICT UNIT 2 A RESUBDIVISION OF PARTS OF LOTS 1, 2, 3, 8 AND 10 AND ALL OF LOT 9 IN HENRY D FRANZEN'S DIVISION OF LAND IN SECTION II, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID O'HARE METROPOLITAN INDUSTRIAL DISTRICT UNIT 2 RECORDED SEPTEMBER 14, 1971 AS DOCUMENT R71-48718 IN DUPAGE COUNTY, ILLINOIS.
PIN: 03-11-308-035.

Commonly known as 476 Country Club Drive, Bensenville, Illinois.

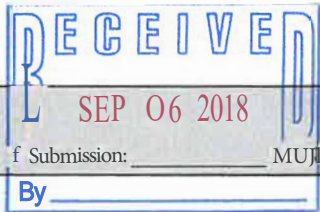
476 Country Club Drive L.P. LLC of 476 Country Club Drive, Bensenville, IL 60106 is the owner and FGFY Sports LLC of 472 Country Club Drive, Bensenville, IL 60106 the applicant for the subject property.

Any individual with a disability requiring a reasonable accommodation in order to participate in any public meeting held under the authority of the Village of Bensenville should contact the Village Clerk, Village of Bensenville, 12 S. Center St., Bensenville, IL 60106, (630) 766-8200, at least three (3) days in advance of the meeting.

Applicant's application and supporting documentation may be examined by any interested parties in the office of the Community and Economic Development Department, Monday through Friday, in the Village Hall, 12 South Center Street, Bensenville, IL 60106. All interested parties may attend and will be heard at the Public Hearing. Written comments will be accepted by the Community and Economic Development Department through August 7, 2018 until 5:00 P.M.

Office of the Village Clerk
Village of Bensenville

**TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT
September 13, 2018**



For Office Use Only
Date of Submission: _____ MUJL Account#: 8SS[] CDCCase#:...2.LJ/fJ'- JC/

COMMUNITY DEVELOPMENT COMMISSION APPLICATION

Address: 476 Country Club Drive, IL 60106

Property Index Number(s) (PIN): _____

A. PROPERTY OWNER:

Real 9' Inc H10 476 Country Club Drive L.P. LLC
Name Corporation (if applicable)
476 Country Club Drive
Street
f?w 1L1f IL 60106
City State Zip Code
io.v 877- 941- 1913
Contact Person Telephone Number & Email Address

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

Property Owner Signature: _____ Date: _____

B. APPLICANT: ☐ check box if same as owner

n, < AM:2 FGFY SPORTS LLC
Name Corporation (if applicable)
476 Country Club Drive
Street
ibfus uv, 1L1f IL 60106
City State Zip Code
81c.L.vo 68/J->91-3-11£ J>a,,saJQeo,,usr.
Contact Person Telephone Number & Email Address

Relationship of Applicant to subject property

Applicant Signature: _____ Date: _____

C. ACTION REQUESTED (Check applicable):

- ☐ Annexation
- ☐ Conditional Use Permit
- ☐ Master Sign Plan
- ☒ Planned Unit Development**
- ☐ Plat of Subdivision
- ☐ Rezoning (Map Amendment)
- ☐ Site Plan Review
- ☐ Variance
- *Item located within this application packet.
- **See staff for additional information on PUD requests

SUBMITTAL REQUIREMENTS (I original & I copy of each):

- DA ffidavit of Ownership* (signed/notarized)
- ☐ Application*
- ☐ Approval Criteria
- ☐ Legal Description of Property
- ☐ Plat of Survey
- ☐ Site Plan
- ☐ Building Plans & Elevations
- ☐ Engineering Plans
- ☐ Landscape Plan
- ☐ Review Fee (Application Fee+ Escrow)
- ☐ Escrow agreement and deposit*
- ☐ Digital Submission of all application materials (CD)

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

PRIVATE CLUB SOFTBALL/BASEBALL FACILITY,

D. PROJECT DATA:

1. General description of the site: Alt.:r/ "TAIU:6:JILAL f2,11:i:)uX;

2. Acreage of the site: _____ Building Size (if applicable): _____

3. Is this property within the Village limits? (Check applicable below)

Yes

___ No, requesting annexation

___ No, it is under review by another governmental agency and requires review due to 15 mile jurisdiction requirements.

4. List any controlling agreements (annexation agreements, Village Ordinances, site plans, etc.)

5. Character of the site and surrounding area:

	Zoning	Existing Land Use	Jurisdiction
Site:			
North:			
South:			
East:			
West:			

E. DEVELOPER'S STAFF (if applicable):

ARCHITECT

Name: _____

Telephone: _____

Email: _____

ENGINEER:

Name: _____

Telephone: _____

Email: _____

ATTORNEY

Name: _____

Telephone: _____

Email: _____

OTHER

Name: _____

Telephone: _____

Email: _____

F. APPROVAL CRITERIA:

The applicant must compose a letter describing how the request(s) specifically meets the individual criteria from the Approval Criteria. The CDC will be unable to recommend approval of a request without a response to the pertinent "Approval Criteria."

STATE OF ILLINOIS

)

)SS.

COUNTY OF DUPAGE AND COOK

)

AFFIDAVIT OF OWNERSHIP

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

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

IN WITNESS WHEREOF, the undersigned has executed this Affidavit of Ownership
this 0^{1/2} day of, 11 -

Signature

SUBSCRIBED and SWORN to

before me this 6th day of, SEPTEMBER, 2018

Notary Public

FGF4 Sports is located at 472 Country Club Drive. This location was put into place to provide our kids space to train, and show off their talents, (and trying to keep them out of Trouble.)

#1 Traffic flow will not be impacted as we have street parking in Front, along with Shared parking in back, plenty of space for parking,

#2 No, effects on Noise, glare, Odor, Dust or waste

#3 Yes, this will fit harmoniously with the existing character, grass well maintained, bushes trimmed,

#4 No, this will not require any special services.

#5 No, this facility is a private club use,

#6 Yes, this facility is compatible to our surrounding Building/ businesses.

FGF4 Sports is A Private Club Sports facility, Facility is opened by appointment, by Team.

Daily Times of use 4:00pm-10:00 pm

Weekends 8:00am-10:00pm

Area traffic on those times are Very low, during the week, and also the weekend.



[Home](#) [Facility Schedule](#) [Location](#) [Store & Gear](#) [Contact Us](#)

Welcome to FGF 4 Sports!

Located in [Bensenville, IL](#) FGF 4 Sports offers premier rental space for all baseball and softball winter training. Our facilities include up to 3,800 square feet of AstroTurf, 1 x 90 foot batting cage or 2 x 45 foot batting cages with tee hitting stations. Jugs machines, parent waiting room with lobby and FREE WiFi. Also class room with white board and TV monitor for training videos.

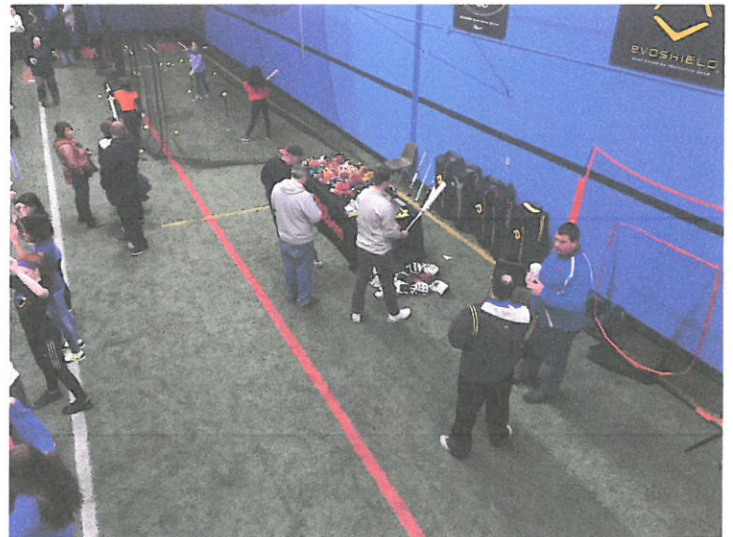
We offer...

- Indoor Baseball and Softball training facilities
- 3,800 Sq Ft of AstroTurf
- Rental of individual cages
- 2 individual 65 foot batting cages
- Free WiFi
- Parent Waiting Room
- Class Room w/White board and Video Monitor
- Sports Packages Available
- Full facility available for Birthday Parties (Volleyball Net upon request)

Call us at (630) 773-4433 or Email us at info@fgf4sports.com for scheduling or more information!



Indoor Baseball and Softball training facilities



3,800 Sq Ft of AstroTurf



Rental of individual cages



Sports Packages Available



Lady Knights of Itasca 14U



Des Plaines Warriors 16 U



Des Plaines Warriors 14 U

Contact Us

FGF 4 Sports

472 Country Club Drive

Bensenville, IL 60106

P: (630) 773-4433

E: info@fgf4sports.com

Managed by:

Pete Fricano | Pete@FGF4sports.com |

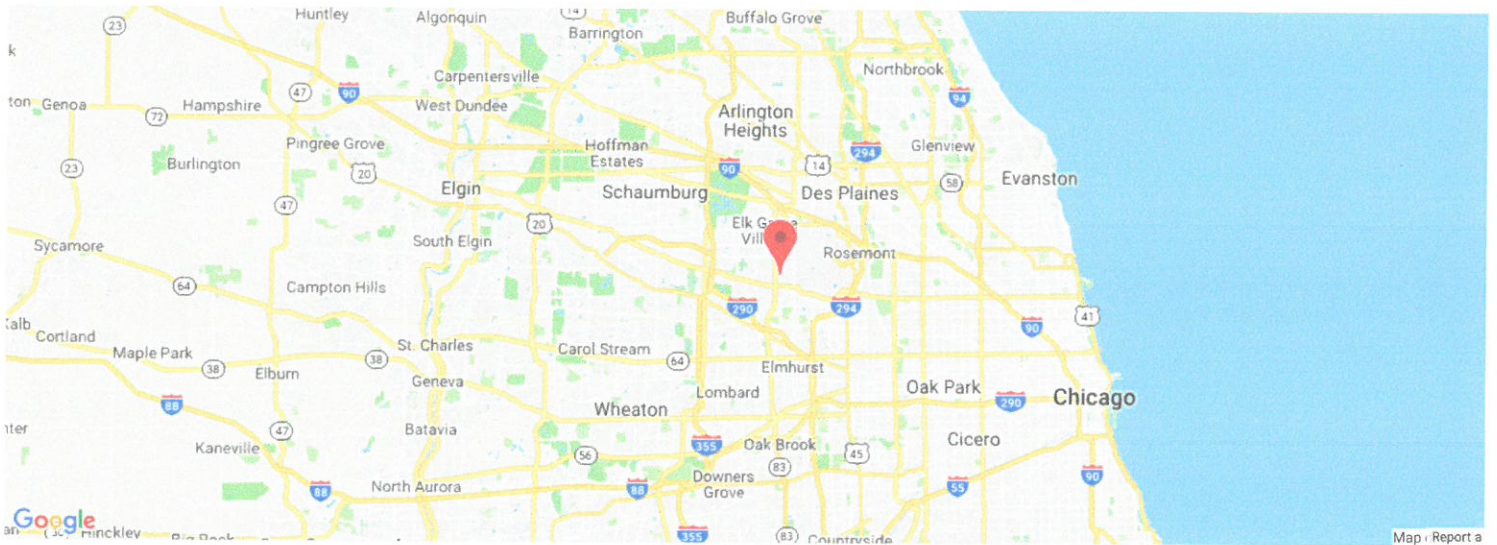
Tony Scola | Tony@FGF4sports.com | (708) 774-5731

Jim Kelley | Jim@FGF4Sports.com |

Allyson Fricano | ANFricano@FGF4Sports.com |

Location

472 Country Club Drive, Bensenville, IL 60106



[Home](#) [Facility Schedule](#) [Location](#) [Store & Gear](#) [Contact Us](#)

Copyright © 2018 FGF 4 Sports

Website Development & Hosting by [Venacity](#)



STAFF REPORT

HEARING DATE: October 2, 2018
CASE #: 2018 – 19
PROPERTY: 472 Country Club Dr.
PROPERTY OWNERS: 476 Country Club Drive L.P. LLC
APPLICANT: FGFY Sports LLC
SITE SIZE: 64,000 SF
BUILDING SIZE: 31,000 SF bldg.; 6 units
PIN NUMBER: 03-11-308-035
ZONING: I – 1 Office/Research/Assembly/Industrial
REQUEST: Conditional Use Permit;
Athletic facilities, indoor/outdoor
Municipal Code Section 10 – 9A – 3.

PUBLIC NOTICE:

1. A Legal Notice was published in the Bensenville Independent on Thursday September 13, 2018. 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 September 14, 2018.
3. On September 14, 2018, 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 applying for a Conditional Use Permit to operate a private indoor athletic training facility. They have been operating in the unit for some time now without the proper business license. This is a group of parents who wanted a place to train their children. This is one unit in a multi-tenant industrial building.

SURROUNDING LAND USES:

	Zoning	Land Use	Comprehensive Plan	Jurisdiction
Site	I – 1	Industrial	Industrial	Village of Bensenville
North	I – 2	Industrial	Industrial	Village of Bensenville
South	I – 1	Industrial	Industrial	Village of Bensenville
East	I – 2	Industrial	Industrial	Village of Bensenville
West	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 type="checkbox"/>	Vibrant Major Corridors

Finance:

There is an old balance on this account.

Police:

No issues.

Engineering and Public Works:

No comments.

Community & Economic Development:

Economic Development:

- 1) Economic development is generally supportive of the conditional use permit for the indoor athletic facility.
- 2) Unlike traditional athletic facilities, this use has a small target audience.
- 3) That said, individuals using the facility generally come in from outside the community and represent an opportunity to support local retail and restaurant jobs, as well as generate sales tax to the village.

Code Compliance:

No comments at this time.

Building:

- 1) We need to verify
 - a. Occupant load
 - b. Number of plumbing fixtures must meet code for the type of occupancy
 - c. Accessibility compliance if required.
- 2) Building would require a floor plan of the tenant space, which would include all exits, bathrooms with fixtures and any offices.
- 3) The occupant load will have to be provided.
- 4) Plan should be drawn to a scale.

Planning:

- 1) Current zoning is I – 1 Office/Research/Assembly/Industrial.
- 2) The property is part of the Northern Business District.
- 3) The Future Land Use map shows this property as Industrial.
- 4) FGF4 Sports is A Private Club Sports facility, Facility is opened by appointment, by Team.
- 5) Daily Times of use 4:00pm-10:00 pm. Weekends 8:00am-10:00pm.
- 6) Area traffic on those times are very low.

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: Traffic flow will not be impacted as we have street parking in front, along with shared parking in back, plenty of space for parking.

- 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: No, effects on Noise, glare, Oder, Dust or waste

- 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: Yes, this will fit harmoniously with the existing character, grass well maintained, bushes trimmed.

- 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: No, this will not require any special services.

- 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: No, this facility is a private club use.

- 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: Yes, this facility is compatible to our surrounding Building/businesses.

	Meets Criteria	
Conditional Use Approval 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:

Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Conditional Use Permit for FGFY Sports LLC with the following conditions:

1. All outstanding bills or issues with Finance need to be rectified.
2. Building plans to be submitted and attention paid to building department's concerns with occupant load and plumbing.

Respectfully Submitted,
Department of Community
& Economic Development

PLAT OF SURVEY

GEORGE D. HARKER & ASSOCIATES

REGISTERED LAND SURVEYORS

1800 HOODLAND AVENUE

PARK RIDGE, ILLINOIS 60068-1901

PHONE: (773) 763 6066

Legal Description:

Parcel 1

Permanent Real Estate Tax Index No. 03-11-209-075.
Lot 8 in OHARE METROPOLITAN INDUSTRIAL DISTRICT - Unit 2, a subdivision of parts of Lots 1, 2, 3, 4 and 10 and all of Lot 9 in Henry D. Franzon's Division of Land in Section 11, Township 40 North, Range 11 East of the 3rd Principal Meridian, according to the plat of said Ohare Metropolitan Industrial District - Unit 2, recorded September 14, 1911 as Document R11-46118, in DuPage County, Illinois.

Area within Lot 8 - 600680 sq. ft. or 13.64 acres.

Parcel 2

Easement for Egress and Egress as created by Grant of Easements dated May 1, 1914 and recorded May 20, 1914 as Document R14-27043, over the North 15 feet of Lot 9 in Ohare Metropolitan Industrial District - Unit 2, a subdivision of parts of Lots 1, 2, 3, 4 and 10 and all of Lot 9 in Henry D. Franzon's Division of Land in Section 11, Township 40 North, Range 11 East of the 3rd Principal Meridian, according to the plat of said Ohare Metropolitan Industrial District - Unit 2, recorded September 14, 1911 as Document R11-46118, in DuPage County, Illinois.

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[Home](#) [Facility Schedule](#) [Location](#) [Store & Gear](#) [Contact Us](#)

Welcome to FGF 4 Sports!

Located in [Bensenville, IL](#) FGF 4 Sports offers premier rental space for all baseball and softball winter training. Our facilities include up to 3,800 square feet of AstroTurf, 1 x 90 foot batting cage or 2 x 45 foot batting cages with tee hitting stations. Jugs machines, parent waiting room with lobby and FREE WiFi. Also class room with white board and TV monitor for training videos.

We offer...

- Indoor Baseball and Softball training facilities
- 3,800 Sq Ft of AstroTurf
- Rental of individual cages
- 2 individual 65 foot batting cages
- Free WiFi
- Parent Waiting Room
- Class Room w/White board and Video Monitor
- Sports Packages Available
- Full facility available for Birthday Parties (Volleyball Net upon request)

Call us at (630) 773-4433 or Email us at info@fgf4sports.com for scheduling or more information!



Indoor Baseball and Softball training facilities



3,800 Sq Ft of AstroTurf



Rental of individual cages



Sports Packages Available

TYPE:Public Hearing**SUBMITTED BY:**K.Pozsgay**DEPARTMENT:**CED**DATE:**10.02.18**DESCRIPTION:**

Consideration of Conditional Use Permits to allow Motor Vehicle Sales, Outdoor Display & Storage and Repair with Variations for CIT Trucks at 1001 W Foster Ave.

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

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

REQUEST:

Conditional Use Permits;
 Motor vehicle repair and Outdoor sales and display,
 Municipal Code Section 10 – 9B – 3

Variances;
 Frontage Strip, Municipal Code Section 10 – 12 – 2B; and,
 Island Strip, Municipal Code Section 10 – 12 – 2C; and,
 Parking in Required Yard, Municipal Code Section 10 – 11 – 8A; and,
 Vision Clearance Triangle, Municipal Code Section 10 – 14 – 10.

SUMMARY:

1. The Petitioner is applying for two Conditional Use Permits and two Variances to operate a truck sales and repair facility at 1001 Foster Ave.
2. They have been operating in a leased space on Thomas Drive and are looking to purchase this property and expand their operations.
3. The variances we advertised for are to reduce the Frontage Strip from the required 8 feet to 5 feet and to reduce the number of Parking Lot Landscape Islands. After further consideration, the final site plan submitted required the Frontage Strip to be reduced from 8 feet to 0 feet.
4. They also need additional variances for parking in the required front yard and for displaying/parking in the Vision Clearance Triangle.

RECOMMENDATION:

Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the CUPs and Variances for CIT Trucks with the following conditions:

1. Developed in accordance with the plans submitted with this application.
2. A turning movement plan shall be submitted and approved by staff.
3. A full landscaping plan to be submitted and approved by staff.
4. A parking lot a lighting plan should be submitted for review, to include no bleeding of light onto neighboring properties.
5. Sidewalks will be installed along Foster Avenue.
6. No parking along Country Club Drive.
7. No parking or display of vehicles in the Vision Clearance Triangle.
8. A Signage plan to be submitted to staff for review and approval.

ATTACHMENTS:

Description

Upload Date

Type

Aerial Photograph and Zoning Map**9/27/2018****Backup Material**

Legal Notice	9/27/2018	Backup Material
Application	9/27/2018	Backup Material
About CIT Trucks	9/27/2018	Backup Material
CIT Trucks Brochure	9/27/2018	Backup Material
Staff Report	9/27/2018	Backup Material
Plat of Survey	9/27/2018	Backup Material
Plan	9/27/2018	Backup Material

CDC#2018 – 20

1001 W Foster Avenue
CIT Trucks

Conditional Use Permits; Motor Vehicle Repair, Major and Minor and
Outdoor Sales and Display and;
Variations; Frontage Strip and Island Strip.



Village of Bensenville

1001 W Foster

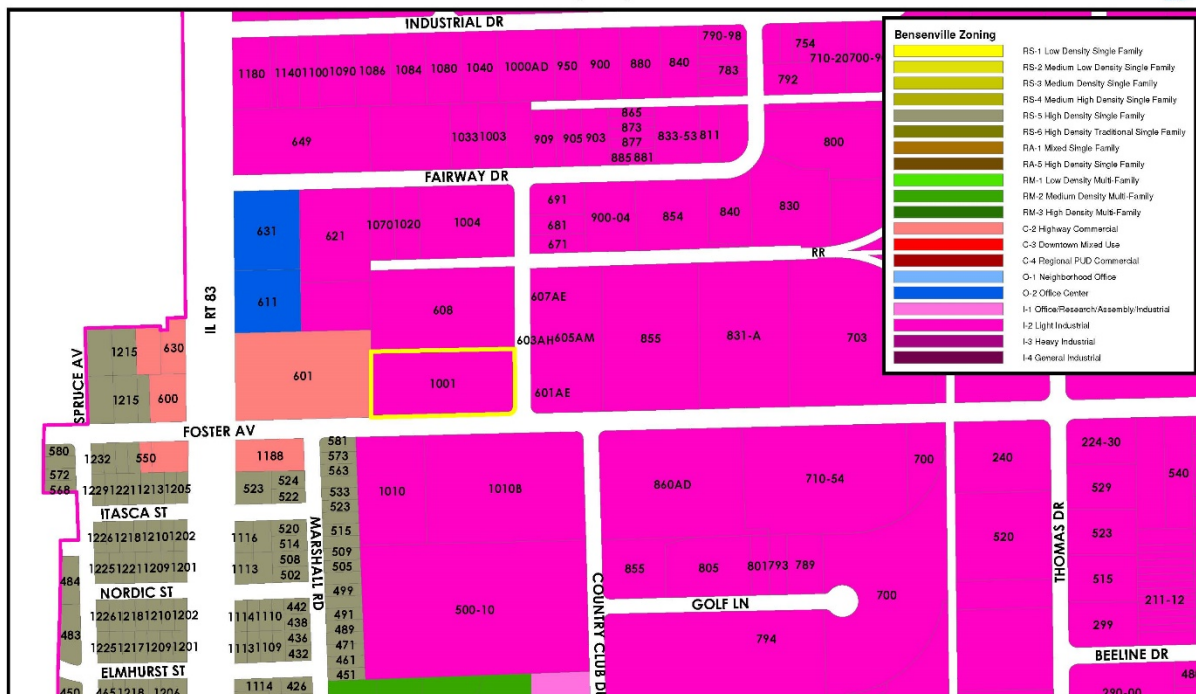


Date: 9/10/2018



Village of Bensenville

Zoning Map



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

NOTICE IS HEREBY GIVEN that on Tuesday, October 2, 2018 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. 2018 – 20 to consider a request for:

Conditional Use Permits,
Motor Vehicle Repair, Major and Minor and Outdoor Sales and Display
Municipal Code Section 10 – 9B – 3 and;
Variations; Frontage Strip and Island Strip
Municipal Code Section 10 – 12 – 2B.

at 1001 West Foster Avenue in an existing I – 2 Light Industrial District. The Public Hearing will be held in the Village Board Room at Village Hall, 12 S. Center Street, Bensenville, IL.

The Legal Description is as follows:

LOT 1 IN O'HARE METROPOLITAN INDUSTRIAL DISTRICT BEING A SUBDIVISION OF PART OF SECTION 11 TOWNSHIP 40 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 20, 1970 AS DOCUMENT #R70 – 24289 IN DUPAGE COUNTY ILLINOIS.
PIN: 03–11–104–008.

Commonly known as 1001 West Foster Avenue, Bensenville, IL 60106.

UBM RE Holding LLC of 405 35th Avenue NE, Minneapolis MN 55418 is the owner and CIT Trucks of 200 W. Northtown Road, Normal Illinois is the applicant for the subject property.

Any individual with a disability requiring a reasonable accommodation in order to participate in any public meeting held under the authority of the Village of Bensenville should contact the Village Clerk, Village of Bensenville, 12 S. Center St., Bensenville, IL 60106, (630) 766-8200, at least three (3) days in advance of the meeting.

Applicant's application and supporting documentation may be examined by any interested parties in the office of the Community and Economic Development Department, Monday through Friday, in the Village Hall, 12 South Center Street, Bensenville, IL 60106. All interested parties may attend and will be heard at the Public Hearing. Written comments will be accepted by the Community and Economic Development Department through October 2, 2018 until 5:00 P.M.

Office of the Village Clerk
Village of Bensenville

**TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT
September 13, 2018**

For Office Use Only

Date of Submission: _____ MUNIS Account #: _____ CDC Case #: _____

COMMUNITY DEVELOPMENT COMMISSION APPLICATION

Address: _____

Property Index Number(s) (PIN): _____

A. PROPERTY OWNER:

Name

Corporation (if applicable)

Street

City

State

Zip Code

Contact Person

Telephone Number & Email Address

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

Property Owner Signature: _____ Date: _____

B. APPLICANT: ☐ Check box if same as owner

Name

Corporation (if applicable)

Street

City

State

Zip Code

Contact Person

Telephone Number & Email Address

Relationship of Applicant to subject property

Applicant Signature: _____ Date: _____

C. ACTION REQUESTED (Check applicable):

- ☐ Annexation
- ☐ Conditional Use Permit
- ☐ Master Sign Plan
- ☐ Planned Unit Development**
- ☐ Plat of Subdivision
- ☐ Rezoning (Map Amendment)
- ☐ Site Plan Review
- ☐ Variance

*Item located within this application packet.

**See staff for additional information on
PUD requests

SUBMITTAL REQUIREMENTS (1 original & 1 copy of each):

- ☐ Affidavit of Ownership* (signed/notarized)
- ☐ Application*
- ☐ Approval Criteria
- ☐ Legal Description of Property
- ☐ Plat of Survey
- ☐ Site Plan
- ☐ Building Plans & Elevations
- ☐ Engineering Plans
- ☐ Landscape Plan
- ☐ Review Fee (Application Fee + Escrow)
- ☐ Escrow agreement and deposit*
- ☐ Digital Submission of all application materials (CD)

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

D. PROJECT DATA:

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

5. Character of the site and surrounding area:

	Zoning	Existing Land Use	Jurisdiction
Site:			
North:			
South:			
East:			
West:			

E. DEVELOPER'S STAFF (if applicable):

ARCHITECT

Name: _____

Telephone: _____

Email: _____

ENGINEER:

Name: _____

Telephone: _____

Email: _____

ATTORNEY

Name: _____

Telephone: _____

Email: _____

OTHER

Name: _____

Telephone: _____

Email: _____

F. APPROVAL CRITERIA:

The applicant must compose a letter describing how the request(s) specifically meets the individual criteria from the Approval Criteria. The CDC will be unable to recommend approval of a request without a response to the pertinent "Approval Criteria."

About CIT Trucks

CIT Trucks was founded and incorporated on November 6, 1975 as Central Illinois Kenworth Sales and Service, Inc. The company headquarters are located in Normal, Illinois. Since our inception in November 1975, CIT Trucks has grown to fifteen locations and employs nearly 650 people in Normal, Peru, Springfield, Morton, Champaign, Bensenville, Joliet, Troy, Grayslake, Rockford, LaSalle, Mokena, Pleasant Plains, Peoria, and Atlanta, Illinois. We represent Kenworth, Volvo, Mack, and Isuzu trucks.

We are proud of our company's heritage and are confident that, with the help of our highly capable and enthusiastic employees, the future is very bright for CIT Trucks.

CIT Trucks is in business to serve its customers with the best line of heavy and medium-duty trucks, related equipment, the most complete inventory of parts, and the highest quality of mechanical and body repair services available.

History

CIT Trucks was founded and incorporated on November 6, 1975, as Central Illinois Kenworth Sales and Service, Inc. and began operations as a Kenworth Truck dealership.

The company relocated to its present 57,000 square foot facility in Normal, Illinois in November, 1976 and today owns four separate truck franchises, and employs almost 600 people at locations in Normal, Peru, Springfield, Morton, Peoria, Champaign, **Bensenville**, Troy, Joliet, Grayslake, Rockford, LaSalle, Pleasant Plains, and Atlanta, Illinois.

In May, 1985 the company purchased a Volvo franchise in addition to the existing Kenworth franchise and the corporate name was changed to Central Illinois Trucks, Inc. also known as CIT Trucks. An Isuzu Truck of America franchise was added in November, 1985.

In March, 1989, our second dealership location was opened on Interstate 80 in Peru, Illinois. These operations are housed in a 32,550 square foot facility.

In August, 1995, a new 22,000 square foot facility was built to house our third dealership location on Interstate 55 in Springfield, Illinois. We moved our existing Body Shop operation into a new, 25,000 square foot, state-of-the-art building in Normal, Illinois in March, 1997.

In May, 2001, CIT Trucks opened our fourth dealership location in a 39,000 square foot facility on Interstate 74 in Morton, Illinois.

In April, 2003 CIT Trucks opened its fifth full-service dealership in Champaign-Urbana, Illinois housed in a new 22,000 square foot facility located at Interstate 57 and 74 that is currently expanding. The company also opened two fleet maintenance facilities, one in

Pleasant Plains, Illinois and the other in Atlanta, Illinois. Since then, a third fleet maintenance facility has been opened in Peoria, Illinois.

In April, 2004, CIT Trucks was granted the Kenworth Truck franchise for the Chicago area. We opened in a service dealership in Shorewood, Illinois and a **retail parts distribution center in Bensenville**, Illinois in October, 2004. We moved to a new 30,000 square foot full service dealership in Joliet, Illinois, on Interstate 55 and 80 in 2006.

In April, 2006, we opened a truck leasing division and we are doing business as Central Truck Leasing, a division of CIT Trucks.

In April, 2011, CIT Trucks was granted the Kenworth Truck franchise in southern Illinois and eastern Missouri, and we opened a retail parts distribution center in Edwardsville, Illinois. In May, 2011, our company continued to expand as we formed our own finance company, Central Truck Finance, a division of CIT Trucks. On May 1, 2012, we moved into a new 32,000 square foot facility in Troy, Illinois at Interstate 55 and 270.

On June 1, 2012, we purchased the assets of Northern Illinois Mack, Inc. and Rockford Truck Sales, Inc. in Northern Illinois – Grayslake, Rockford, and LaSalle. With this purchase came the addition of Mack Trucks to our list of truck franchises.

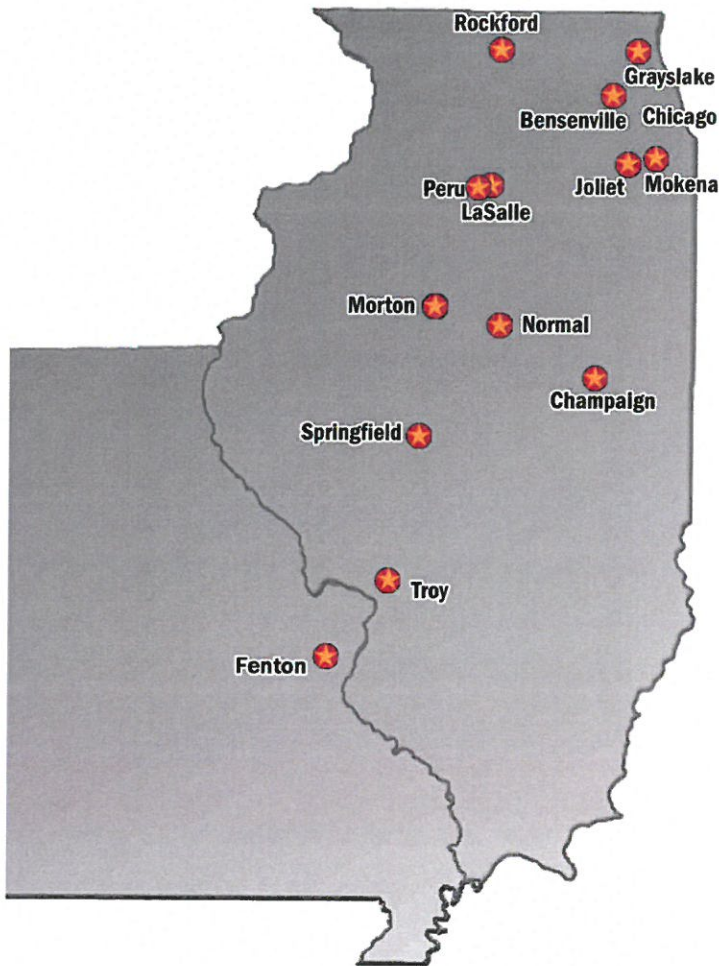
In November 2013, a new 38,000 square foot dealership opened in Mokena, Illinois on Interstate 80.

Since our inception in November 1975, CIT Trucks has grown to 15 locations covering an assigned market territory of 68 counties throughout Illinois, Missouri, and Indiana. We are proud of our company's heritage.

MOST RECENT DEALER AWARDS

- 2016 Kenworth Parts Dealer of the Year
- 2015 Kenworth Dealer Excellence Silver Award
- 2014 Volvo Parts Dealer of the Year
- 2014 Kenworth Dealer Excellence Silver Award
- 2014 Illinois Trucking Association Allied Member of the Year
- 2014 Universal Technical Institute Outstanding Industry Partner
- 2013 Kenworth Dealer Excellence Gold Award
- 2013 Kenworth TRP All Makes Dealer of the Year
- 2009 Kenworth Medium Duty Dealer of the Year
- 2008 Kenworth Customer Support Dealer of the Year

LOCATIONS



Morton

1945 N. Morton Ave.
Morton, IL 61550
(309) 263-9888
Monday-Friday: 7am - 12am
Saturday: 7am - 3:30pm

Joliet

4040 Mound Road
Joliet, IL 60436
(815) 744-8358
Monday-Friday: 7am - 12am
Saturday: 7am - 3:30pm

Mokena

8300 Springlake Drive
Mokena, IL 60448
(815) 464-9700
Monday-Friday: 7am - 12am
Saturday: 7am - 3:30pm

Grayslake

22570 W. Hwy. 60
Grayslake, IL 60030
(847) 223-6666
Monday-Friday: 7am - 10pm
Saturday: 7am - 12pm

Bensenville

702 Thomas Drive
Bensenville, IL 60106
(630) 238-1450
Monday-Friday: 7am - 6pm
Saturday: 8am - 12pm

Rockford

4301 N. Bell School Road
Loves Park, IL 61111
(815) 639-2000
Monday-Friday: 7am - 12am
Saturday: 7am - 3pm

Fenton

185 Soccer Park Rd.
Fenton, MO 63026
(844) 343-6900
Monday-Friday: 7am - 12am
Saturday: 7am - 3:30pm

Normal

200 W. Northtown Road
Normal, IL 61761
(309) 452-8392
Open 24 hours
Closed Sunday

Peru

3030 May Road
Peru, IL 61354
(815) 224-4410
Monday-Friday: 6am - 10pm
Saturday: 7am - 3pm

LaSalle

301 N. 30th Road
LaSalle, IL 61301
(815) 224-4747
Monday-Friday: 7am - 6pm
Saturday: 7am - 12pm

Champaign

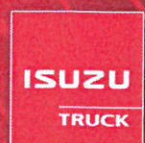
148 Leverett Road
Champaign, IL 61822
(217) 643-2040
Monday-Friday: 7am - 12am
Saturday: 7am - 3pm

Springfield

3440 Gatlin Drive
Springfield, IL 62707
(217) 544-5300
Monday-Friday: 7am - 12am
Saturday: 7am - 5pm

Troy

2120 Liebler Road
Troy, Illinois 62025
(618) 931-4300
Monday-Friday: 7am - 12am
Saturday: 7am - 12pm



TRUCK SALES

Truck Sales

At CIT Trucks, you'll find the right truck at the right price. Fleet owners, owner/operators, and local distributors can take advantage of:

- Competitive prices on new and used trucks
- A diversified truck product line
- Creative financing programs
- Competitive insurance packages
- Creative preventive maintenance programs
- Extended warranty programs

These benefits minimize operating cost and maximize resale value, which keeps your business running efficiently and profitably.

NEW TRUCKS

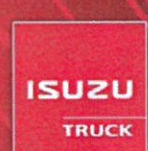
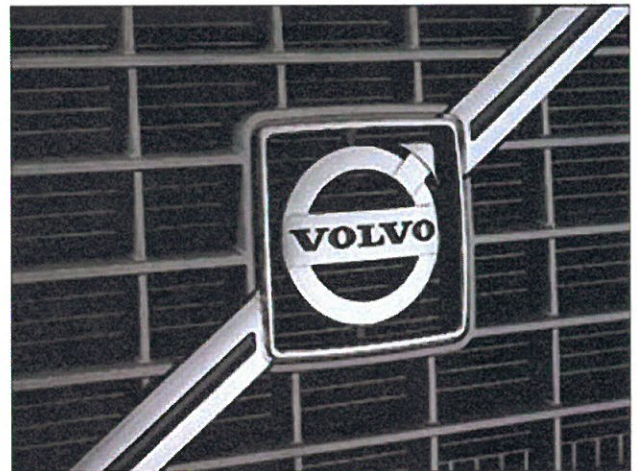
CIT Trucks carries a large inventory of new trucks with the latest and most advanced technology available in the industry. Our computerized truck specification system enables our sales professionals to quickly and accurately customize trucks to each customer's unique specifications.

We are a franchised dealer for the following product lines:

- Kenworth Heavy Duty (Class 8)
- Kenworth Medium Duty (Class 3-7)
- Volvo
- Mack
- Isuzu

USED TRUCKS

If you're looking for a late-model, road-ready used truck, you'll find a large selection at CIT Trucks. Each of our ten locations carries a full inventory of fully reconditioned pre-owned trucks, many of which are still under OEM or component manufacturer warranty. We also offer optional extended warranties.



SERVICE

Service

At CIT Trucks, we have the people, the technology, and the facilities to ensure the highest quality repair and maintenance service. Our factory-trained staff of more than 300 technicians provides experienced, specialized service on all makes and models of tractors, trailers, and trucks. All technicians have online access to service manuals and technical information, which ensures that the most efficient and effective repair procedures are followed.

Our Service Division Offers:

- A staff of more than 200 skilled technicians
- Free estimates
- Up-to-date repair procedures via online access to service manuals and technical information from Kenworth, Volvo, Mack, Isuzu, Caterpillar, Cummins, and Detroit
- Quick claims processing via online access to OEMs
- Extended hours of service
- Computerized repair history summaries for any unit in your fleet
- Specialized tooling for the smallest repair to major overhauls
- 170,000 square feet devoted to heavy-duty truck service
- 15,000 square feet devoted to medium-duty truck service
- Over 230 service bays
- Authorized warranty repair for Caterpillar, Cummins, Volvo Power, Mack, Isuzu, Autocar, and Wabash
- The latest in engine diagnostic equipment and specialized retooling
- Easy access, spacious parking, and trailer pads
- Drivers' lounge, shower room, taxi service to and from local hotels, and other onsite amenities
- Contract Maintenance Services
- Dedicated service bays for quick lube and PM maintenance



PARTS

The Parts Department

As one of the largest retail parts outlets in the Midwest, CIT Trucks provides customers with excellent parts availability, prompt service, and competitive prices. With more than a \$15 million parts and accessories inventory, we offer customers the widest selection for all makes and models of tractors, trailers, and trucks. Plus, our large volume purchasing power keeps prices down. In addition, our fully computerized inventory system ensures that we maintain proper stocking levels and enables our parts staff to locate and process your parts order quickly and efficiently.

Our Parts Division Provides:

- A staff of over 180 experienced parts professionals
- More than \$15 million in parts inventory on hand
- 13 retail parts locations
- Dedicated route salespeople
- Central Distribution Center
- Authorized dealer for: Kenworth, Volvo, Isuzu, Mack, Caterpillar, Cummins, and Wabash parts
- More than 150 additional product lines, including parts for brakes, heating and cooling systems, power and drive trains, filtration, air systems, electrical systems, steering, exhaust, suspension, and hydraulics, as well as belts, hoses, fittings, fenders, flaps, holders, fifth wheels, chrome, and accessories
- Competitive prices through volume discount purchasing
- Accessories and parts for all makes and models of tractors, trailers, and trucks
- Parts delivery service provided by experienced parts professionals
- Convenient on-site parts service Monday through Saturday at each of our thirteen locations
- A 24-hour toll-free number for parts assistance
- Computerized inventory system for efficient order fulfillment
- A large parts warehouse along with a well-stocked parts display area



BODY SHOP

Body Shop

Our outstanding reputation for quality body shop repair begins with a commitment to providing state-of-the-art facilities and experienced personnel to get you back on the road quickly.

At CIT Trucks, we are equipped to handle all types of truck reconditioning, from fender benders to complete structural rebuilding. With our computerized alignment system, heavy-duty frame alignment machine, and in-house paint-mixing capabilities, we have the tools to get the job done. Body shop services are available at our Normal, Grayslake, and LaSalle dealerships with technicians that are skilled craftsmen, averaging more than 15 years in the industry.

Our Body Shop Division Offers:

- 31 Bay state-of-the-art shop facility
- 24 Full-time body shop technicians
- Fast and complete estimates
- A highly experienced team of professional body craftsmen
- Complete structural repair and rebuilding on all makes and models of tractors and trucks
- Spray/ bake paint booth replicating OEM procedure
- Complete in-house paint mixing of Axalta products; factory original finishes on most models
- Computerized and laser-guided total alignment system for the diagnosis and correction of any alignment problem
- Bee-Line truck frame machine and press system for complete chassis and suspension correction on heavy-duty vehicles of all types
- Abrasive blast room
- Frame lengthening and shortening
- Rebuilt cabs and hoods in stock
- Insurance claim administration for all insurance companies
- Convenient hours and access



Lease & Rental

Central Truck Leasing

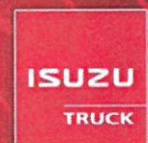
At CIT Trucks, we realize that your transportation needs vary and that providing you with Rental and Leasing options help to assist you to make the best possible business decisions. Whether your needs are long term or seasonal, CIT Trucks is committed to do our best by offering quality products backed by our Rental & Leasing department specialists. Our company philosophy is to serve our customers with excellence, and that is accomplished as we partner with you and help assist you in reaching your goals.

Central Truck Leasing Provides:

- An experienced staff of professionals
- 14 convenient locations throughout Illinois and a strong, established nationwide network
- Commitment of partnership with CIT Trucks dealership departments to offer preferred support of Rental and Leasing units
 - ♦ Service - Over 160 certified technicians
 - ♦ Parts - More than \$15 million in parts inventory
- Customized lease proposals, tailored to the specifications of our customer's needs
- Short and long term rental solutions
- Multiple leasing options available
- 24 hour support

Contact Info:

Central Truck Leasing
301 W. Northtown Road
Normal, IL 61761
(800) 322- 5017



FINANCE

Central Truck Finance

Once you've selected the right truck for your needs, the next step is how to finance it. Now more than ever, financing a truck is just as important as choosing a truck. Before you make your final decision on financing, ask your local CIT Trucks dealer about financing options available through Central Truck Finance, CIT Trucks wholly owned finance company. CIT Trucks works closely with customers to help them take full advantage of the benefits that truck financing and leasing has to offer. Central Truck Finance offers a variety of financing and leasing options, structures, and programs to ensure the success of each customer. Central Truck Finance understands your business and your operating costs, and will work hard to find the most favorable terms for each customer, making sure the payment schedule is compatible with the projected income the equipment will generate. Central Truck Finance is here for the long haul with you, no matter what the market conditions.

Our focus = your savings.

Our Programs:

- TRAC Lease (Terminal Rental Adjustment Clause)
- Operating Lease
- Finance Lease
- Walk-Away Lease
- Straight Financing

Please contact us to learn about all your finance options.

Contact Info:

Central Truck Finance
200 W. Northtown Road
Normal, IL 61761
(800) 322- 5017



Central Truck Finance
A Division of CIT Trucks

CIT Trucks is a full-line, commercial truck dealership group representing Kenworth Truck Company, Volvo Trucks North America, Mack Trucks, and Isuzu Commercial Trucks of America. Serving territories in Illinois, Missouri and Indiana, the dealerships offer the best in New and Used Truck Sales, an extensive Parts inventory, the finest in truck Service and maintenance, and state-of-the-art Body repair. In addition, CIT Trucks offers in-house Rental, Leasing and Finance solutions to their customers. More information can be found at www.citrucks.com.





STAFF REPORT

HEARING DATE: October 2, 2018
CASE #: 2018 – 20
PROPERTY: 1001 W. Foster Ave
PROPERTY OWNERS: UBM RE Holding LLC
APPLICANT: CIT Trucks
SITE SIZE: 3.7 Acres
BUILDING SIZE: 80,000 SF
PIN NUMBER: 03-11-104-008
ZONING: RS-1 Low Density Single-Family Residential
REQUEST: Conditional Use Permits;
Motor vehicle repair and Outdoor sales and display,
Municipal Code Section 10 – 9B – 3

Variances;
Frontage Strip, Municipal Code Section 10 – 12 – 2B; and,
Island Strip, Municipal Code Section 10 – 12 – 2C; and,
Parking in Required Yard, Municipal Code Section 10 – 11 – 8A; and,
Vision Clearance Triangle, Municipal Code Section 10 – 14 – 10; and,

PUBLIC NOTICE:

1. A Legal Notice was published in the Bensenville Independent on Thursday September 13, 2018. 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 September 14, 2018.
3. On September 14, 2018, 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 applying for two Conditional Use Permits and two Variances to operate a truck sales and repair facility at 1001 Foster Ave. They have been operating in a leased space on Thomas Drive and are looking to purchase this property and expand their operations. The variances we advertised for are to reduce the Frontage Strip from the required 8 feet to 5 feet and to reduce the number of Parking Lot Landscape Islands. After further consideration, the final site plan submitted required the Frontage Strip to be reduced from 8 feet to 0 feet. They also need additional variances for parking in the required front yard and for displaying/parking in the Vision Clearance Triangle.

SURROUNDING LAND USES:

	Zoning	Land Use	Comprehensive Plan	Jurisdiction
Site	I – 2	Industrial	Industrial	Village of Bensenville
North	I – 2	Industrial	Industrial	Village of Bensenville
South	I – 2	Industrial	Industrial	Village of Bensenville
East	I – 2	Industrial	Industrial	Village of Bensenville
West	C – 2	Commercial	Commercial	Village of Bensenville

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

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

Finance:

All current.

Police:

- 1) Concerns that the repair business may increase the number of dropped trailers on Foster.
- 2) The reduced grass frontage to 5 feet/expanded parking may obstruct the view with parked trucks/trailers at Country Club, at the driveways of the business and at the east Thornton driveway.

Engineering and Public Works:Public Works:

No comments.

Engineering:

- 1) A DuPage County Stormwater Management Certification will be required for this project as the total land disturbing activity exceeds 5,000 SF.
- 2) Based on historical aerial review, the existing development is built prior to the DuPage County Stormwater and Floodplain Ordinance. Stormwater detention will NOT be required since the proposed development is not exceeding 25,000 square feet of additional impervious area. The additional impervious area proposed is approximately 21,000 SF. I'd strongly encourage to keep as much of pervious surface as possible on the property.
- 3) All other applicable requirements of the DCSFO shall also be met including Best Management Practices (BMP). PCBMPs will be required due to additional net new impervious area of 2,500 SF.
- 4) After reviewing the FIRM, the site doesn't contain any floodplain; however, the applicant is responsible to verify it.

- 5) Per the National Wetland Inventory website, the site also does not contain any wetland or riparian areas; however, it is the responsibility of the applicant to identify any existing special management areas on site and properly mitigate them.
- 6) The applicant should maintain existing drainage pattern. The proposed development should not adversely impact any neighboring properties. The applicant will be required to provide land surveyed existing and proposed engineering drawings for further review.
- 7) The applicant is proposing to display the trucks in the expanded parking area. The display cannot be within the sight vision triangle of the intersection at Foster Ave/Country Club Dr.
- 8) A 5-foot wide ADA complaint sidewalk shall be constructed along the Foster Ave frontage (to the intersection of Country Club Dr) of the site similar to Thornton's Gas Station to the west. The sidewalk shall be constructed 1-foot off of the lot line within the public right-of-way.

Community & Economic Development:

Economic Development:

- 1) Supportive of the Conditional Use Permits and Variances for CIT Trucks at 1001 Foster Avenue.
- 2) The project proposal will create additional job opportunities for Bensenville residents, as well as generate considerable sales tax revenue for the Village.

Code Compliance:

No comments at this time.

Building:

- 1) No issues with added pavement. Permit required.
- 2) Permit(s) are required for any build-out including the installation of a triple basin interceptor if vehicles are inside the building and spray booth.
- 3) Signage requires a separate permit application submittal.

Planning:

- 1) Current zoning is I – 2 Light Industrial.
- 2) The property is part of the Northern Industrial District.
- 3) The Future Land Use map shows this property as Industrial.
- 4) CIT Trucks is currently located in a leased space on Thomas Drive.
- 5) They are looking to purchase the subject property and expand the existing parts operation to a complete sales and service facility.
- 6) The service and outdoor sales & display of vehicles require Conditional Use Permits.
- 7) Requested Variances include:
 - a. Frontage Strip. Applicant is proposing to reduce the front landscaping strip from 8 feet to 5 feet to allow more room to display trucks for sale.
 - b. Parking lot landscape islands. Applicant is not proposing any landscape islands.
 - c. Parking in required Front Yard.
 - d. Parking in the Vision Clearance Triangle. Applicant shows truck display in the vision clearance triangle at the corner of Country Club Dr. and Foster Ave.
- 8) There is an approximately 20 foot of parkway between Foster Avenue and property line. Staff feels like the original five-foot setback request and parking in the front yard are doable, but not the zero lot line proposal. This amount of right of way still leaves room for the required sidewalk along Foster Ave.

- 9) Staff has concerns about size of drive aisles. A traffic turn movement plan should be submitted by engineer showing need and justification for each.
- 10) Applicant shows parking along Country Club Dr., on the east side of the building. This is not allowed and will need to be relocated.
- 11) Applicant show display vehicles in the Vision Clearance Triangle at Foster Ave. and Country Club Dr. No cars or display can be in the triangle area made by going 30 feet from the intersection in either direction. This is a public safety issue.
- 12) Applicant does not include any landscape islands. Staff may be willing to work with applicant on this issue as long as a detailed landscape plan is submitted and approved by staff at permitting that shows increased landscaping and buffering in other areas.
- 13) Applicant has indicated that no truck trailers would be dropped on site, although the site plan submitted indicates such on the North West corner of the lot. This could be additional staff parking.
- 14) Applicant has indicated that the Foster Ave. facing loading docks may be filled in with ground level access only. Those plans will need to be submitted and approved by staff.
- 15) No signage plan was submitted.

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: Traffic will be typical for the industrial district along Foster.

- 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: The use will have no adverse impact on neighbors.

- 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 use fits in with the surrounding industrial.

- 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: No additional public services or facilities will be required.

- 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: Without the conditional use requested, we will not be able to operate our sales facility at this location, which will generate sales tax to the Village.

- 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: This is compatible with similar Conditional Use requests.

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	

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.

Applicant's Response: Special circumstances exist due to the number of employees and needed sales display area.

- 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.

Applicant's Response: Without the requested variances, the project cannot move forward.

- 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.

Applicant's Response: The special circumstances relate to the property and layout and are not a result of the business.

- 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.

Applicant's Response: The variances are not the result of any action of the applicant.

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

Applicant's Response: The variances confer the rights of the district.

- 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.

Applicant's Response: The variances are necessary for the use of the property.

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

Applicant's Response: The variances will not alter the local character.

- 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.

Applicant's Response: The variances are consistent with the title and plan.

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

Applicant's Response: These are the minimum variances needed to operate our facility.

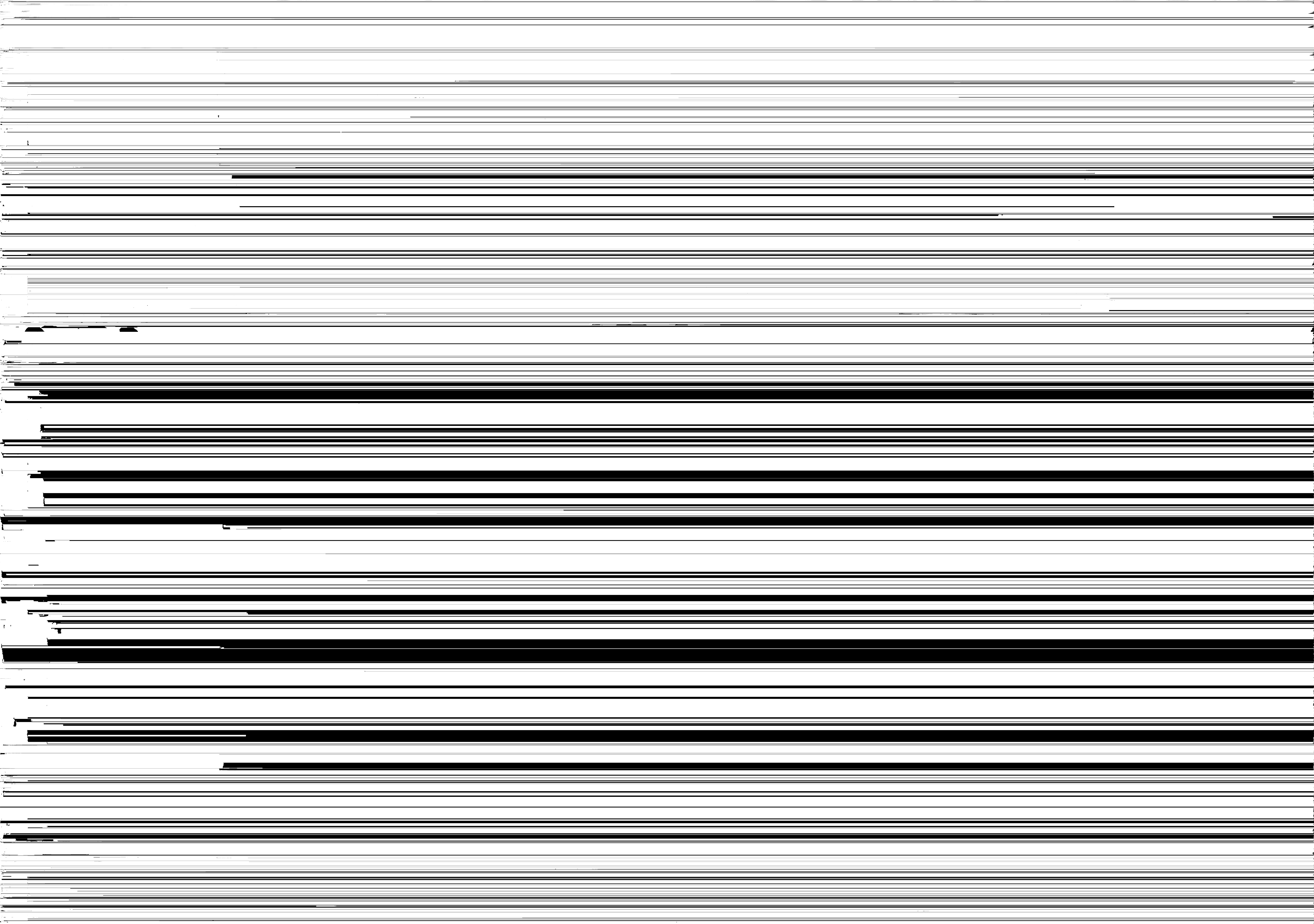
Variances Approval Criteria	Meets Criteria	
	<i>Yes</i>	<i>No</i>
1. Special Circumstances	X	
2. Hardship	X	
3. Circumstances relate to the Property	X	
4. Not Resulting from Applicant Actions	X	
5. Preserve Rights Conferred By District	X	
6. Necessary for the Use of the Property	X	
7. Not Alter Local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

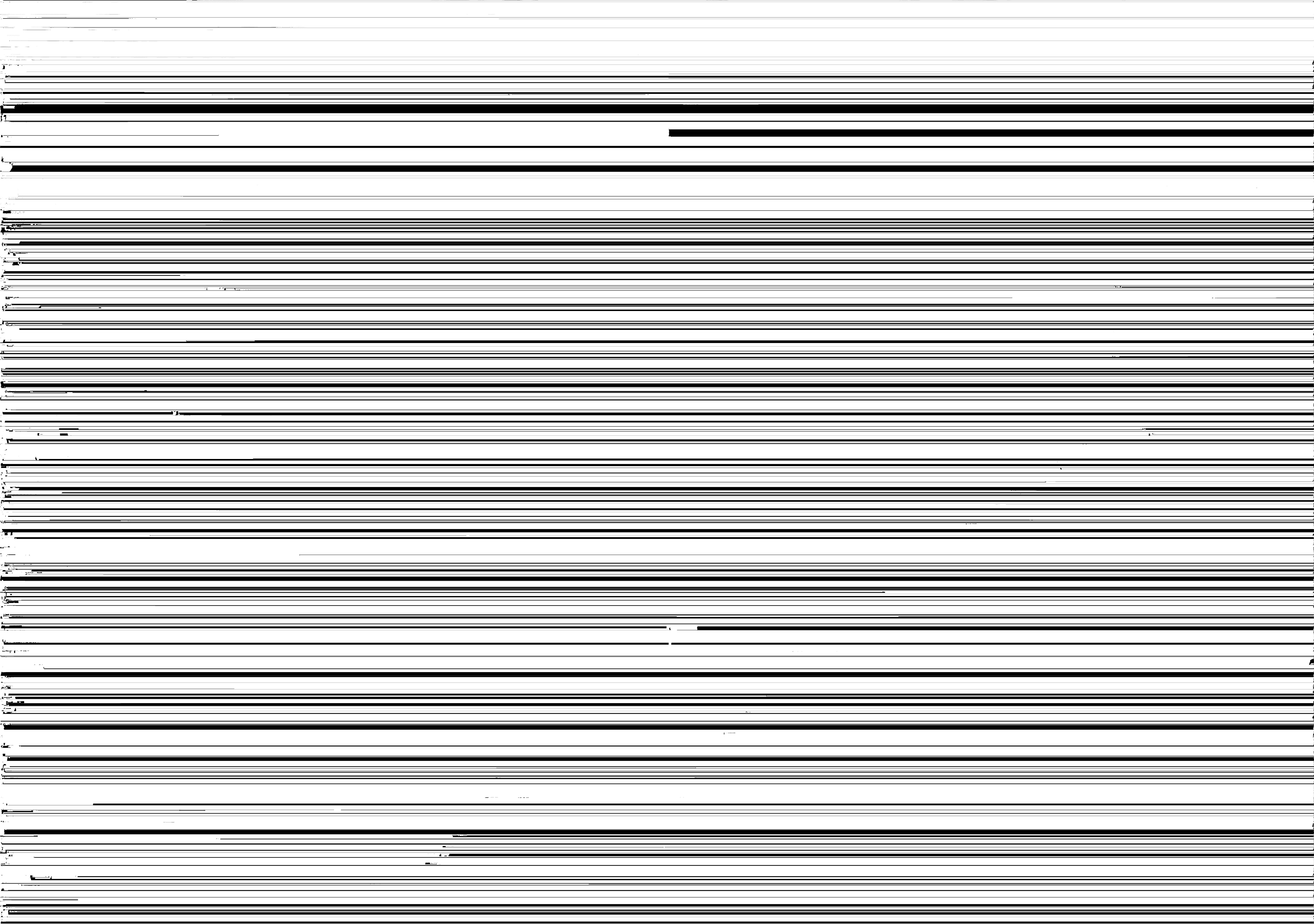
RECOMMENDATIONS:

Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Conditional Use Permits and Variances for CIT Trucks with the following conditions:

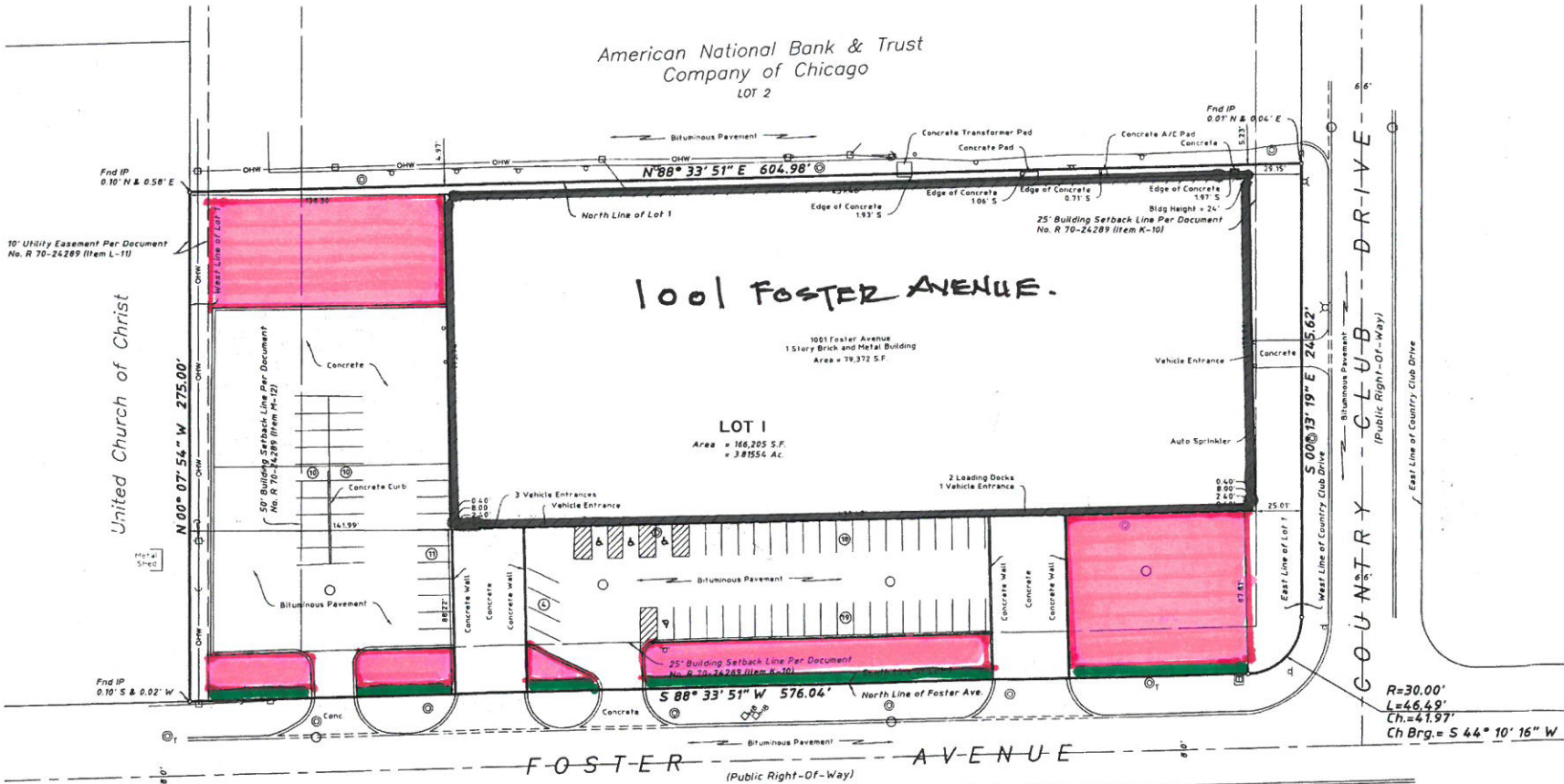
1. Developed in accordance with the plans submitted with this application.
2. A turning movement plan shall be submitted and approved by staff.
3. A full landscaping plan to be submitted and approved by staff.
4. A parking lot a lighting plan should be submitted for review, to include no bleeding of light onto neighboring properties.
5. Sidewalks will be installed along Foster Avenue.
6. No parking along Country Club Drive.
7. No parking or display of vehicles in the Vision Clearance Triangle.
8. A Signage plan to be submitted to staff for review and approval.

Respectfully Submitted,
Department of Community
& Economic Development





American National Bank & Trust
Company of Chicago
LOT 2



5' FRONTAGE STRIP

EXPANDED PARKING Display