

COMMUNITY DEVELOPMENT COMMISSION

Village of Bensenville

VILLAGE HALL

November 6, 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

October 2, 2018 Community Development Commission Minutes

October 30, 2018 Special Community Development Commission Minutes

VI. Action Items:

1. Consideration of a Conditional Use Permit to allow a Service Station at 1301 W. Irving Park Rd.
2. Consideration of a Conditional Use Permit to allow a Gunsmith shops at 1180 Industrial Drive.
3. Consideration of Variances to allow Signage at 292 Devon Avenue.
4. Consideration of a Conditional Use Permit to allow a Dog Training Facility at 800-804 W. South Thorndale 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:**November 6, 2018**DESCRIPTION:**October 2, 2018 Community Development Commission Minutes**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:****REQUEST:****SUMMARY:****RECOMMENDATION:****ATTACHMENTS:**

Description

Upload Date

Type

DRAFT_181002_CDC**10/31/2018****Cover Memo****DRAFT_181002_CDC_Exhibit_A****10/31/2018****Cover Memo**

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

October 2, 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, King, Marcotte, Wasowicz
Absent: Czarnecki, Rodriguez
A quorum was present.

STAFF PRESENT: K. Pozsgay, C. Williamsen

JOURNAL OF PROCEEDINGS: The minutes of the Community Development Commission Meeting of September 4, 2018 were presented.

Motion: Commissioner King 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 2018-19
Petitioner: 476 Country Club Drive L.P. LLC
Location: 472 Country Club Drive
Request: Conditional Use Permit; Athletic Facilities, Indoor/Outdoor
Municipal Code Section 10-9A-3

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, Marcotte, Wasowicz
Absent: Czarnecki, Rodriguez
A quorum was present.

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

Village Planner, Kurtis Pozsgay, was present and sworn in by Chairman Rowe. Mr. Pozsgay stated a Legal Notice was published in the Bensenville Independent on September 13, 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 September 14, 2018. Mr. Pozsgay stated 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. 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 Conditional Use Permit to operate a private indoor athletic training facility. Mr. Pozsgay stated they have been operating in the unit for some time now without the proper business license. Mr. Pozsgay stated this is a group of parents who wanted a place to train their children. This is one unit in a multi-tenant industrial building.

George Brodsky was present and sworn in by Chairman Rowe. Mr. Brodsky provided the Commission an overview of the current operations on site. Mr. Brodsky stated the current use is for offseason training for girls softball. Mr. Brodsky stated the floors and walls are padded and cameras are installed throughout the facility. Mr. Brodsky stated there is also a viewing area for parents to watch. Mr. Brodsky stated hours of operation are Monday – Friday 4pm – 10pm; Saturday and Sundays 8am – 10pm. Mr. Brodsky stated the building is accessed by a code sent to the renter of the facility for the duration of their session. Mr. Brodsky stated they were unaware of the outstanding water bill on site and have asked the building owner to come current with the Village. Mr. Brodsky stated if the building owner fails to do so; they will pay the bill and deduct the fee from their next rent payment. Mr. Brodsky submitted additional pictures of the facility and plumbing/bathrooms to the Commission. The submitted document has been attached to the minutes as “Exhibit A”.

There were no questions from the Commission.

Public Comment:

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

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

- 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.

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. 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.

There were no questions from the Commission.

Motion: Commissioner King made a motion to close CDC Case No. 2018-19. Commissioner Wasowicz seconded the motion.

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

Nays: None

All were in favor. Motion carried.

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

Motion: Commissioner Wasowicz made a combined motion to approve the Findings of Fact for CDC Case No. 2018-19 as presented by Staff and to approve the Conditional Use Permit. Commissioner Marcotte seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2018-20
Petitioner: CIT Trucks
Location: 1001 West Foster Avenue
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,

Village Planner, Kurtis Pozsgay informed the Commission and Community that the applicant has withdrawn their application.

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 King seconded the motion.

All were in favor. Motion carried.

The meeting was adjourned at 6:50 p.m.



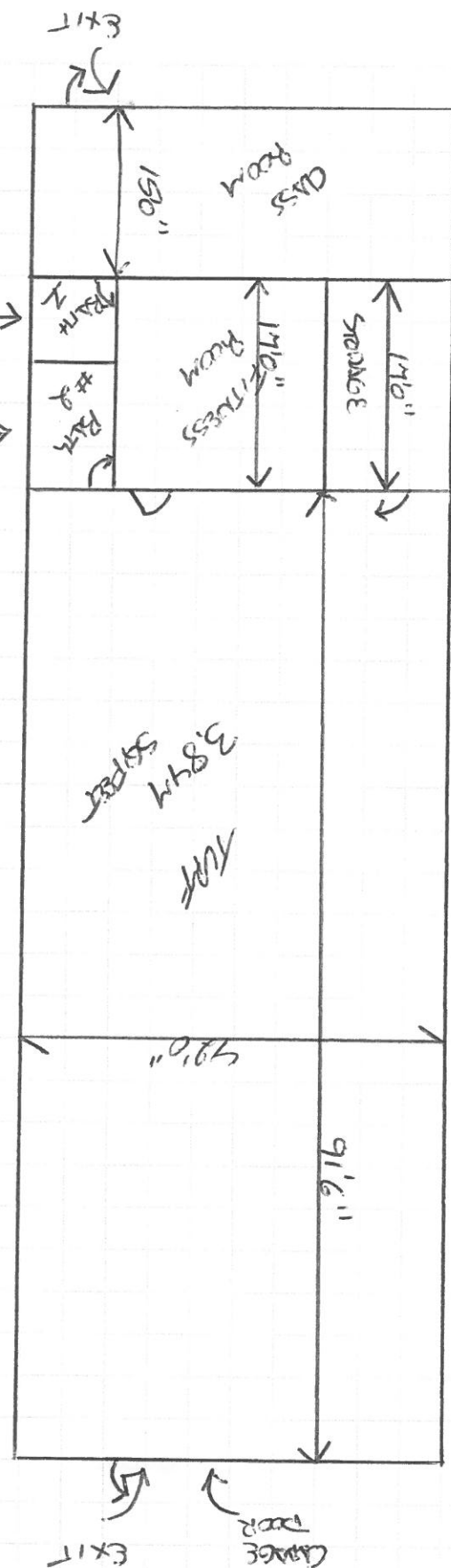






PETE FRICANO & SON CUSTOM BUILDERS, INC.
 50 MONACO DRIVE - ROSELIE, IL 60172
 630-773-3241 OFFICE • 630-327-3418 MOBILE

742 COUNTRY CLUB DRIVE
 FCF 4 SPORTS LLC



BATH #1
 BATH #2

TYPE:Minutes**SUBMITTED BY:**Corey Williamsen**DEPARTMENT:**Village Clerk's Office**DATE:**November 6, 2018**DESCRIPTION:**October 30, 2018 Special Community Development Commission Minutes**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:****REQUEST:****SUMMARY:****RECOMMENDATION:****ATTACHMENTS:**

Description	Upload Date	Type
DRAFT_181030_Special_CDC_Minutes	10/31/2018	Cover Memo
DRAFT_181030_Special_CDC_Exhibit_A	10/31/2018	Cover Memo
DRAFT_181030_Special_CDC_Exhibit_B	10/31/2018	Cover Memo

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

MINUTES OF THE SPECIAL COMMUNITY DEVELOPMENT COMMISSION

October 30, 2018

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

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

STAFF PRESENT: E. Summer, K. Pozsgay, S. Viger, C. Williamsen

JOURNAL OF PROCEEDINGS: There were no minutes presented to action.

PUBLIC COMMENT: There was no Public Comment

Public Hearing: Bensenville Zoning Amendment (Title 10)

Motion: Commissioner King made a motion to open the Public Hearing.
Commissioner Marcotte seconded the motion.

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

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

Director of Community Development, Scott Viger and Village Planner, Kurtis Pozsgay, were present and sworn in by Chairman Rowe. Mr. Pozsgay provided an overview of the Village's outreach to the Community during this process. Mr. Pozsgay's timeline presentation is attached to the minutes as "Exhibit A".

Mr. Jake Seid of CMAP (Chicago Metropolitan Agency for Planning) presented to the Commission an overview of their work establishing the revised Zoning Amendment.

Mr. Seid explained what a zoning ordinance regulates and the goals of the proposed ordinance update. Mr. Seid provided an overview of the proposed zoning amendment and the next steps the Village will take to adopt the amendment. Mr. Seid's presentation has been attached to the minutes as "Exhibit B".

There were no questions from the Commission.

Public Comment:

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

Harris Seltzer – 910 West Irving Park Road

Mr. Seltzer was present and sworn in by Chairman Rowe. Mr. Seltzer stated he was present on behalf of 904 W. Irving Park Road and 910 West Irving Park Road. Mr. Seltzer stated his residence is currently zoned commercial and in the proposed amendment, his property is being rezoned as residential. Mr. Seltzer requested the zoning of the two properties remain commercial.

Karen Hillen – 805 West Irving Park Road

Ms. Hillen was present and sworn in by Chairman Rowe. Ms. Hillen asked how the proposed zoning ordinance would affect her taxes. Mr. Pozsgay stated the proposed zoning ordinance has no affect on current taxes. Mr. Pozsgay stated if there were to be new development in the area of Ms. Hillen's property, they could affect her property taxes.

Patti Johnson – 243 South Church Road

Mrs. Johnson was present and sworn in by Chairman Rowe. Mrs. Johnson thanked Staff for meeting with her prior to the meeting regarding her concerns with the proposed zoning ordinance. Mrs. Johnson stated she was against multi-dwelling in town as it leads to overcrowding issues. Mrs. Johnson stated she would like the Accessory Dwelling Units (ADU) to be totally removed from the proposed ordinance. Mrs. Johnson stated the proposed ordinance has no regulations for community gardens. Mrs. Johnson stated the proposed ordinance would allow for granny flats and is against the allowance of them. Mr. Pozsgay stated Staff is fully aware of Mrs. Johnson's objections and concerns with the proposed ordinance and plan to review them with CMAP prior to Village Board action.

Janice Blacke – 109 Forestview

Ms. Blacke was present and sworn in by Chairman Rowe. Ms. Blacke stated she was present for a friend who lives on Mason Street. Ms. Blacke stated her friend has resided in her home for 35 years. Ms. Blacke stated she currently has a driveway the Village has asked to be removed. Ms. Blacke asked if the proposed zoning ordinance would allow for grandfathering. Mr. Viger stated Ms. Blacke's friend currently has an unpaved, nonconforming driveway that will be required to be removed under the current and proposed zoning ordinance. Mr. Pozsgay stated had the driveway been paved prior to the proposed ordinance amendment, it would be allowed to remain.

Albert Thurkow – 219 South Addison Street

Mr. Thurkow was present and sworn in by Chairman Rowe. Mr. Thurkow asked for clarification regarding property taxes in town as a result of the proposed zoning ordinance. Evan Summers, Village Manager, was present and sworn in by Chairman Rowe. Mr. Summers explained how a Resident's property taxes are assessed.

Rich Johnson – 243 South Church Road

Mr. Johnson was present and sworn in by Chairman Rowe. Mr. Johnson stated he was fully against granny pads being allowed in the proposed zoning ordinance. Mr. Johnson also asked for Staff to review signage in the proposed zoning ordinance.

Mr. Pozsgay stated Staff recommends the approval of the proposed zoning ordinance.

Motion: Commissioner Marcotte made a motion to close the Public Hearing. Commissioner King seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed the Public Hearing at 7:31 p.m.

Motion: Commission King made a motion to approve the proposed zoning ordinance with the condition that Staff work with CMAP to address the recommended changes from Public Comment. Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Rowe, Czarnecki, King, Marcotte, 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 Marcotte made a motion to adjourn the meeting. Commissioner Wasowicz seconded the motion.


All were in favor. Motion carried.

The meeting was adjourned at 7:35 p.m.

Direct Mail

Details:

- Sent to 9029 addresses through USPS



12 S. Center St.
Bensenville, IL 60015
Office: 630.768.8000
Fax: 630.594.4055
www.bensenville.il.us

VILLAGE BOARD

President
Irish Scrima

Board of Trustees
Don Carmona
Ann Frazee
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Nicholas Jones
Nicholas Pericelli Jr.
Armando Perez

Village Clerk
Nancy Egan

Village Manager
Tim T. Summers

NOTICE OF PUBLIC HEARING
REGARDING ADOPTION OF A NEW ZONING ORDINANCE
FOR THE VILLAGE OF BENSENVILLE BEFORE THE
COMMUNITY DEVELOPMENT COMMISSION OF THE VILLAGE
ON TUESDAY, OCTOBER 30, 2018, 6:30 PM

Dear Resident,


The Village wishes to notify you that the Community Development Commission of the Village of Bensenville will hold a public hearing on **October 30, 2018, at 6:30 p.m.**, in the Village Hall Board Room, located at 12 S. Center Street, Bensenville, Illinois 60106 concerning adoption of a new Village Zoning Ordinance.


This new ordinance will comprehensively amend the current Village of Bensenville Zoning Ordinance. Certain zoning districts and regulations in the current ordinance have become outdated. The new zoning ordinance will address this issue while ensuring that all of the land throughout the Village is zoned to enhance property values, encourage the most appropriate uses, and foster a pattern of compatibility among its residential, commercial, and industrial areas for the mutual benefit of everyone in the Village.

The Village encourages you to attend the hearing and stop by Village Hall for additional information. All persons in attendance at the hearing shall have an opportunity to be heard. Further information and a copy of the new ordinance will be available for review at Village Hall Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. You can also review a draft of the ordinance online at:

- <http://www.cmap.illinois.gov/programs/ita/bensenville-zoning>

Please feel free give me a call or email me with any questions, comments or concerns. I can be reached at 630-350-3396 or kpozsgay@bensenville.il.us.

Kind regards,

Kurtis Pozsgay, AICP
Senior Planner



Publication Notice

Details:

- Published in the Daily Herald circulation of more than 150,000.
- Published in the Independent circulation unknown

**NOTICE OF PUBLIC HEARING
REGARDING ADOPTION OF A NEW ZONING ORDINANCE
FOR THE VILLAGE OF BENSENVILLE BEFORE THE
COMMUNITY DEVELOPMENT COMMISSION OF THE VILLAGE
ON TUESDAY, OCTOBER 30, 2018, 6:30 PM**

Notice is given that the Community Development Commission of the Village of Bensenville will hold a public hearing on **October 30, 2018**, at 6:30 p.m., in the Village Hall Board Room, located at 12 S. Center Street, Bensenville, Illinois 60106 concerning adoption of a new VILLAGE OF BENSENVILLE ZONING ORDINANCE.

All persons in attendance at the hearing shall have an opportunity to be heard. Further information and a copy of the proposed new ordinance will be available for review at Village Hall Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. and also online at: <http://www.cmap.illinois.gov/programs/lta/bensenville-zoning>.

FACEBOOK

Details:

- 5,545 Followers
- 4.2k Impressions
- 47 ZResponse
- 20 day Ad length

The image shows a Facebook event page for a public hearing. The event is titled "Public Hearing Regarding New Village Zoning Ordinance" and is hosted by the Village of Bensenville. The event is scheduled for Tuesday, October 30, 2018, at 6:30 PM – 8:30 PM. The cover image features a map of Bensenville, IL, with the village name and "ADOPTION OF A NEW VILLAGE ZONING ORDINANCE" prominently displayed. The event is categorized as "Public" and "Hosted by Village of Bensenville". The page shows 4.2K people reached and 47 responses. The event is also promoted as a "Boosted Event" with a "View Results" button. The page includes a "Public Hearing Notice" and a "CMAP" logo. The event is also promoted as a "Boosted Event" with a "View Results" button. The page includes a "Public Hearing Notice" and a "CMAP" logo.

OCTOBER 30, 2018, 6:30 PM

CMAP

PUBLIC HEARING NOTICE

BENSENVILLE
GATEWAY TO OPPORTUNITY

ADOPTION OF A NEW VILLAGE ZONING ORDINANCE

OCT 30 Public Hearing Regarding New Village Zoning Ordinance.
Public · Hosted by Village of Bensenville

✓ Going ▾

➦ Share ▾ ...

Tuesday, October 30, 2018 at 6:30 PM – 8:30 PM
Next Week · 41–57°F Rain

INSIGHTS See More

4.2K
People Reached
+1.3K last 7 days

47
Responses
+8 last 7 days

Track ticket sales
Add Ticket Link

Audience
Women 35-44
18% of total reach

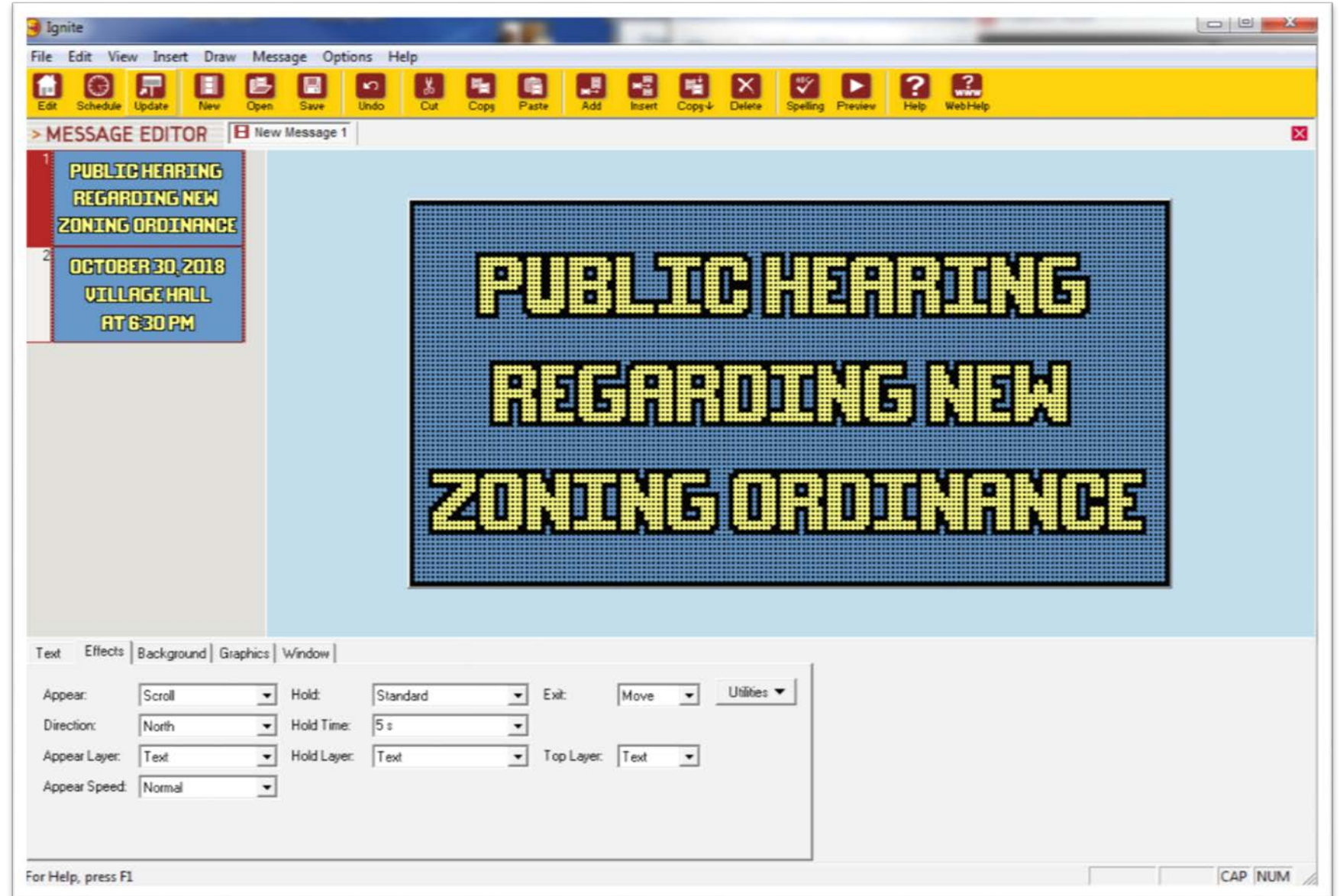
View Results for This Boosted Event
Click to see the performance of your ad or edit it.
View Results

Visit Ads Manager

EMC

Details:

- 12.600 ADT
(Average Daily Traffic)
- 20 day Ad length



WEBSITE

Details:

- 20 day Post length

Event Details

[Return to Previous](#)



Public Hearing Regarding New Village Zoning Ordinance



Tuesday, October 30, 2018

The Village wishes to notify you that the Community Development Commission of the Village of Bensenville will hold a public hearing on October 30, 2018, at 6:30 p.m., in the Village Hall Board Room, located at 12 S. Center Street, Bensenville, Illinois 60106 concerning adoption of a new Village Zoning Ordinance.

This new ordinance will comprehensively amend the current Village of Bensenville Zoning Ordinance. Certain zoning districts and regulations in the current ordinance have become outdated. The new zoning ordinance will address this issue while ensuring that all of the land throughout the Village is zoned to enhance property values, encourage the most appropriate uses, and foster a pattern of compatibility among its residential, commercial, and industrial areas for the mutual benefit of everyone in the Village.

The Village encourages you to attend the hearing and stop by Village Hall for additional information. All persons in attendance at the hearing shall have an opportunity to be heard. Further information and a copy of the new ordinance will be available for review at Village Hall Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. You can also review a draft of the ordinance online at: <http://www.cmap.illinois.gov/programs/ltta/bensenville-zoning>

Please feel free give me a call with any questions or concerns. I can be reached at 630-350-3396 or kpozsgay@bensenville.il.us.

Kurtis Pozsgay, AICP
Senior Planner

Date: October 30, 2018

Time: 6:30 PM - 8:30 PM

Location: Village Hall

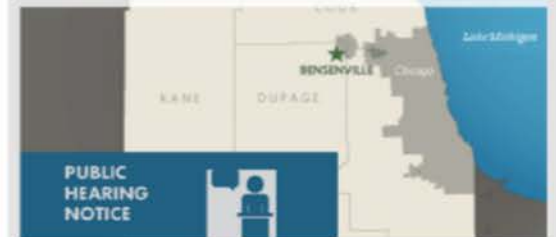
Address: 12 South Center street
bensenville, IL 60106

Contact: 630-350-3396

Email: [Kurtis Pozsgay, AICP](mailto:kpozsgay@bensenville.il.us)

Link: [More Information...](#)

OCTOBER 30, 2018, 6:30 PM



**ADOPTION OF A NEW VILLAGE
ZONING ORDINANCE**



TWITTER

Details:

- 3,734 impressions
- 1,598 followers
- 20 day Ad length

TweetsTweets & repliesMedia

**Bensenville, IL** @BensenvilleIL · 41s

Public Hearing Regarding New Village Zoning Ordinance- Tuesday, October 30, 2018 #Bensenville #Village Hall. #CMAP #Community #Planning #Bensenvilleil #DuPage #localgov bensenville.il.us/Calendar.aspx?...



OCTOBER 30, 2018, 6:30 PM

PUBLIC HEARING NOTICE

ADOPTION OF A NEW VILLAGE ZONING ORDINANCE

 1

Your Tweet activity

Your Tweets earned **3,641 impressions** over the last **week**



Oct 5Oct 11

View your top Tweets

Who to follow · Refresh · View all

**Visionary Tribe Ent.** @VTB...



Followed by Nicole Ashley and others

**Manuel Manago** @MMan...



Followed by Juliet Zabel and others

**Ashleigh Dunbaugh** @Ms...



 Find people you know

Video

Details:

- 931 impressions FB
- 144 Plays on YT
- 20 day Rotation on
 - AT&T
 - COMCAST

Video **Post**



 **Village of Bensenville: Spotlight on Bensenville: New Village Zoning Ordinance...**
Spotlight on Bensenville: New Village Zoning Ordinance



Village of Bensenville Zoning Ordinance Update

Public Hearing
October 30, 2018



BENSENVILLE
GATEWAY TO OPPORTUNITY



Chicago Metropolitan
Agency for Planning



Purpose of This Meeting

- Provide a broad overview of the updated Zoning Ordinance and the process behind the project
- Respond to questions and comments from the public



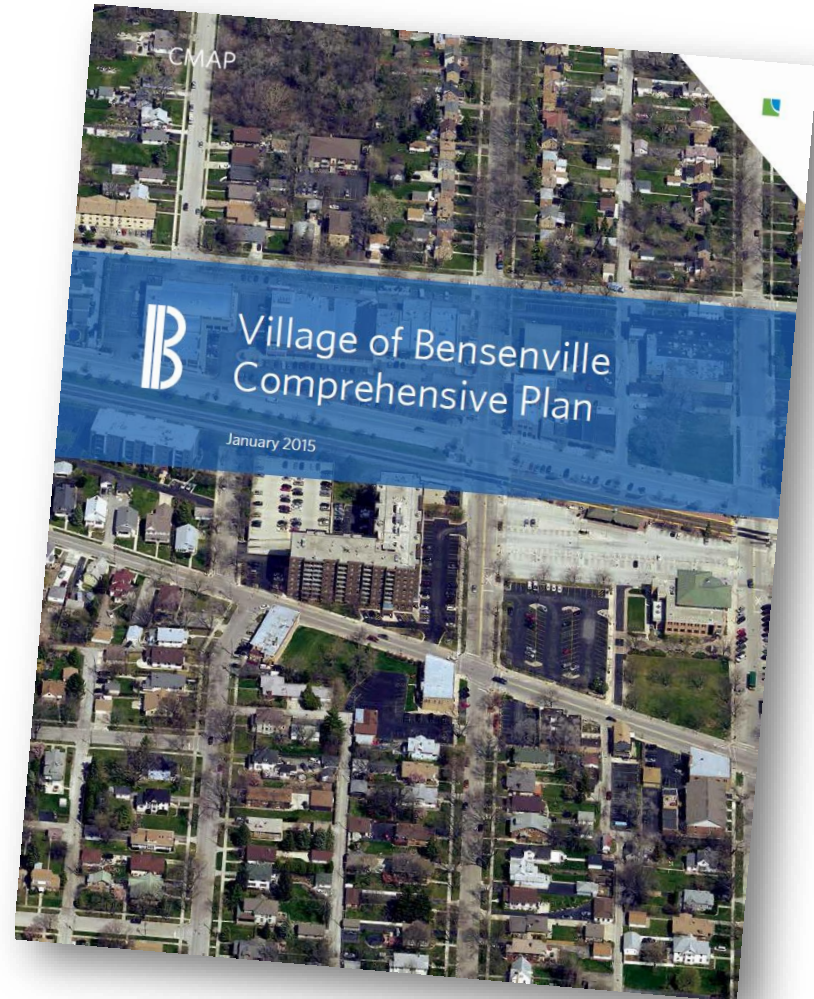
Who is CMAP?

- CMAP established in 2005
- 7-county region's official comprehensive planning agency
- GO TO 2040 adopted in 2010
- ON TO 2050 adopted in 2018
- Local Technical Assistance program began spring 2011



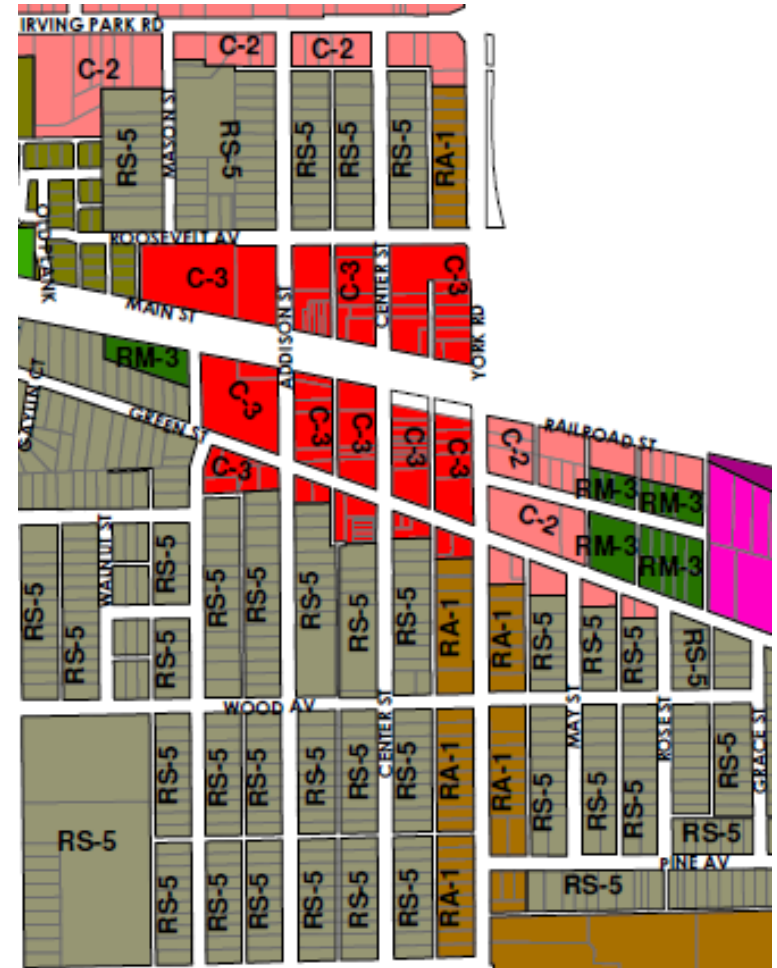
Comprehensive Plan

- Adopted January 2015
- Address infrastructure improvements, especially re Elgin-O'Hare Western Access
- Address stormwater improvements to prevent flooding
- Update zoning ordinance
 - Greater mix of uses Downtown
 - More industrial development along York Rd



What is a Zoning Ordinance?

- Divides the Village into districts
- Provides different development standards for each district
- Facilitates orderly development and redevelopment
- Implements the recently adopted Comprehensive Plan



What does the zoning ordinance regulate?



Uses

Building Height
& Building Location

Parking

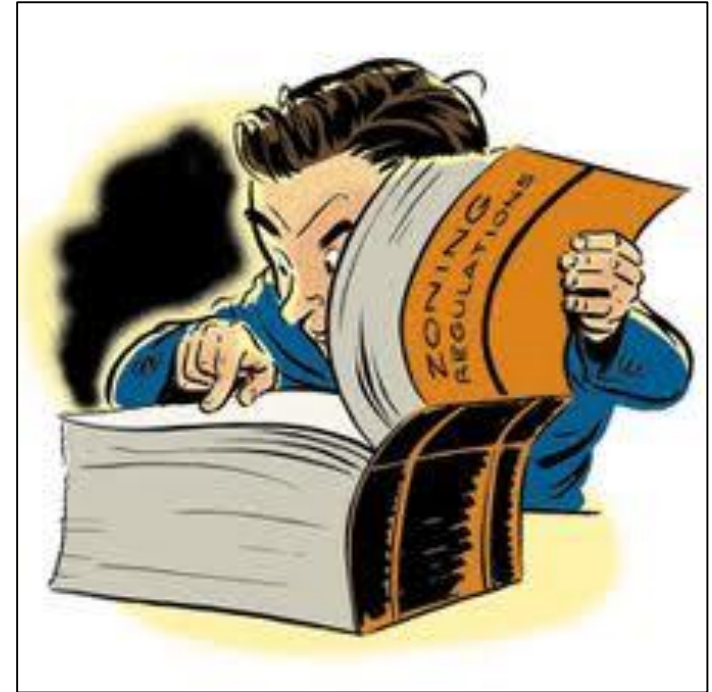
Signs

Landscape



Goals of the Ordinance Update

- Modernize regulations to make them more user-friendly
- Retain character of established neighborhoods
- Address areas of change
- Align development regulations with recently adopted plans



Public Process & Timeline

- 2016
 - Stakeholder Interviews
 - Public Kick-Off
 - Online Survey
 - Recommendations Memo
- 2017 - 2018
 - Ordinance Drafting
 - Meetings with Village Staff
 - Meetings with CDC
 - Revisions to Ordinance
 - Public Open Houses
 - Village-Wide Mailings
9,000+ addresses



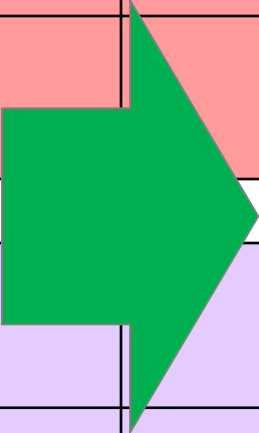
Zoning Ordinance Overview

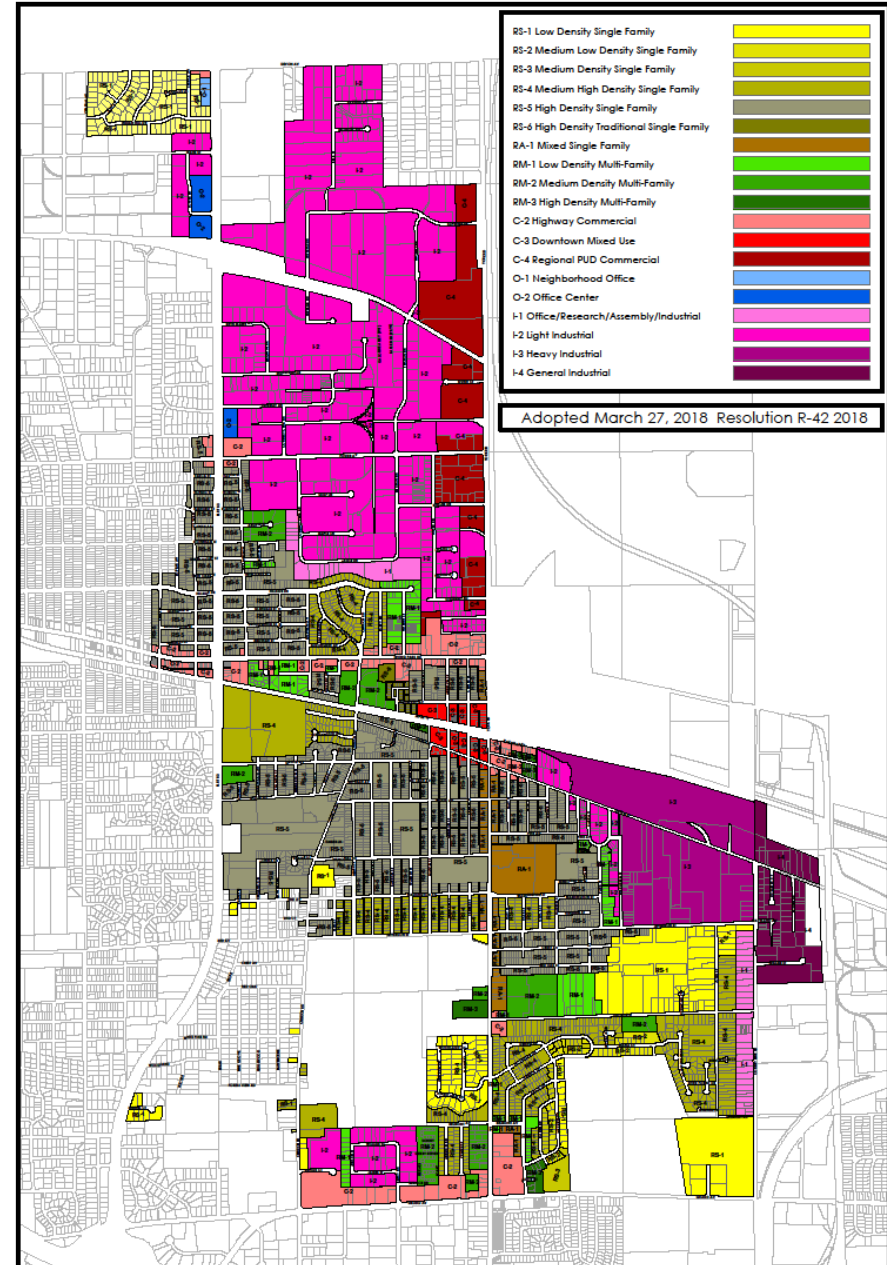
Zoning Districts: Residential

	Existing: 10	Proposed: 6
Single-Unit	RS-1 Low Density	R-1
	RS-2 Medium Low Density (portion)	
	RS-3 Medium Density (portion)	
	RS-2 Medium Low Density (portion)	R-2
	RS-3 Medium Density (portion)	
	RS-4 Medium High Density	
	RS-5 High Density	R-3
	RS-6 High Density	R-4
Multiple-Unit	RA-1 Mixed Single-Family	R-5 Townhouse & Low Density Multiple-Unit
	RM-1 Low Density Multi-Family	
	RM-2 Medium Density Multi-Family	
	RA-1 Mixed Single-Family District	R-6 High Density Multiple-Unit
	RM-1 Low Density Multi-Family	
	RM-2 Medium Density Multi-Family	
	RM-3 High Density Multi-Family	

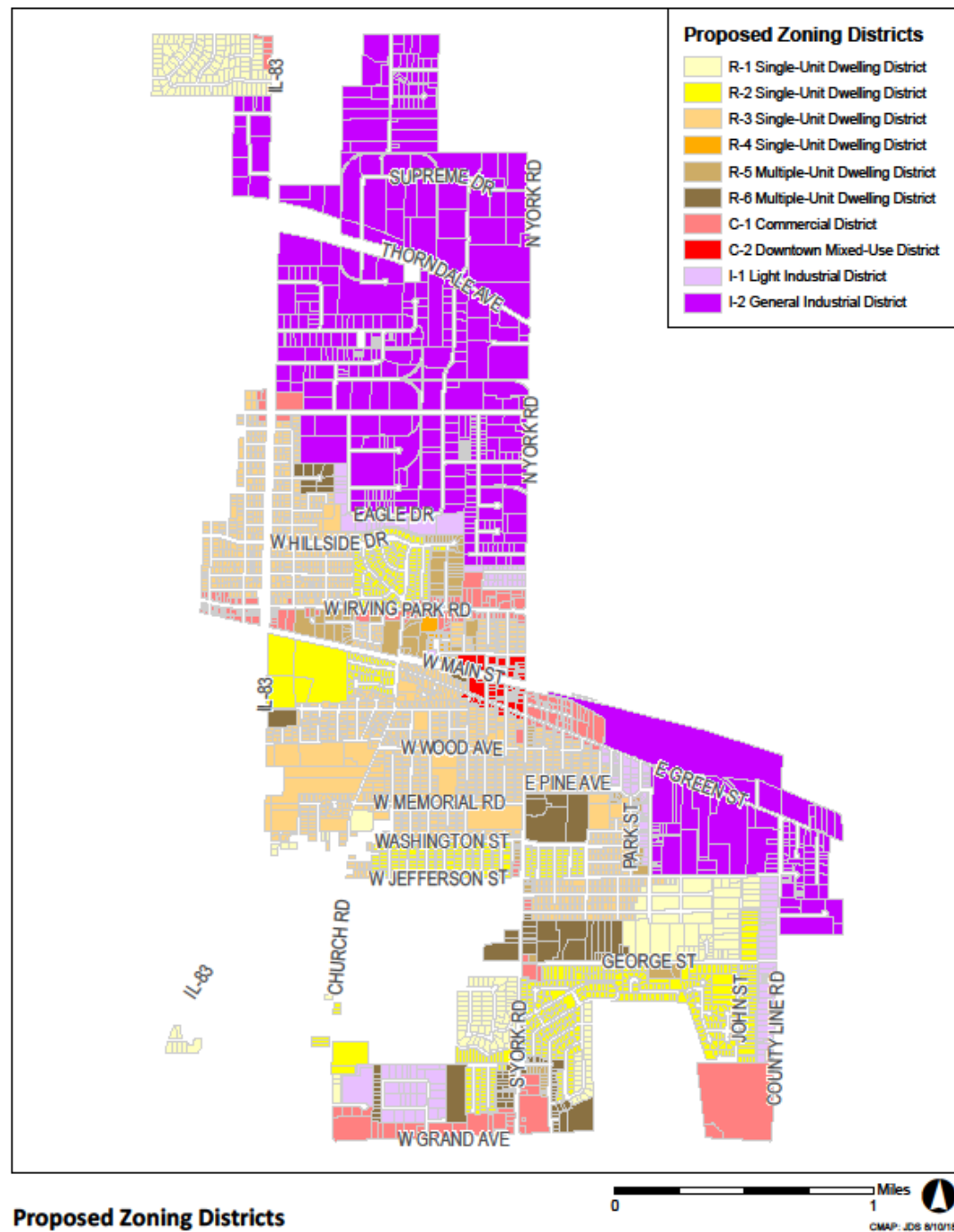
Zoning Districts: Commercial & Industrial

	Existing: 9	Proposed: 4
Commercial	C-2 Highway O-1 Office	C-1 Commercial
	C-3 Downtown	C-2 Downtown
Industrial	I-1 Office / Research / Assembly	I-1 Light
	C-4 PUD Commercial O-2 Office I-2 Light I-3 Heavy I-4 General	I-2 Heavy



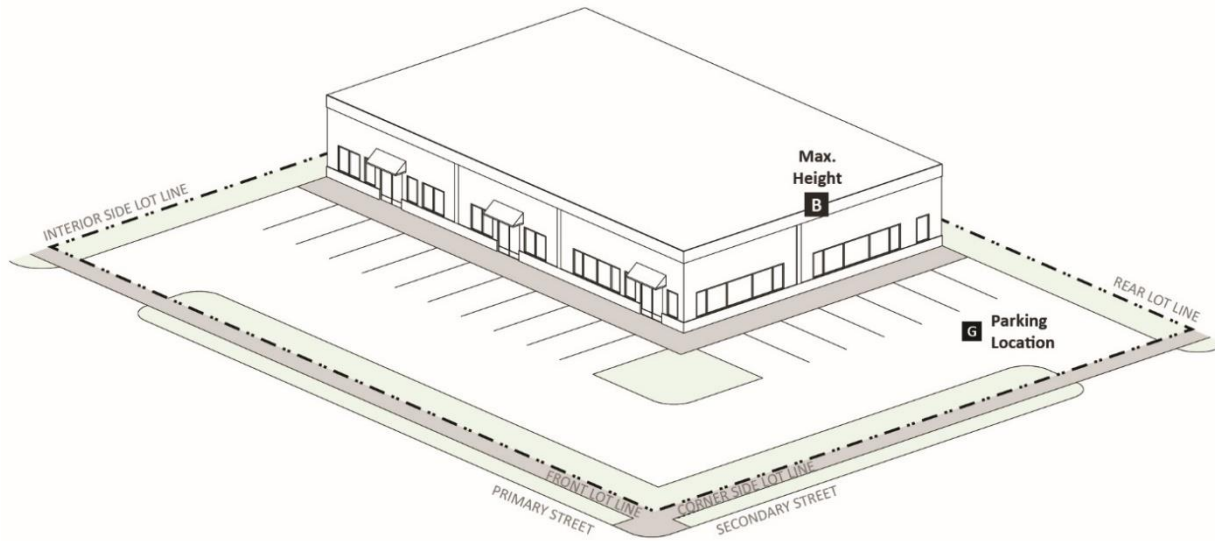


Proposed Zoning Map



Proposed Zoning Districts

Zoning Districts & Design Standards



Bulk Requirements

	Minimum Lot Area	N/A
A	Minimum Lot Width	50 ft
B	Maximum Principal Building Height	N/A
	Maximum Impervious Coverage	90%

Setback Requirements

C	Maximum Front Setback	60 ft
D	Maximum Corner Side Setback	60 ft
E	Minimum Interior Side Setback	0 ft
F	Minimum Rear Setback	0 ft
	Minimum Setback Adjacent to a Residential District	25 ft

Design Requirements

G	Parking Location	Front, corner side, interior side, or rear yard
	Minimum Transparency	60%
	Principal Entrance Location	Front or corner side façade

Additional Design Requirements

- Defined base, middle, and top
- Roof design
- Materials: Allowed/Limited



Principal Uses

	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	I-1	I-2
Residential										
Multiple-Unit Dwelling					P	P	S	P		
Single-Unit Dwelling	P	P	P	P	P	S				
Townhouse Dwelling		S	P	P	P	P	S	S		
Civic and Institutional										
Cultural Facility	P	P	P	P	P	P	P	P	P	
School	P	P	P	P	P	P	P	P	P	P
Government Facility	P	P	P	P	P	P	P	P	P	P
Park	P	P	P	P	P	P	P	P	P	P
Place of Worship	S	S	S	S	S	S	S	S		
Commercial										
Banquet Hall							P	S		S
Car Wash							P			P
Currency Exchange							S	S		
Day Care Center	S	S	S	S	S	S	S	S		
Financial Institution							P	P		

- **Generic Uses:** Umbrella categories for uses with similar impacts (e.g. Retail Goods Establishment)
- **Use Standards:** Separate section to regulate key permitted & special uses (e.g. standards for location, spacing, traffic impacts, etc.)

Accessory Structures & Uses

	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	I-1	I-2
Apiary	P	P	P	P						
Green Roof	B	B	B	B	B	B	B	B	B	B
Chicken Coop	B	B	B	B						
Compost Bin	P	P	P	P	P	P	P	P	P	P
Deck	B	B	B	B	B	B	B	B	B	B
Electric Charging Station	B	B	B	B	B	B	B	B	B	B
Fence or Wall	B	B	B	B	B	B	B	B	B	B
Garage	B	B	B	B	B	B	B	B	B	B
Patio	B	B	B	B	B	B	B	B	B	B
Rain Barrel	P	P	P	P	P	P	P	P	P	P
Rain Garden	P	P	P	P	P	P	P	P	P	P
Wind Energy System	B	B	B	B	B	B	B	B	B	B
Solar Energy System	B	B	B	B	B	B	B	B	B	B

Sustainability Objectives

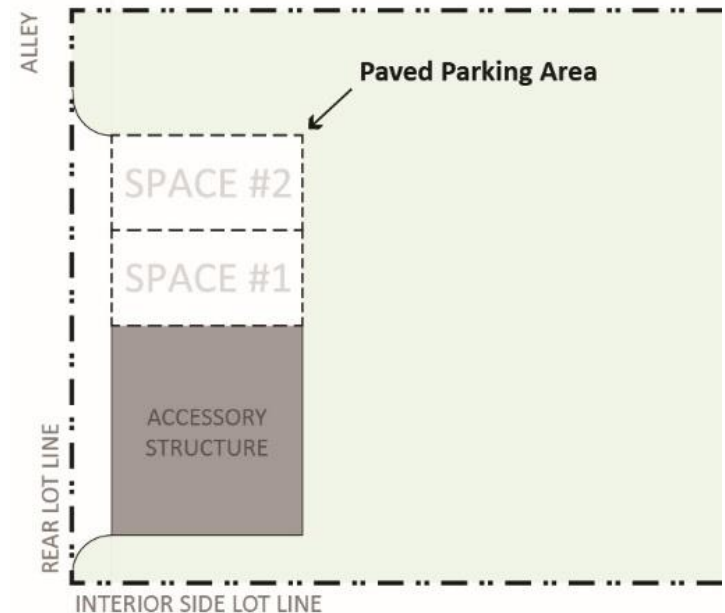
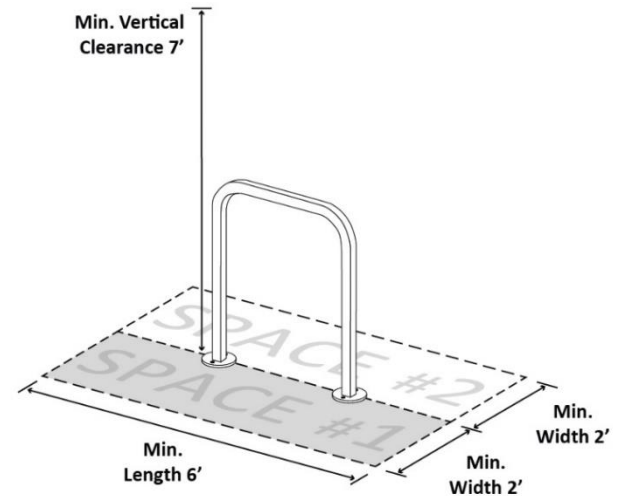


- **Accessory Dwelling Units**
 - Allowed in all residential districts
 - Maximum of 900 sf
 - Must have compatible design
 - Property owner must be on-site



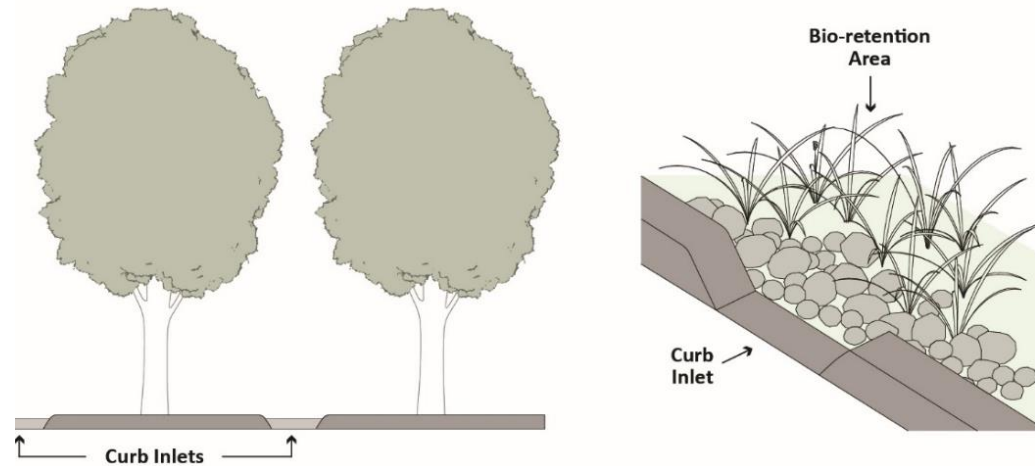
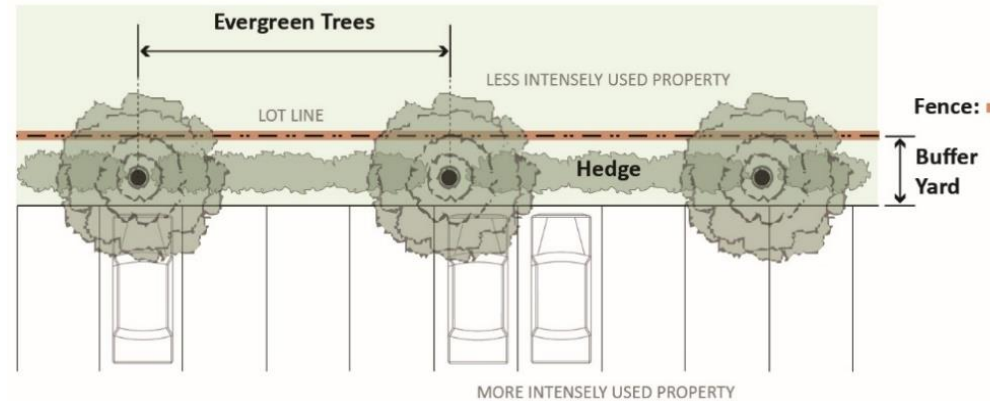
Off-Street Parking & Loading

- Decrease minimum required parking spaces
(Restaurant: 1/100 sf vs 2/100 sf)
- Parking **not** required for downtown
- Require bicycle parking:
long-term & short-term
- Standardize requirements for
paved parking areas/pads



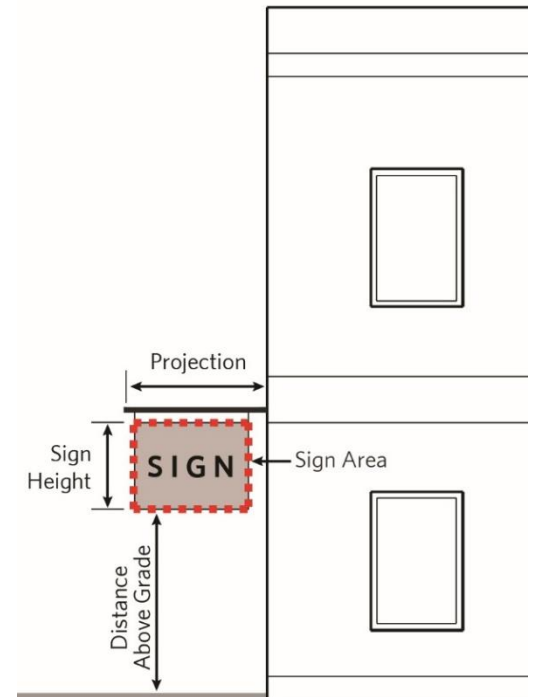
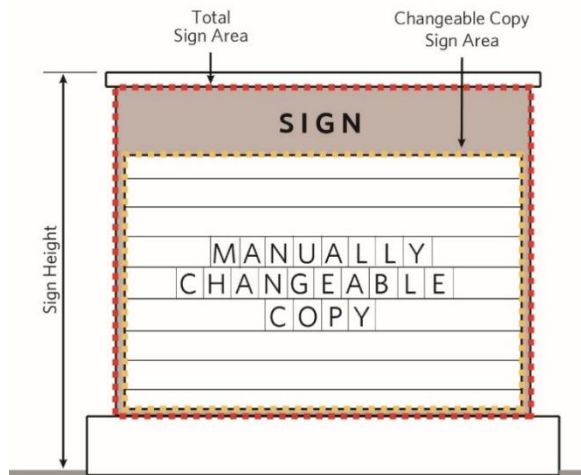
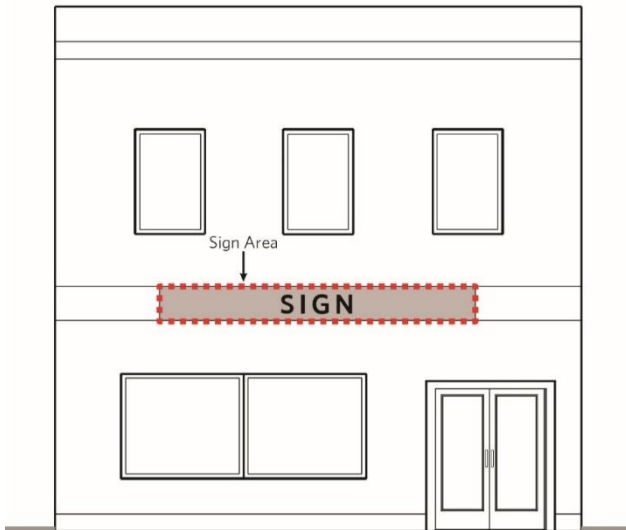
Landscape Standards

- Community beautification
- Stormwater management
- Buffering adjacent land uses
- Minimize impervious surfaces
- Require native species
- Require species diversity
- Regulate outdoor lighting



Signs

- Evoke character of each district
- Clear standards by sign type
- Revised temporary sign standards
- Content-neutral standards (*Reed*)



Zoning Applications

- Allow administrative adjustments
 - Processed by Zoning Administrator
- Revise the PUD process
 - Remove required PUDs
 - Allow process to be optional
- Add flowcharts for clarity



Next Steps

- Thank You: residents, CDC members, elected officials, Village staff, and other stakeholders for their time and input
- Listen to public feedback
- Recommendation by Community Development Commission
- Revise standards based on public feedback
- Adopt new Zoning Ordinance

Thank You !

Jake Seid

jseid@cmap.illinois.gov
(312) 386-8646

Patrick Day

pday@cmap.illinois.gov
(312) 386-8634

Maggie Jarr

mjarr@cmap.illinois.gov
(312) 386-8693

Ricardo Lopez

rlopez@cmap.illinois.gov
(312) 386-8766

TYPE:Public Hearing**SUBMITTED BY:**Kurtis R. Pozsgay**DEPARTMENT:**CED**DATE:**11.06.18**DESCRIPTION:**Consideration of a Conditional Use Permit to allow a Service Station at 1301 W. Irving Park Rd.**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:****SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

Financially Sound Village

Quality Customer Oriented Services

Safe and Beautiful Village

<input type="checkbox"/>
<input type="checkbox"/>
<input checked="" type="checkbox"/>

Enrich the lives of Residents

Major Business/Corporate Center

Vibrant Major Corridors

REQUEST:

Conditional Use Permit, Service Station,
Municipal Code Section 10 – 7B – 3.

SUMMARY:

1. The Petitioner is applying for a Conditional Use Permit to operate a fueling station at the long vacant property at the northwest corner of Irving Park Road and Spruce Avenue.
2. The station will be rebranded as an Exxon with Quick Mart. Although not part of the original request, it appears they will need a stacking variance, as they don't meet the required two vehicle stacking positions per fueling pump.
3. They were also required to submit building plans, as much of that work had been done with a proper approval.
4. The plans you see are mostly already completed. Also of note, the State fire marshal required the property owner to remove existing underground tanks. There are currently no tanks, but the owner says he has new tanks ready to install should the project move forward.

RECOMMENDATION:

Staff recommends the Denial of the above Findings of Fact and therefore the Denial of the Conditional Use for Lincolnwood Gas & Food, Inc. If the CDC recommends approval staff suggests as a minimum the following conditions with the following conditions:

1. The Conditional Use Permit be granted solely to the Lincolnwood Gas & Food and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of the sale or lease of this property, the proprietors shall appear before a public meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and / or ownership to the new proprietor without amendment to the Conditional Use Permit, or if the CDC deems that the new proprietor contemplates a change in use which is inconsistent with the Conditional Use Permit, the new proprietor shall be required to petition for a new public hearing before the CDC for a new Conditional Use Permit;
2. New building permits are required to deal with 5 outstanding permits and all future permits;
3. All work will have to meet current Code requirements;
4. The Site Plan must be revised to include the closer of the curbcuts closest to the intersection and the sidewalk must be completed on the Spruce Avenue frontage;
5. Site must be redesigned to eliminate the need for the stacking variation;
6. Monument sign must include 3 feet of landscaping around the base;
7. No liquor license;
8. No video gaming;
9. Building and column/canopy upgrades required.

ATTACHMENTS:

Description	Upload Date	Type
Legal Notice	10/31/2018	Backup Material
Aerial & Zoning Maps	10/31/2018	Backup Material
Application	10/31/2018	Backup Material
Project Narrative	10/31/2018	Backup Material
Staff Report	10/31/2018	Executive Summary
Building Plans	10/31/2018	Backup Material
Signage	10/31/2018	Backup Material
Stacking Exhibit	10/31/2018	Backup Material
Plat of Survey	10/31/2018	Backup Material

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

NOTICE IS HEREBY GIVEN that on Tuesday, November 6, 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 – 12 to consider a request for:

Conditional Use Permit, Service Station,
Municipal Code Section 10 – 7B – 3.

1301 West Irving Park Road is in a C – 2 Highway Commercial district. The Public Hearing will be held in the Village Board Room at Village Hall, 12 S. Center Street, Bensenville, IL.

The Legal Description is as follows:

LOTS 3, 4, 5, 6, AND 7 IN BLOCK 40 IN THE FIRST ADDITION TO PERCY WILSON'S IRVING PARK MANOR, BEING A SUBDIVISION IN SECTIONS 10, 11, 14, AND 15, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1926, AS DOCUMENT 213044, EXCEPT THAT PART OF LOT 3 TAKEN FOR ROADWAY PURPOSES BY THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION AS SHOWN AS PARCEL 0026 ON PLAT RECORDED MARCH 19, 1985, AS DOCUMENT R85-18882, AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 3: THENCE NORTH 86 DEGREES 23 MINUTES 55 SECONDS WEST ALONG THE SOUTH LINE OF LOT 3, A DISTANCE OF 10.00 FEET; THENCE NORTH 46 DEGREES 43 MINUTES 13 SECONDS EAST, 14.17 FEET TO THE EAST LINE OF LOT 3; THENCE SOUTH 01 DEGREE 50 MINUTES 22 SECONDS WEST ALONG THE EAST LINE OF LOT 3, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

ADDRESS: 1301 W IRVING PARK ROAD, BENSENVILLE, ILLINOIS.

Leonidas Bairaktaris of 6N068 Acacia Ln., Medinah 60157 and Kyriakos Giannoudakos of 420 Sunnyside Ave, Itasca, IL 60143 are the owners and Lincolnwood Gas & Food, Inc of 6559 N. Lincoln Ave, Lincolnwood, IL 60712 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

October 18, 2018



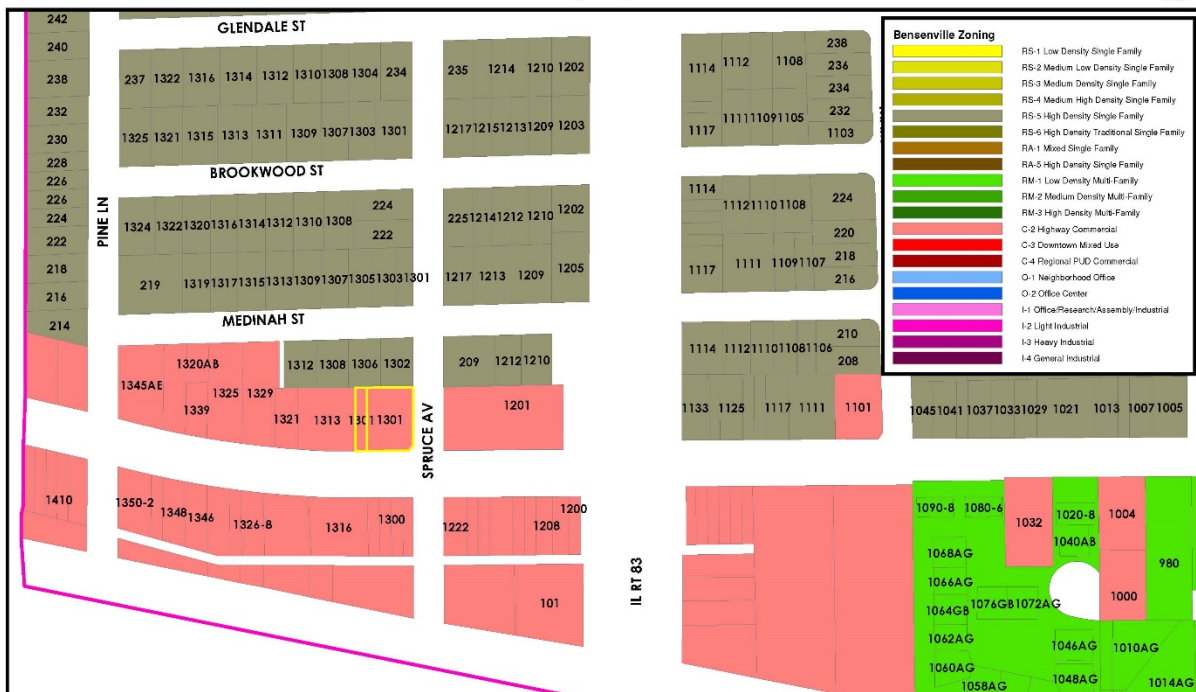
Village of Bensenville

1301 W Irving Park Rd



Village of Bensenville

Zoning Map





For Office Use
Date of Submission: _____ MUNIS # : 7:70 CDCCw: #: 2.0/8-'-j

COMMUNITY DEVELOPMENT COMMISSION APPLICATION

Address: .I>@1-IN · 2-V"€ =t-IP_ =---'.....'t-'B'"=...;'"'"' =....'-1J.1'..-----

Property Index Number(s) (PIN): 00 · \6 · 2:2."2 · 6 tB 0..3 · 15, Z.'2-2. · 01

A. PROPERTY OWNER:

CDENID,t; BA1 A rAel6 f@t:Y121At;qS 4tA-NNot./L2A-;;a\$

Name

Corporation (if applicable)

U) OG,e Ac.lt.tiA.)IN &,cL;7 @4zo\$u,<,1.N ySb6Aut!!i...z &okf3

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: Xheouis Lu Parafte Phraouph Date: X

B. APPLICANT: ☐ Check box if same as owner

LwPQkMz?aaJ 'r'2 f.G,s=4, IA

Name

Corporation (if applicable)

t.0551 Ai. LI'H

Street

Lt&cd t-Jwa,4 .re 007/-Z

City

State

Zip Code

/4SE /J1 i06f;nJ 773 · 764 · 7230

Contact Person

Telephone Number & Email Address

TENANT

Relationship of Applicant to subject property

Applicant Signature: X Phraouph Date: X 08-01-17

C. ACTION REQUESTED (Check applicable):

☐ Annexation

)(☐ Conditional Use Permit

☐ Master Sign Plan

☐ Planned Unit Development**

☐ Plat o f 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 o f Property

☐ Plat o f Survey

☐ Site Plan

☐ Building Plans & Elevations

☐ Engineering Plans

☐ Landscape Plan

☐ Review Fee (Application Fee + Escrow)

☐ Escrow agreement and deposit*

☐ Digital Submission o f all application materials (CD)

Brief Description of Request(s): (submit ~~separat~~ ~~shitt~~ if necessary)

Conditional Use Permit, to continue using the existing Gas Station located at 1301 W. Irving Pk. Rd.
as a Gas Station (#03-15-222-013 & 03-15-222-019)

D. PROJECT DATA:

1. General description of the site: Existing corner gas station located in C-2 district
2. Acreage of the site: 39 Acres Building Size (if applicable): 1421 SF Gross
3. Is this property within the Village limits? (Check applicable below)
___X___ Yes
___ No, requesting annexation
___ No, it is under review by another governmental agency and requires review due to 1.5 mile jurisdiction requirements.
4. List any controlling agreements (annexation agreements, Village Ordinances, site plans, etc.)
None
5. Character of the site and surrounding area:

	Zoning	Existing Land Use	Jurisdiction
Site:	C-2	Gas Station C-Store	Village of Bensenville
North:	RS-5	SFH	Village of Bensenville
South:	C-2	Auto Body/ Repair Shop	Village of Bensenville
East:	C-2	Car Wash	Village of Bensenville
West:	C-2	Retail	Village of Bensenville

E. DEVELOPER'S STAFF (if applicable):

ARCHITECT

Name: NA
Telephone: _____
Email: _____

ENGINEER:

Name: NA
Telephone: _____
Email: _____

ATTORNEY

Name: NA
Telephone: _____
Email: _____

OTHER Woods Design Group, Construction Manager

Name: Art Woods
Telephone: 630-886-5163
Email: artwoods@woodsdg.com

F. APPROVAL CRITERIA:

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

WOODS DRESIGN GROUP, as Construction Managers for

Client: (Tenant/Lessee) Lincolnwood Gas & Food, Inc

Municipal Code section 10-3-4:C Approval Criteria for Conditional Use Permit

Project Address: 1301 W. Irving Pk. Rd., Bensenville Illinois

- 1) Traffic Impact: the area shall not see or have any significant increase in traffic as the existing site function and use as a gas station is not changing.
- 2) Environmental Nuisance: The Conditional Use sought is for a Gas Station, the existing site is a Gas Station. The site shall not generate any greater noise than does exist, the building shall not add or reduce any light beyond what exists, the site shall not create any adverse environmental greater than is allowed.
- 3) Neighborhood Character: The proposed use of the property shall fit harmoniously with the existing character, and should have no adverse impact on environmental quality, property values, or neighborhood character as this site sites bordered by similar commercial uses and has been in existence since 1956.
- 4) Use of Public seNices and facilities: The conditional Use Permit sought will not have a need for any greater, or a disproportionate demand on any village services or facilities than that of the surrounding area.
- 5) Public Necessity: The prosed use at this location (gas Station) has existed and provided a service to the community and has been a public convenience for over 60 years, we are just requesting to continue the existing use, for many more years. I would also like to say that this location has been not only a good neighbor, it has also been an income producer in the way of sales tax for those same years, and will continue to generate revenue for the village for years to come.
- 6) Other Factors: In closing let that conditional use permit we seek is to continue a use that has existed since 1956, that a track record of some 60 years. This site is surrounded by a Car Wash, Auto Parts, Auto Repair, Storage lots, Tavern, Hot Dog stand, and a retail Strip Center, I would contend that it fits in well with its neighbors.
- 7) History/Comment: If it had not been for a couple unfortunate circumstances and miscommunications my client the Tenant/Lessee and initiator of the application for conditional use would not be before you today, this station has existed for over 60 years, so we ask you now to grant the petitioners the conditional use they request so they may complete the remodel of the station, continue its use, and once again be a productive Business in the Village of Bensenville.

STATE OF ILLINOIS

COUNTY OF DUPAGE AND COOK

)
)SS.
)

AFFIDAVIT OF OWNERSHIP

I 14:06JIPJI't-\$ •'B>AtZAKTAi:!.\\S 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 WIT SS WHEREO the undersigned has executed this Affidavit of Ownership
this day of, "f;J'd: '2-ul I .

CW, oU cA +i, IU/2
signature

SUBSCRIBED and SWORN to

before me this 3 day of, August, 2017

[Signature]
Notary Public



Village of Bensenville Conditional Use Permit

EXHIBIT "A"

1301 W. Irving Pk. Rd., Bensenville Illinois

Legal Description

Lots 3, 4, 5, 6 and 7 in Block 40 in the first addition to Percy Wilson's Irving Park Manor, being a subdivision in Sections 10, 11, 14, and 15, Township 40 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded May 7, 1926 as Document 11213044, except that part of Lot 3 taken for Roadway purposes by Document R85-18882, in DuPage County, Illinois

PIN : 03-15-222-013 & 03-15-222-019

Address: 1301 W. Irving Park Rd. Bensenville, IL

60106

106

install EXXON corporator ID sign on canopy as shown
there would be two sets of letter
one on the west side one on the east end
22" x 8ft long EXXON letters two set 15 sq ft each 30 sq ft total



Project Narrative 1301 W. Irving Park Road

INTRODUCTION

Lincolnwood Gas & Foods, Inc. ("LG&F") is requesting to reestablish their gas station at the corner of Irving Pk. Rd. and Spruce Ave. in Bensenville, including completion of the remodeling of the existing building, and includes rebranding the station to an Exxon station with Quick Mart.

Remodel of an approximately 1,500 square foot convenience store, eight car (8) parking stalls, six (6) multi-product fueling dispensers (this provides for twelve (10) automobile fueling positions)

This remodel will transform the underutilized repair station into a first class, updated fueling center. The Exxon Quick Mart, with both food and fueling components will serve the residents as well as a very active transient day time population.

The Quick Mart will give significant benefits to the immediate neighborhood as well as serving the west bound traffic on Irving park Rd. and that traffic exiting route 83 to Spruce Ave. In addition, this facility will create 2-4 new jobs in the community these will typically be people living within 5-7 blocks of the station.

The reestablishment and rejuvenation of the property will provide much needed amenities to the growing residential area and to more than 5,800 vehicles exiting Rout 83 on Spruce Ave. along with 18,800 daily vehicles on Irving Park Road.

The Quick Mart store will offer a variety of both replenishable & consumables from food to toiletry options, hot and cold beverages, and other convenience goods consisting of more than 900 items or SKU's.

MARKET OVERVIEW

LG&F targeted customers are (a) the residents with in one-mile radius, this group will visit the station on a regular basis 1-3 times a week as it will be the most convenient place to buy consumables. (b) residents within 1-2 mile radius this group in general will visit one time per month, and finally (c) the transient group is the day time traffic of 5,800 coming from Rout 83 off of Spruce Ave. past our store, and the west bound traffic on Irving Pk. Rd. 18,800 of this we will get a percentage of the traffic as our daytime customer.

According to the leading industrial real estate brokers in the O'Hare industrial office/warehouse submarket (bounded by I-294 on the east, I-290 on the south, I-355/Route 53 on the west, and Touhy Avenue on the north) has nearly 100,000,000 square feet of industrial flex space and represents the largest contiguous industrial park in the United States.

Despite the development of new fueling stations in the Bensenville area, the expansion of the industrial park and the extension of the Elgin-O'Hare expressway continues to drive consumer demand for a quick convenient "Quick Mart" Fueling Station for daily commuters as well as the increasing local population needed to keep it all working.

PROJECT OVERVIEW

Since the site is located along two of the busiest travel routes in the Bensenville, Elk Grove Village and Wood Dale area, the Quick Mart will provide eight fast flow standard fueling lanes and two fast flow diesel lanes for cars and small trucks.

LG&F is also looking into setting up quick charge refueling for electric cars, we believe that this is the wave of the future for the daily local commuter and we would like to lead the way. Looking at the expanding market of electric cars and light truck we believe that it just a matter of time before they become main stream.

MARKET ANALYSIS

The reestablishment of this station along with the new and improved Quick Mart will serve the greater Bensenville O'Hare area for the next fifty years as it has for the past 60 years.

This location has long served as a combination auto repair/fueling station and most recently changed from auto repair to quick Mart fueling station given the many changes in both car technology and traffic demands this change was long overdue. It is because of our long history and willingness to expand and improve we humbly request that you approve our request for a special use permit to reestablish our business and continue our long history of serving the greater Bensenville area.

LG&F has projected sales of both Gas and convenient store sale see chart below. This at 1% sales tax would net +/- \$7,500.00 a year to the Village along with increased EAV with improved site. This is a win for everyone.

	Month												TOTAL
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Gallons sold	75,000	73,000	76,000	78,000	75,000	80,000	85,000	88,000	84,000	83,000	82,000	81,000	960,000
STORE SALES	50,000	50,000	55,000	60,000	60,000	63,000	70,000	72,000	70,000	68,000	66,000	60,000	744,000

STAFF REPORT

HEARING DATE: November 6, 2018
CASE #: 2018 – 12
PROPERTY: 1301 W Irving Park Rd
PROPERTY OWNER: Leonidas Bairaktaris and Kyriakos Giannoudakos
APPLICANT: Lincolnwood Gas & Food, Inc
SITE SIZE: 16,918 SF
BUILDING SIZE: 1,435 SF
PIN NUMBERS: 03-15-222-013; -019
ZONING: C – 2 Highway Commercial District
REQUEST: Conditional Use Permit, Service Station,
Municipal Code Section 10 – 7B – 3.

PUBLIC NOTICE:

1. A Legal Notice was published in the Bensenville Independent on Thursday October 18, 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 a Notice of Public Hearing sign on the property, visible from the public way on Friday October 19, 2018.
3. On Friday October 19, 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 fueling station at the long vacant property at the northwest corner of Irving Park Road and Spruce Avenue. The station will be rebranded as an Exxon with Quick Mart. Although not part of the original request, it appears they will need a stacking variance, as they don't meet the required two vehicle stacking positions per fueling pump. They were also required to submit building plans, as much of that work had been done with a proper approval. The plans you see are mostly already completed. Also of note, the State fire marshal required the property owner to remove existing underground tanks. There are currently no tanks, but the owner says he has new tanks ready to install should the project move forward.

SURROUNDING LAND USES:

	Zoning	Land Use	Comprehensive Plan	Jurisdiction
Site	C – 2	Vacant Commercial	Local Commercial	Village of Bensenville
North	RS – 5	Residential	Single Family Residential	Village of Bensenville
South	C – 2	Commercial	Local Commercial	Village of Bensenville
West	C – 2	Commercial	Local Commercial	Village of Bensenville
East	C – 2	Commercial	Local 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 type="checkbox"/>	Major Business/Corporate Center
<input checked="" type="checkbox"/>	Vibrant Major Corridors

Finance:

Account is paid up to date.

Police:

No police issues.

Engineering and Public Works:

No comments.

Community & Economic Development:

Economic Development:

- 1) Supportive of this conditional use permit for a fueling station use.
- 2) The site is already built out as a gas station, and as such will require minimal construction or rehabilitation.
- 3) The fueling station will create a number of jobs for community residents, as well as generate sales tax for the Village.

Fire Safety:

No comments at this time.

Building:

- 1) The site has five issued permits, dating back to 2014, that have not been completed.
 - a. #4009 Interior demolition applied for 1/2014
 - b. #4313 Building alteration applied for 6/2014
 - c. #4842 Exterior improvements applied for 1/2015
 - d. #4928 Signage applied for 3/2015
 - e. #7884 Tank removal applied for 2/2018
- 2) New building permits would be required and since none of the old permitted work was finalized, all work will have to meet current code requirements.

- 3) An Office of the State Fire Marshal (OSFM) permit will be required for the installation of the new tanks.

Planning:

- 1) The 2015 Comprehensive Plan indicates “Local Commercial” for this property.
- 2) There was a prior gas station on the property. It closed in 2014.
- 3) Since this station closed, there have been 5 fueling stations approved by Village Board:
- 4) There are 13 fueling stations in the Village currently, with one more approved recently.

ADDRESS	BUS NAME
1285 NORTH ELLIS STREET	ROAD READY
1156 SOUTH YORK ROAD	7- ELEVEN/ EXXON
550 NORTH IL RT 83 ROAD	B P CONNECT (BP PRODUCTS NORTH AMERICA)
600 NORTH IL RT 83 ROAD	BENSENVILLE SHELL
1225 WEST DEVON AVENUE	CITGO
600 WEST IRVING PARK ROAD	BP
647 SOUTH YORK ROAD	SUNNY PETROLEUM, INC. (MARATHON)
550 ILLINOIS ROUTE 83	BP/SUBWAY
601 NORTH IL RT 83 ROAD	THORNTONS INC, #314
1120 WEST IRVING PARK ROAD	SPEEDWAY #7412
101 WEST IRVING PARK ROAD	AMOCO
801 NORTH IL RT 83 ROAD	BRYN MAWR CITGO
1050 NORTH IL RT 83 ROAD	PILOT TRAVEL CENTER LLC
720 EAST GREEN STREET	AMERIFREIGHT*

- 5) Applicant is proposing 10 auto-fueling positions: eight regular fuel and two diesel.
- 6) Applicant submitted a stacking exhibit, which doesn’t show the required two stacking spots per fueling station. A variance for stacking requirements was not applied for.
- 7) The applicant is interested in installing electric vehicle charging stations.
- 8) From Village Code: The Village Board may require a traffic study to verify that the placement and spacing of curb cuts will not result in traffic conflicts with pedestrians and other motorists.
- 9) A full traffic study was not submitted.
- 10) Staff may want to close a curbcut.
- 11) The Spruce Avenue frontage does not have a sidewalk. Where the Site Plan has striping we should seek the removal of the pavement and have green space reintroduced to the Site.
- 12) The applicant submitted a project narrative with market overview.
 - a. They anticipate 960,000 gallons sold a year.
 - b. They anticipate the convenience store selling a total of \$744,000 a year.
- 13) The monument sign must include landscaping around the base.
- 14) The building and canopy are not built to the same standards as other recent approvals, including masonry on building and canopy columns.
- 15) Changes to the columns to include masonry and upgrades to the building should be considered.
- 16) Without the tanks in ground, is it possible to relocate/redesign pump islands to mitigate stacking variation?
- 17) Staff does not recommend a liquor license or video gaming to be allowed.

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: The area shall not see or have any significant increase in traffic as the existing site function and use as a gas station is not changing.

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 Conditional Use sought is for a Gas Station, the existing site is a Gas Station. The site shall not generate any greater noise than does exist, the building shall not add or reduce any light beyond what exists, the site shall not create any adverse environmental greater than is allowed.

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 use of the property shall fit harmoniously with the existing character, and should have no adverse impact on environmental quality, property values, or neighborhood character as this site sites bordered by similar commercial uses and has been in existence since 1956.

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: The conditional Use Permit sought will not have a need for any greater, or a disproportionate demand on any village services or facilities than that of the surrounding area.

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 prosed use at this location (gas Station) has existed and provided a service to the community and has been a public convenience for over 60 years, we are just requesting to continue the existing use, for many more years. I would also like to say that this location has been not only a good neighbor, it has also been an income producer in the way of sales tax for those same years, and will continue to generate revenue for the village for years to come.

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: In closing let that conditional use permit we seek is to continue a use that has existed since 1956, that a track record of some 60 years. This site is surrounded by a Car Wash, Auto Parts, Auto Repair, Storage lots, Tavern, Hot Dog stand, and a retail Strip Center. I would contend that it fits in well with its neighbors.

Additional History/Comment from Applicant:

If it had not been for a couple unfortunate circumstances and miscommunications my client the Tenant/Lessee and initiator of the application for conditional use would not be before you today, this station has existed for over 60 years, so we ask you now to grant the petitioners the conditional use they request so they may complete the remodel of the station, continue its use, and once again be a productive Business in the Village of Bensenville.

Staff Response to Approval Criteria:

It is stated repeatedly, and incorrectly, that the existing use will remain. The site is currently vacant with no use. While a past use was a fueling station, it is not correct to say that the existing site function and use as a gas station is not changing. The site is not an existing gas station.

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:

Staff recommends the Denial of the above Findings of Fact and therefore the Denial of the Conditional Use for Lincolnwood Gas & Food, Inc. If the CDC recommends approval staff suggests as a minimum the following conditions with the following conditions:

1. The Conditional Use Permit be granted solely to the Lincolnwood Gas & Food and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of the sale or lease of this property, the proprietors shall appear before a public meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and / or ownership to the new proprietor without amendment to the Conditional Use Permit, or if the CDC deems that the new proprietor contemplates a change in use which is inconsistent with the Conditional Use Permit, the new proprietor shall be required to petition for a new public hearing before the CDC for a new Conditional Use Permit;
2. New building permits are required to deal with 5 outstanding permits and all future permits;
3. All work will have to meet current Code requirements;

4. The Site Plan must be revised to include the closer of the curbcuts closest to the intersection and the sidewalk must be completed on the Spruce Avenue frontage;
5. Site must be redesigned to eliminate the need for the stacking variation;
6. Monument sign must include 3 feet of landscaping around the base;
7. No liquor license;
8. No video gaming;
9. Building and column/canopy upgrades required.

Respectfully Submitted,
Department of Community
& Economic Development

GENERAL NOTES

1. ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN CONSTRUCTION OF THE PROJECT INCLUDING ALL APPLICABLE STATE, CITY AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS AND BRING ANY DISCREPANCIES BETWEEN CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE ARCHITECT.
2. CONTRACTOR SHALL VERIFY ALL CONSTRUCTION INSTRUCTIONS REFERENCED IN THE CONTRACT DOCUMENTS SHALL BE THE LATEST EDITION.
3. DETAILS AND SELECTION OF THE DRAWINGS ARE SHOWN AT THE SPECIFIC LOCATIONS AND ARE INTENDED SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAIL NOTED TYPE* IMPLY ALL CONDITIONS TREATED EARLY MODIFICATIONS TO BE MADE BY CONTRACTOR TO ACCOMMODATE MINOR VARIATIONS.
4. ALL DRAWINGS SHALL BE FULLY COORDINATED BY CONTRACTOR TO VERIFY ALL DIMENSIONS, LOCATE DRESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, REGLETS, BOLT SETTINGS, AND SLEEVES ETC.
5. CONTRACTOR SHALL VERIFY AND PROVIDE ALL SERVICE ONES AND EXISTING SITE AREA FROM TIEGATION OR DAMAGE.
6. THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SAFETY AND CONSTRUCTION PROCEDURES, TECHNIQUES OR THE FAILURE OF THE BUILDER TO CARRY OUT THE WORK IN ACCORDANCE WITH DRAWINGS OR THE REQUIRED CODES.
7. CONTRACTOR SHALL OBTAIN ALL NECESSARY BUILDING PERMITS.
8. CONTRACTOR ERRORS AND OMISSIONS WHICH MAY OCCUR IN CONTRACT DOCUMENTS TO THE ATTENTION OF THE ARCHITECT IN WRITING, AND WRITTEN INSTRUCTION SHALL BE OBTAINED BEFORE PROCEEDING WITH THE WORK, THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENT OF WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION AND/OR FABRICATIONS OF THE WORK.
9. THE CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS AT THE JOB SITE SUFFICIENTLY IN ADVANCE OF WORK TO BE PERFORMED TO ASSURE THE PROGRESS OF THE WORK.
10. CONTRACTOR SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF ALL TRASH, DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOLING, PAINT, OVERSPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.
11. ALL MANUFACTURERS' PRINTED WARNINGS FOR HANDLING OF PRODUCTS MUST BE STRICTLY OBSERVED, THE WORDS "OR EQUAL" ARE TO BE ASSUMED WHENEVER A SPECIFIC MANUFACTURER IS NOTED. HOWEVER, ALL SUBSTITUTIONS MUST BE APPROVED BY THE CONSTRUCTION MANAGER.
12. THE CONTRACTOR SHALL MAKE NO STRUCTURAL CHANGES WITHOUT WRITTEN APPROVAL OF THE ARCHITECT/ENGINEER.

SPECIAL NOTES

THE ARCHITECT IS NOT SUPERVISING CONSTRUCTION OF THIS BUILDING. THEREFORE, THE USE OF THESE TRADESMAN BY THE OWNER OR ANY CONTRACTOR, SUB-CONTRACTOR, BUILDER, TRADESMAN OR WORKMAN SHALL CONSTITUTE A HOLD HARMLESS FOR ANY RESPONSIBILITY IN REGARD TO THE CONSTRUCTION MEANS, METHODS, TECHNIQUES.

SEQUENCE OR PROCEDURES AND FOR ANY SAFETY PRECAUTION OR PROGRAMS IN CONNECTION WITH THE WORK. FURTHER, THE ARCHITECT SHALL BE HELD HARMLESS FOR ANY RESPONSIBILITY IN REGARD TO ANY COSTS OR PROBLEMS ARISING FROM THE NEGLIGENCE OF THE CONTRACTOR, SUB-CONTRACTOR, BUILDER, TRADESMAN OR WORKMAN, OR FOR THEIR FAILURE TO COMPLY WITH THESE PLANS AND SPECIFICATIONS.

ALL CONTRACTORS, SUB-CONTRACTORS AND THEIR REPRESENTATIVES WORKING ON THIS PROJECT SHALL AT ALL TIMES PRIOR AND DURING THE COURSE OF THEIR ACTIVITY BE RESPONSIBLE FOR THE SAFETY OF THEIR EMPLOYEES AS WELL AS OTHERS AND IN CARE OF THEIR PROPERTY. EACH AS REPRESENTATIVES OF THEIR EMPLOYEES SHALL ASCERTAIN THAT THE CONDITIONS UNDER WHICH THEY WILL BE REQUIRED TO ACCOMPLISH THEIR WORK AS SAFE AND HEALTHY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS ON THE PROJECT SITE CONCERNING SAFETY AND FULL RESPONSIBILITY FOR ACCIDENTS AND/OR DAMAGE. IF NECESSARY TO RENDER THE JOB-SITE SAFE. IF THE WORK OF THE OTHER PARTIES IS UPON INSPECTION, FOUND AT ANY TIME TO BE UNSAFE, THE CONTRACTOR OR SUB-CONTRACTOR SHALL IMMEDIATELY STOP ALL WORK AND NOTIFY THE GENERAL CONTRACTOR, OWNER. THE BEGINNING OF WORK SHALL INDICATE ACKNOWLEDGEMENT AND ACCEPTANCE OF THESE REQUIREMENTS.



BUILDING CODES:

International Residential Code (2012)

International Fire Code (2012)

International Energy Conservation Code (2012) and State of Illinois Energy Code

National Electric Code (2011)

Illinois State Plumbing Code (2004)

International Mechanical Code (2012)

Drawing List		
Sheet Number	Sheet Name	Sheet Issue Date
1 C1	TITLE SHEET & SITE PLAN	10-11-2017
2 C2	MATERIAL SPECIFICATIONS	10-11-2017
3 A1	FIRST FLOOR PLAN & ELEVATIONS	10-11-2017
4 E-M1	ELECTRICAL & MECHANICAL PLANS	10-11-2017
Grand total: 4		

BUILDING DATA		
BUILDING CODE		
BUILDING CODE:	INTERNATIONAL BUILDING CODE, 2015 EDITION W/ AMENDMENTS	
PLUMBING CODE:	ILLINOIS PLUMBING CODE, 2014 EDITION	
HVAC CODE:	INTERNATIONAL MECHANICAL CODE, 2015 EDITION W/ AMENDMENTS	
ELECTRICAL CODE:	NATIONAL ELECTRIC CODE, 2014 EDITION W/ AMENDMENTS	
FUEL GAS CODE:	INTERNATIONAL FUEL GAS CODE, 2015 EDITION W/ AMENDMENTS	
ENERGY CODE:	ILLINOIS ENERGY CONSERVATION CODE, 2015 EDITION	
FIRE CODE:	INTERNATIONAL FIRE CODE, 2015 EDITION W/ AMENDMENTS	
VILLAGE/ CITY:	VILLAGE OF GREENSBURG CODE OF ORDINANCES	
BUILDING CODE INFORMATION		
	ORDINANCE	PROPOSED
CONSTRUCTION TYPE:	TYPE II B	TYPE II B

CODE COMPLIANCE		
OCCUPANCY		
OCCUPANCY CLASS:	M - MERCANTILE	
CONSTRUCTION CLASSIFICATION		
CONSTRUCTION TYPE:	FIRE RESISTANCE TYPE II B	
	STRUCTURAL FRAME	- 0 HRS
	BEARING WALLS	- 0 HRS
	NON-BEARING (EXTERIOR)	- 0 HRS
	NON-BEARING (INTERIOR)	- 0 HRS
	FLOOR CONSTRUCTION	- 0 HRS
	ROOF CONSTRUCTION	- 0 HRS
	COMMON WALLS (BEARING)	- 0 HRS
	WALLS BETWEEN RESIDENCE AND GARAGE	N/A
	CEILING BETWEEN RESIDENCE AND GARAGE	N/A
	DOOR BETWEEN RESIDENCE AND GARAGE	N/A

A. ALL WALL, FLOOR & CEILING FINISHES FLAME SPREAD RATINGS SHALL COMPLY WITH THE LOCAL FIRE PROTECTION CODES AND/OR LOCAL BUILDING CODES.

B. ALL MATERIALS USED FOR INTERIOR WALL AND CEILING FINISHES AND FOR INTERIOR TRIMS SHALL BE: CLASS 1 W/ A FLAME SPREAD RATING OF 0 TO 25 AND SMOKED DEVELOPED RATINGS OF 200 & LESS WHEN TESTED IN ACCORDANCE WITH ASTM E84.

C. ALL MATERIALS USED FOR INTERIOR WALL FINISHES SHALL BE: CLASS 1 W/ A CRITICAL RADIANT FLUX OF 0.45 WATTS PER SQUARE CENTIMETER OR HIGHER.

D. ALL ROOF COVERINGS SHALL BE CLASSIFIED IN ACCORDANCE WITH THEIR FIRE-RESISTANT PROPERTIES AS FOLLOW:

CLASS A ROOF COVERINGS EFFECTIVE AGAINST SEVERE FIRE EXPOSURE;

CLASS B ROOF COVERINGS EFFECTIVE AGAINST MODERATE FIRE EXPOSURE;

CLASS C ROOF COVERINGS EFFECTIVE AGAINST LIGHT FIRE EXPOSURE.

INCLUDING (1) BUILDINGS ON ONE-FAMILY OR TWO-FAMILY RESIDENTIAL USE (2) BUILDING OF ROOF FRAME CONSTRUCTION; (3) BUILDING LOCATED OUTSIDE OF THE FIRE LIMITS WHICH ON THE BASIS OF HEIGHT AND AREA COULD BE OF WOOD FRAME CONSTRUCTION UNDER THIS CODE.

D. PROVIDE MATERIALS AND FINISHES OR APPROVED SUBSTITUTE. (ABBREVIATIONS WITHIN THE SCHEDULE DESIGNATE MATERIAL & COLOR. REFER TO FINISH LEGEND WITHIN & FINISH SPECIFICATIONS)

CONTRACTOR TO CHECK/PROVIDE THE FOLLOWING ITEMS:

1. ALL JOINTS AND PENETRATIONS ARE CALKED, GASKETED OR COVERED WITH A MOISTURE VAPOR PERMEABLE WEATHERING MATERIAL. MUST BE INSTALLED IN ACCORDANCE TO MANUFACTURERS SPECIFICATIONS.
2. WINDOWS AND DOORS CERTIFIED AS MEETING LEAKAGE REQUIREMENTS
3. CONFIRM U-VALUES AND UFACTOR VALUES AND UFACTOR REQUIREMENTS
4. OTHER COMPONENTS HAVE SUPPORTING DOCUMENTATION FOR PROPOSED U-FACTORS
5. INSULATION INSTALLED ACCORDING TO MANUFACTURERS INSTRUCTIONS. IN SUBSTANTIAL PARTS OF THE BUILDING ENVELOPE, INSULATION MUST BE INSTALLED TO ACHIEVE THE RATED R-VALUE WITHOUT COMPROMISING THE INSULATION
6. BUILDING DOORS EQUIPPED WITH CLOSING DEVICES
7. VAPOR RETARDER INSTALLED

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL
KNOWLEDGE AND BELIEF THAT THE WORK TO BE PERFORMED
SHOWN IN THESE DRAWINGS COMPLY WITH THE REQUIREMENTS
OF INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2015

EXPIRATION DATE: 11/30/2018

DATE: 10.11.17

I HEREBY CERTIFY THAT THESE PLANS WERE
PREPARED UNDER MY DIRECT SUPERVISION
AND TO THE BEST OF MY PROFESSIONAL
KNOWLEDGE THEY CONFORM TO THE
ALL LOCAL BUILDING AND ZONING ORDINANCES.


EXPIRATION DATE: 11/30/2018

DATE: 10.11.17



Revision Schedule		
Revision Number	Revision Date	Issued by

<p>The above drawings and specifications, and ideas, Design and arrangements represented thereby are and shall remain the property of the Architect and no part thereof shall be copied, disclosed to others or in the connection with any other project without the written consent of the Architect.</p> <p>Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these representations.</p> <p>Contractors shall verify and be responsible for all dimensions and conditions on the job site and this office must be notified of any variations and conditions on the job site and this office must be notified of any variations and conditions on the job site and this office must be notified of any variations and conditions on the job site.</p> <p>Shop details must be submitted to the office for review and proceeding.</p> <p style="text-align: right;">2015 CHRIS WINOGRADZKI ARCHITECTS, LTD</p>	<p style="text-align: center;">BUILDING RENOVATION FOR:</p> <p style="text-align: center;">LINCOLNWOOD GAS AND FOOD, INC</p> <p style="text-align: center;">1301 W. IRVING PARK ROAD, BENSENVILLE, IL 60106</p>
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<p style="text-align: center;">TITLE SHEET & SITE PLAN</p>	<div style="text-align: center;">  <p>CHRIS WINOGRADZKI ARCHITECTS, LTD</p> <p>115 Oakwood Ave., Des Plaines, IL 60016 phone: 847-598-4114 fax: 847-219-3983 email: cwin@cwarch.com</p> </div>
Date:	10-11-2017
Scale:	As indicated
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Check:	C.W.
Job:	217030
Sheet:	1 C1

of
4

GENERAL NOTES:

1. THESE DRAWINGS AND SPECIFICATIONS INCLUDING DESIGNS AND IDEAS REPRESENTED THEREON ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT EXCEPT THOSE FOR WHICH THEY HAVE BEEN DEVELOPED AND PREPARED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

2. THE LATEST EDITION OF THE AMERICAN INSTITUTE OF ARCHITECTS "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" ARE HERESY MADE II PART OF THESE DRAWINGS AND SPECIFICATIONS, AS WELL AS THE CONTRACT FOR CONSTRUCTION BY REFERENCE AND THEY SHALL LEGALLY ENFORCEABLE TO THE SAME DEGREE AND EXTEND AS IF THEY WERE REPRODUCED HEREON.

3. GENERAL CONTRACTOR/CONSTRUCTION MANAGER AND EACH SUBCONTRACTOR SHALL:

A. VISIT THE SITE, TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE SUBMITTING BIDS/PRICING AND REPORT TO THE ARCHITECT ANY DISCREPANCIES OR CONDITIONS WHICH MAY INTERFERE WITH THE EXECUTION OF THE DEPICTED WORK. EXTRAS WILL NOT ALLOWED FOR UNREPORTED DISCREPANCIES OR CONDITIONS.

B. COMPLY WITH ALL LOCAL, STATE, AND NATIONAL CODES AND ORDINANCES COVERING THE WORK

C. COMPLY WITH ALL RULES AND REGULATIONS OF THE OWNER AND/OR BUILDING MANAGEMENT REGARDING SITE ACCESS, DISPOSAL CONTAINER LOCATION, SECURITY, ELEVATOR USE, ETC. AND PAY ASSOCIATES FEES.

D. PROVIDE ALL MATERIALS AND LABOR WHETHER STATED OR IMPLIED TO COMPLETE THE WORK AS DESCRIBED ON THESE DRAWINGS AND SPECIFICATIONS.

E. PERFORM ALL WORK IN A NEAT AND PROFESSIONAL MANNER TAKING CARE NOT TO DAMAGE OR WEAKEN BUILDING SYSTEM OR COMPONENTS BEING MAINTAIN.

F. IMMEDIATELY REPAIR ALL DAMAGE TO BUILDING SYSTEMS OR COMPONENTS BEING MAINTAINED AT NO COST TO THE OWNER.

G. GUARANTEE ALL WORK FOR ONE (1) YEAR AFTER SUBSTANTIAL COMPLETION OF ALL WORK

FINISH NOTES:

1. ALL WALL AND CEILING MATERIALS SHALL BE NO LESS RESISTANT TO FLAME SPREAD THAN CLASS 1-; FLAME SPREAD RATING OF 25 TO 75 AND SMOKE DEVELOPED 450.

2. PAINTING CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL PREPARATION OF ALL SURFACES AS REQUIRED FOR APPLICATION OF NEW FINISHES, EXCLUDING THE FLOOR.

3. FLOOR COVERING CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL PREPARATION OF ALL SURFACES AS REQUIRED FOR INSTALLATION OF NEW BASE AND FLOOR COVERING.

4. ALL WALL AND COLUMN SURFACES EXCEPT AS NOTED OTHERWISE SHALL BE PAINTED WITH A SUITABLE PRIMER AND TWO COATS FLAT LATEX PAINT. REFER TO FINISH SCHEDULE FOR EXACT COLOR(S).

5. ALL WALL AND COLUMN SURFACES SCHEDULED TO RECEIVE WALL COVERINGS SHALL FIRST BE PAINTED WITH ONE COAT OF AN APPROPRIATE PRIMER. ALL SURFACES SHALL BE DRY, CLEAN AND FREE OF BUMPS AND DEPRESSIONS PRIOR TO INSTALLATION.

6. ALL CLOSET SHELVING AND MISCELLANEOUS ITEMS AS DETERMINED SHALL BE PAINTED TO MATCH COLOR SELECTED FOR FINISH OF ADJACENT WALLS.

7. ALL WALLS AND COLUMNS SHALL RECEIVE BASEBOARD - SEE FINISH FLOOR PLANS FOR FURTHER SPECIFICATION. VINYL BASE SHALL BE STRAIGHT IN AREAS TO BE CARPETED AND COVED IN AREAS TO BE TILED.

8. CARPET CONTRACTOR SHALL INSTALL CARPET AS INDICATED ON THE CONSTRUCTION PLAN. DIRECT GLUE DOWN INSTALLATION SHALL BE USED UNLESS NOTED OTHERWISE. REFER TO FINISH SCHEDULE FOR EXACT SPECIFICATION.

9. VINYL COMPOSITE TILE (VCT) SHALL BE INSTALLED AS INDICATED ON THE CONSTRUCTION PLAN. CONSTRUCTION MANAGER TO CONTACT OWNER FOLLOWING INSTALLATION SO ARRANGEMENTS CAN BE MADE TO SEAL AND WAX IT. APPROPRIATE TRANSITION STRIPS SHALL BE INSTALLED AT CHANGE OF FLOOR FINISH LOCATIONS. REFER TO FINISH SCHEDULE FOR EXACT SPECIFICATIONS.

MILLWORK NOTES:

1. ALL MILLWORK SHALL COMPLY WITH THE APPROPRIATE SPECIFICATIONS OF THE "ARCHITECTURAL QUALITY STANDARDS ILLUSTRATED" OF THE ARCHITECTURAL WOODWORK INSTITUTE (AWI) FOR "CUSTOM" GRADE MILLWORK.

2. MILLWORK CONTRACTOR SHALL VERIFY ALL DIMENSIONS AFFECTING HIS WORK IN THE FIELD PRIOR TO FABRICATION.

3. MILLWORK CONTRACTOR SHALL FURNISH AND INSTALL ALL INDICATED CABINETS, COUNTERTOPS, HARDWARE AND REQUIRED IN WALL BLOCKING WHERE REQUIRED.

4. ALL WOOD BLOCKING AND FRAMING SHALL BE FIRE RETARDANT TREATED.

5. ALL COUNTER AND VANITY TOPS SHALL BE 3/4" THICK WITH 1-1/2" THICK FASCIA. HIGH DENSITY PARTICLE BOARD SHIMMED AND SECURED TO UNDERCOUNTER CABINETS AND/OR CLEATED TO WALLS AND SEALED TO SAME WITH CLEAR SILICON CAULK.

6. ALL CABINETS SHALL HAVE 3/4" THICK FLUSH OVERHANG TYPE DOORS.

7. CABINET WALLS AND ALL FACE, FILLER AND BACKUP PANELS SHALL BE 3/4" THICK.

8. CABINET HARDWARE SHALL INCLUDE ACCURIDE FULL EXTENSION DRAWER SLIDES, STANLEY SELF CLOSING CONCEALED DOOR HINGES, AND STANLEY "U" PULLS WITH FINISH TO MATCH THAT OF THE DOOR HARDWARE. FOLLOWING INSTALLATION, ALL DOORS SHALL BE PROPERLY ADJUSTED AND ALL HARDWARE CHECKED FOR PROPER OPERATION.

9. ALL CABINET SHELVES SHALL BE ADJUSTABLE ON RECESSED PILASTER STANDARDS AND CLIPS.

10. CLOSET SHELVES SHALL BE 3/4" THICK HIGH DENSITY PAINT GRADE PARTICLE BOARD WITH A 1/4" HARDWOOD EDGE HUNG ON CONTINUOUS WALL CLEATS AND PAINTED TO MATCH ADJACENT WALL SURFACE.

REFLECTED CEILING NOTES:

1. MECHANICAL AND ELECTRICAL CONTRACTORS SHALL VERIFY CONDITIONS IN THE FIELD AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FROM WHAT IS REPRESENTED.

2. MECHANICAL CONTRACTOR SHALL LOCATE AND SIZE ALL OUTLETS AND RETURNS, DETERMINE DUCT-RK LAYOUT, THERMOSTAT LOCATIONS AND OTHERWISE DESIGN THE HVAC SYSTEM AND PREPARE ANY REQUIRED DOCUMENTS. THE ENTIRE HVAC SYSTEM SHALL CONFORM TO ALL APPLICABLE CODES.

3. ACOUSTICAL CEILING SHALL BE BUILDING STANDARD AMSTRONG OR EQUAL 2 x 4' LAYIN GRID SUSPENSION SYSTEM. TILES SHALL BE KERFERD AT ALL INTERIOR PARTITION AS DETAIL.

4. LIGHT FIXTURES SHALL BE AS SPECIFIED ON THE LIGHT FIXTURE SCHEDULE. REFER TO REFLECTED CEILING PLAN FOR TYPE OF MOUNTING (I.E. DRYWALL CEILING, LAYIN, ETC.).

5. EXIT SIGNS SHALL BE LOCATED AS SHOWN ON EMERGENCY EXIT PLAN - SEE SCHEDULE FOR EXACT SPECIFICATIONS.

6. ALL EXIT SIGNS, DOWNLIGHTS, SPEAKERS, ETC. LOCATED IN THE CEILING SHALL BE INSTALLED IN THE CENTER OF THE CEILING TILE INDICATED UNLESS DIMENSIONED OTHERWISE.

7. ALL SUPPLY OR EXHAUST DIFFUSERS SHOWN ON THE REFLECTED CEILING PLAN ARE FOR LOCATION ONLY. MECHANICAL CONTRACTOR SHALL MAKE FINAL DETERMINATIONS.

8. ALL SWITCHES SHALL BE MOUNTED VERTICALLY AT THE BUILDING STANDARD HEIGHT.

POWER AND TELEPHONE NOTES:

1. ELECTRICAL CONTRACTOR SHALL VERIFY CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FROM WHAT IS INDICATED.

2. ALL ELECTRICAL WORK SHALL COMPLY WITH ALL APPLICABLE CODES.

3. DIMENSIONS LOCATING OUTLETS ARE TO THE CENTERLINES OF THE DEVICES.

4. WHERE FLOOR OUTLETS ARE GRAPHICALLY SHOWN ADJACENT TO A WALL, THEY SHALL BE WITHIN SIX INCHES OF THE WALL.

5. ALL FLOOR OUTLETS SHALL BE PIPED THROUGH THE CEILING OF THE SPACE BELOW TO THE DETERMINED LOCATION UNLESS CHANNELING OF THE FLOOR IS DETERMINED TO BE A BETTER AND LESS EXPENSIVE OPTION. ELECTRICAL CONTRACTOR TO INCLUDE IN HIS PRICE WHATEVER CHANNELING OR SCAFFOLDING IS NECESSARY TO DO THE WORK.

6. ALL WALL OUTLETS SHALL BE MOUNTED HORIZONTALLY TWELVE INCHES ABOVE THE FINISHED FLOOR UNLESS OTHERWISE NOTED.

7. ELECTRICAL CONTRACTOR SHALL PROVIDE A CONDUIT STUB (SIZE TO BE DETERMINED) FROM THE CEILING AT THE LOCATION OF THE TELEPHONE PANEL.

8. ALL REQUIREMENTS FOR SPECIAL POWER AND/OR DEVICES AS INDICATED IN DRAWINGS OR OTHERWISE NOTED SHALL BE VERIFIED BY THE ELECTRICAL CONTRACTOR PRIOR TO SUBMITTING PRICE.

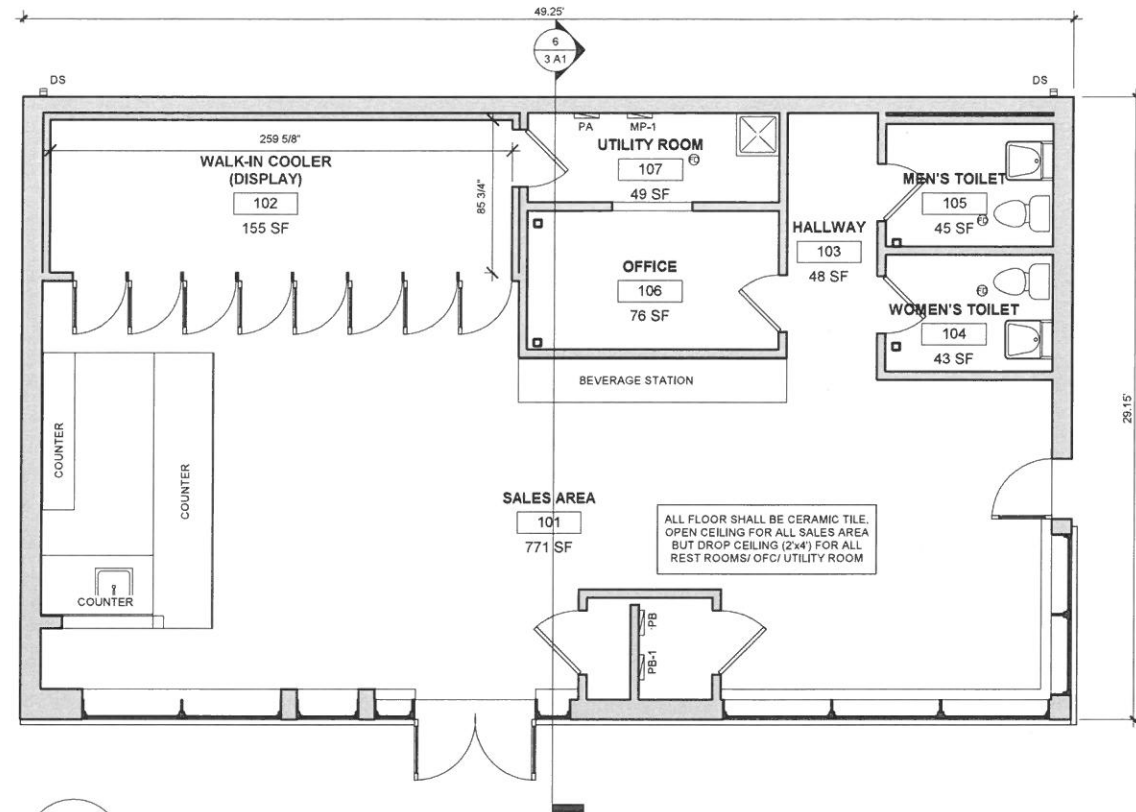
9. ALL WALL ELECTRICAL AND TELEPHONE OUTLET COVERPLATES SHALL BE LEVITON OR EQUAL, WITH WHITE FINISH.



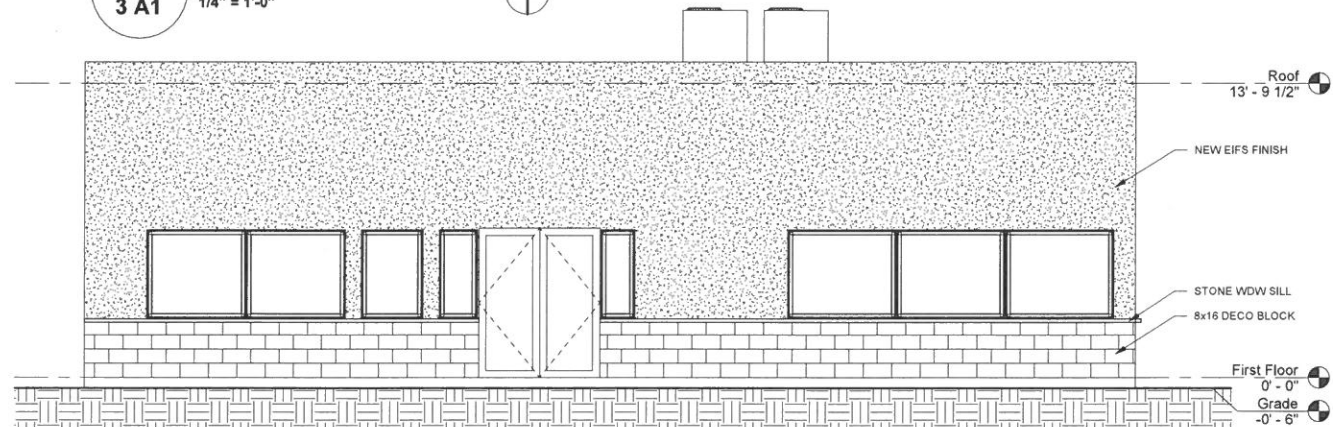
Revision Schedule		
Revision Number	Revision Date	Issued by
The above drawings and specifications, and ideas, design and arrangements represented thereby are and shall remain the property of the Architect and no part thereof shall be copied, disclosed to others or used in the connection with any work or project other than the specific project for which they have been prepared without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written annotations on these drawings shall have precedence over scaled dimensions and shall be used in the construction of the project. All work shall be done in accordance with the conditions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding. 2015 CHRIS WINOGRADZKI ARCHITECTS, LTD		

MATERIAL SPECIFICATIONS	BUILDING RENOVATION FOR:	LINCOLNWOOD GAS AND FOOD, INC 1301 W. IRVING PARK ROAD, BENSENVILLE, IL 60106
		CHRIS WINOGRADZKI ARCHITECTS, LTD 115 Oakwood Ave., Des Plaines, IL 60016 email: chris@cw-architects.com phone: 847-468-1114 fax: 847-218-3993

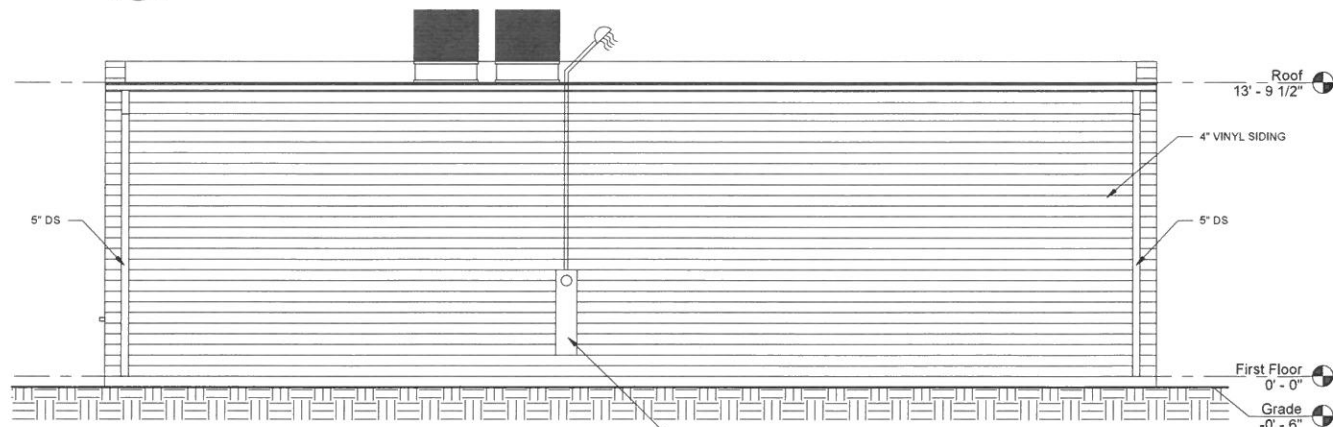
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Scale:	
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Check:	C.W.
Job:	217030
Sheet:	2 C2
of	4



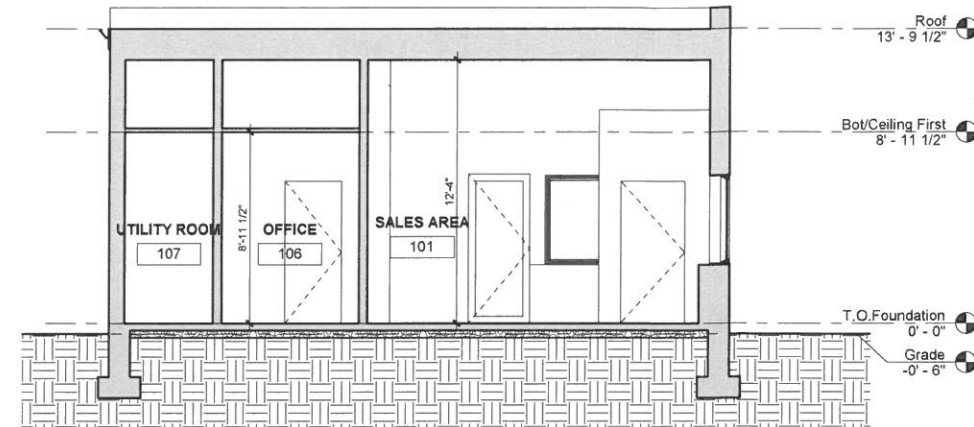
1 FIRST FLOOR PLAN
3 A1 1/4" = 1'-0"



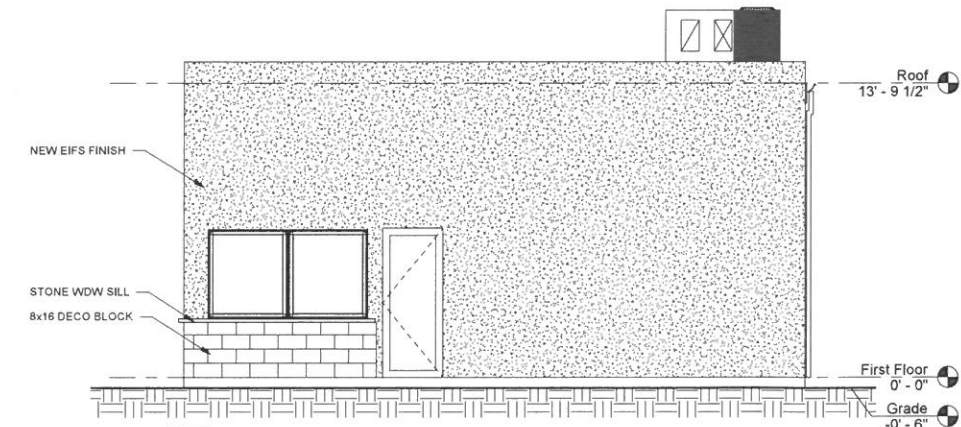
2 SOUTH ELEVATION
3 A1 1/4" = 1'-0"



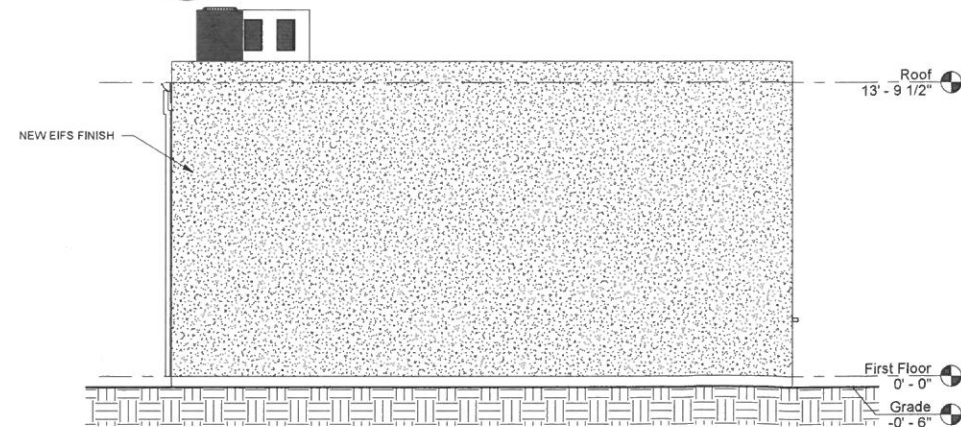
3 NORTH ELEVATION
3 A1 1/4" = 1'-0"



6 BUILDING SECTION 1
3 A1 1/4" = 1'-0"



4 EAST ELEVATION
3 A1 1/4" = 1'-0"



5 WEST ELEVATION
3 A1 1/4" = 1'-0"



BUILDING RENOVATION FOR:

LINCOLNWOOD GAS AND FOOD, INC
1301 W. IRVING PARK ROAD, BENSENVIEW, IL 60106

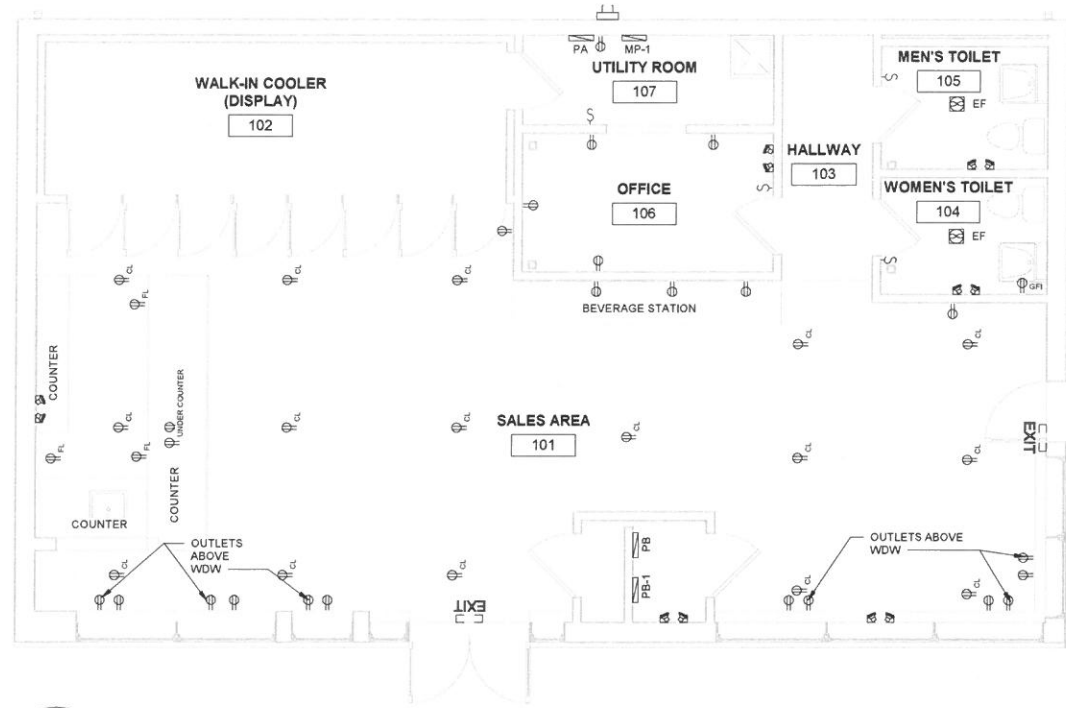
FIRST FLOOR PLAN & ELEVATIONS

CHRIS WINOGRADZKI ARCHITECTS, LTD
115 Oakwood Ave., Des Plaines, IL 60016
e-mail: chris@cw-architects.com
phone: 847-688-4114

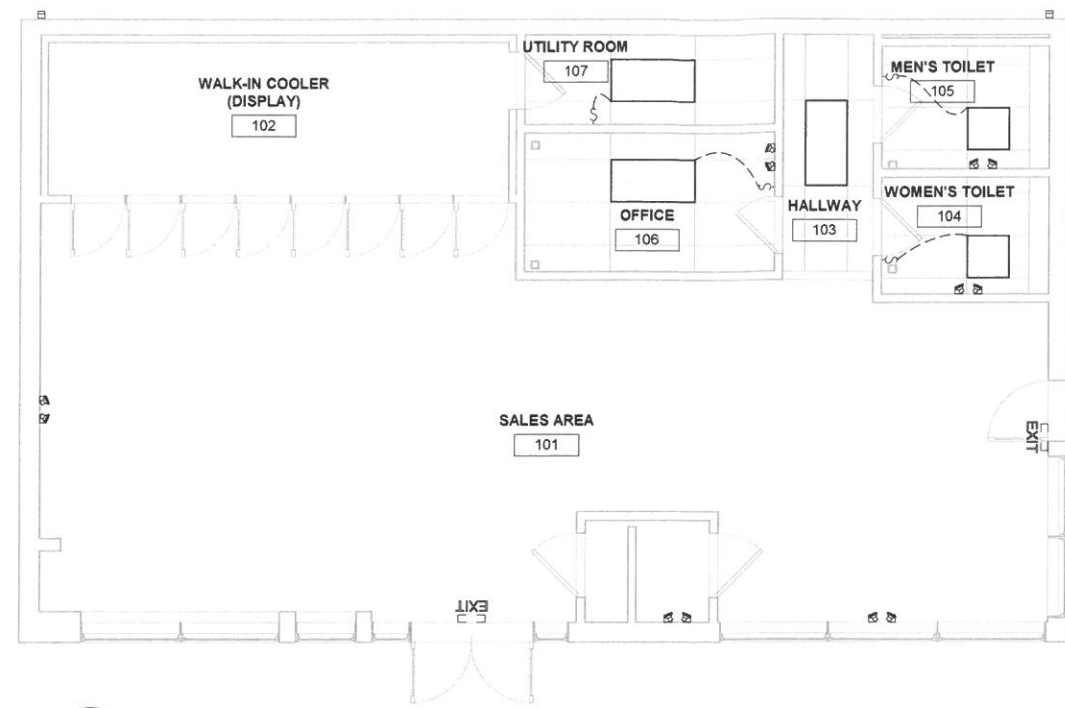
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Job:	217030
Sheet:	3 A1
of	4

Revision Schedule		
Revision Number	Revision Date	Issued by

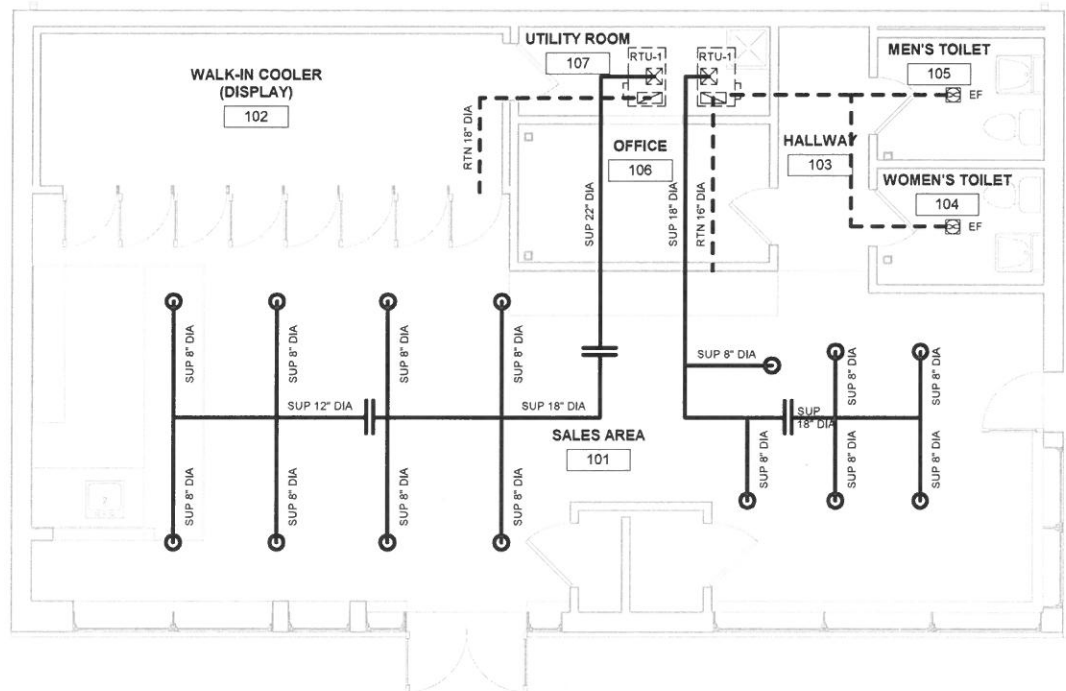
The above drawings and specifications, and ideas, Design and arrangements represented hereby are and shall remain the property of the Architect and no part thereof shall be copied, disclosed to others or used in the connection with any work or project other than the specific project for which they have been prepared without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. The Architect shall not be responsible for any errors or omissions from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding. 2015 CHRIS WINOGRADZKI ARCHITECTS, LTD



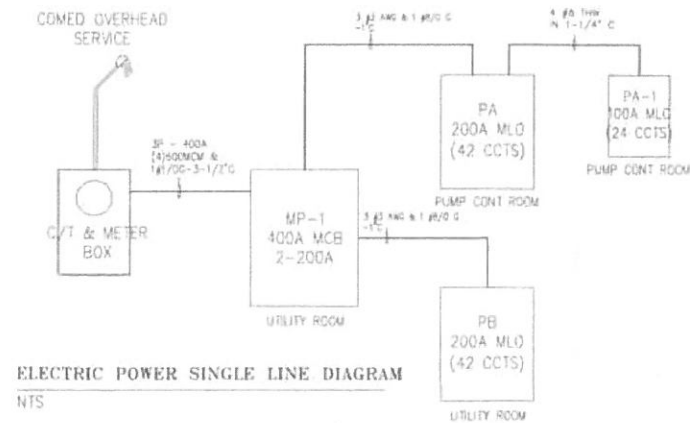
1 ELECTRICAL PLAN
4 E-M1 1/4" = 1'-0"



3 LIGHTING PLAN
4 E-M1 1/4" = 1'-0"



2 MECHANICAL PLAN
4 E-M1 1/4" = 1'-0"



ELECTRIC POWER SINGLE LINE DIAGRAM
NTS

ROOF TOP PACKAGED UNIT SCHEDULE																
UNIT NO.	LOCATION	MANUFACTURER	CAT. NO.	HTG. INPUT (MBH)	HTG. OUTPUT (MBH)	COOLING (MBH)	CFM	BLOWER MOTOR	BLOWER RPM	E.S.P. (IN W.C.)	FLUE SIZE (INCH)	W'T (LB)	ELEC. REQ'D (AMPS) MCA/MOCP	NO. OF COMP.	REFRIGERANT	REMARKS
RTU-1 (EXST)	ROOF	RHEEM	RKKA-A080CK13E	135	116	60	1600	208/230-3	1075	0.59"	N/A	573	27.3 / 35	1	R-22	W/PROGRAMMABLE THERMOSTAT & ECONOMIZER PKG.
RTU-2 (EXST)	ROOF	RHEEM	RKKA-A036CK13E	109	98	36	1200	208/230-3	1075	0.59"	N/A	436	20.8 / 30	1	R-22	W/PROGRAMMABLE THERMOSTAT & ECONOMIZER PKG.



BUILDING RENOVATION FOR:

LINCOLNWOOD GAS AND FOOD, INC
1301 W. IRVING PARK ROAD, BENSENVILLE, IL 60016

ELECTRICAL & MECHANICAL PLANS

CHRIS WINOGRADZKI ARCHITECTS, LTD
115 Oakwood Ave., Des Plaines, IL 60016
e-mail: christopher@cw-architects.com
phone: 847-688-4114 fax: 847-215-3993

Date: 10-11-2017
Scale: 1/4" = 1'-0"
Drawn: AGNES
Check: C.W.
Job: 217030
Sheet: 4 E-M1
of 4

Revision Schedule		
Revision Number	Revision Date	Issued by

The above drawings and specifications, and ideas, design and arrangements represented hereby are and shall remain the property of the Architect and no part thereof shall be copied, disclosed to others or used in the connection with any work or project other than the specific project for which they have been prepared without the written consent of the Architect. Any such use without the written consent of the Architect shall constitute a breach of the contract and the Architect shall be entitled to sue for damages and costs of litigation. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these drawings or specifications. Written dimensions on these drawings shall have precedence over scaled dimensions. No alterations or changes shall be made to these drawings or specifications without the written consent of the Architect. Shop details must be submitted to this office for approval before proceeding. 2015 CHRIS WINOGRADZKI ARCHITECTS, LTD



Jas. D. Ahern Signs SIGN COMPANY

Design • Fabrication • Installation • Maintenance

3257 S Harding Ave. Chicago, IL.
tel 773-254-0717 fax 773-254-1403
email ahernsigns@att.net
www.ahernsigns.com

PROJECT:

1301 W. Irving Park
(gas station)

CUSTOMER APPROVAL:

DATE 12.21.2017

AUTHORIZED SIGNATURE

REPRESENTATIVE

DRAWN BY

DATE

SCALE

SHEET NO. 1 of 1

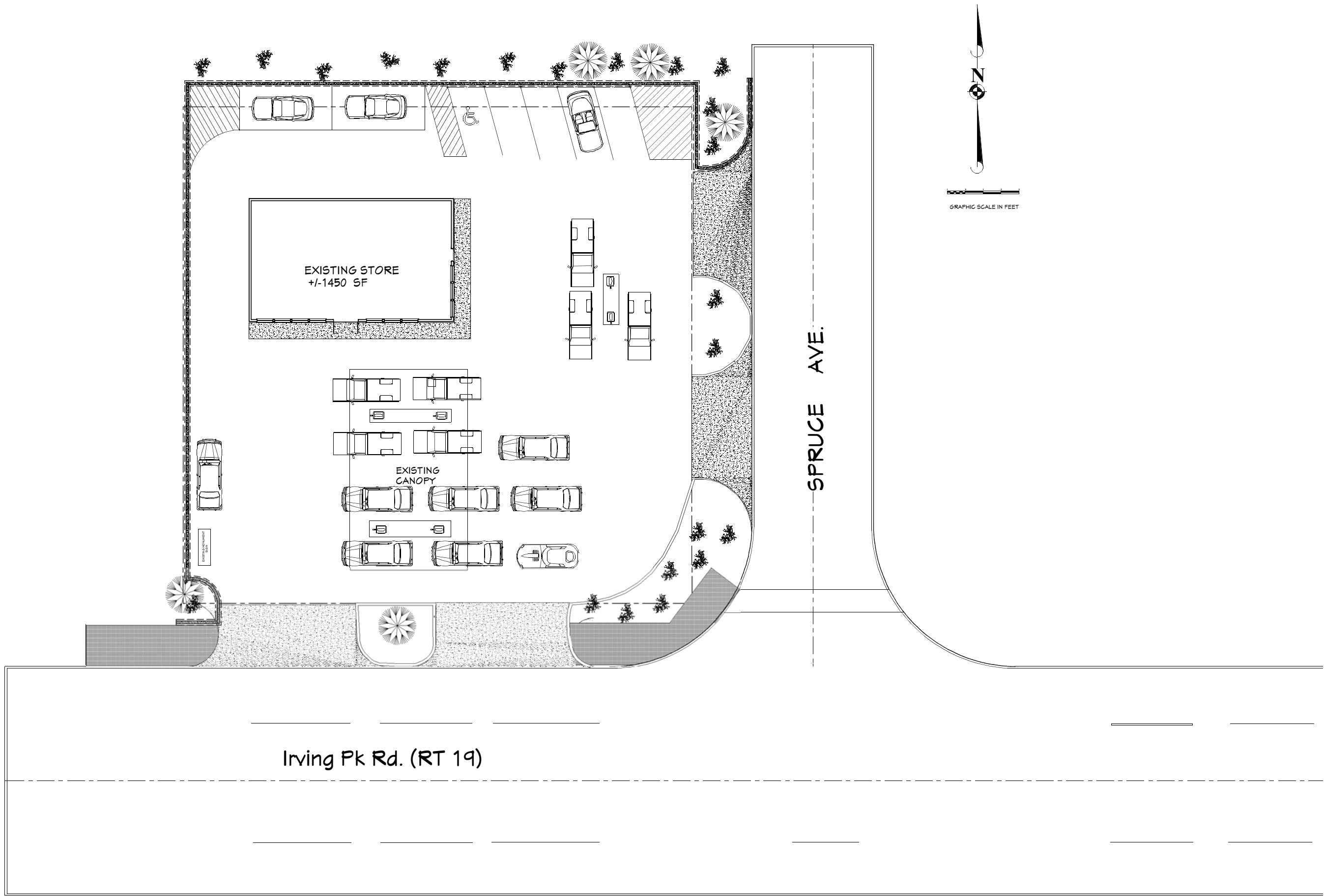
WORK ORDER

FILE NAME

REVISIONS:

- 4.08.13
-
-
-
-
-
-
-

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



REVISION TABLE		
NUMBER	DATE	REVISION BY DESCRIPTION

STACKING EXHIBIT

LINCOLNWOOD GAS & FOOD, INC.
1301 W. Irving Pk. Rd.
Bensenville Illinois 60106

DRAWINGS PROVIDED BY:
Woods Design Group
246 Dalewood Ave.
Wood Dale, IL 60191
630-936-5163
all rights reserved

DATE:
6/13/2018

SCALE:
As Noted

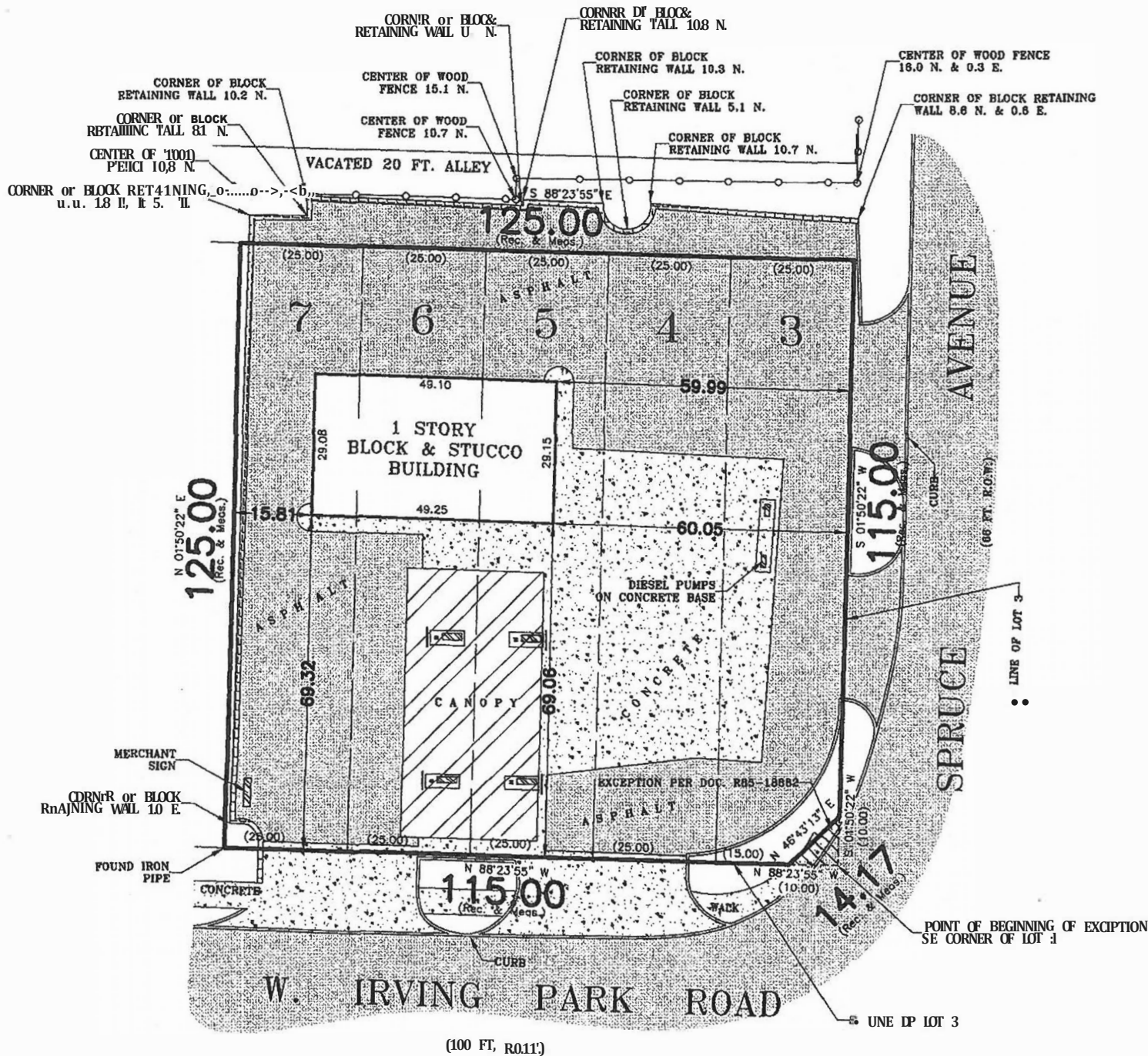
SHEET:
EX-1

of

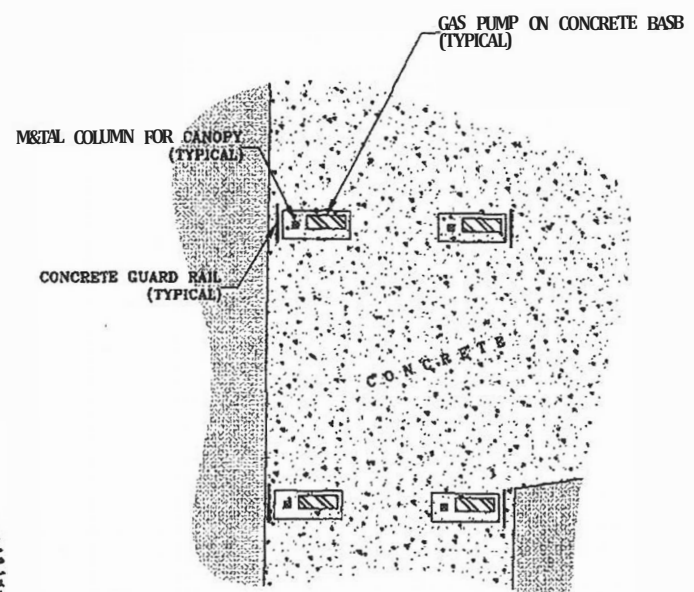
ADDRESS: 1301 1/2 IRVING PARK ROAD, BENSENVILLE, ILLINOIS



SCALE: 1"=30'



- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS AS THE NORTH ARROW INDICATES, AND IS SHOWN TO INDICATE THE ANGULAR RELATIONSHIP OF THE BOUNDARY LINES.
- 4) MONUMENTS, IF SET, DURING THIS SURVEY, REPRESENT THE TRUE CORNERS OF THIS DESCRIPTION AS SURVEYED.
- 5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.



PUMP DETAIL
(NOT TO SCALE)

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

SURVEY ORDERED BY: EFFECTIVE DESIGN CONSULTING, L.L.C.

1. MICHAEL J. LOPEZ, AS AN EMPLOYEE OF PREFERRED SURVEY INC., DO HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR NOT IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FBET AND DBCMAL PARTS THEREOF AND ARE CORRBCTBD TO A TEMPERATURE OF 68 DEGREES FARRENRRIT.

GIVEN UNDER MY HAND AND SEAL THIS
20TH DAY OF MARCH A.D. 2014

MY LICENSE EXPIRES ON 11/30/14

P.S.I. NO. 14103298



PREFERRED SURVEY, INC.

2846 • 2DTH STREET, BRIDGMAN, IL. 80456

Phone 708-468-7711 / Fax 708-458-7866

www.psleurvey.com

field Work Completed	03 / 19 / 14	no CREW	CD / CZ
Land Area Surveyed	15,574.6 Sq. Ft.	CAD	SR

TYPE:Public Hearing**SUBMITTED BY:**Kurtis R. Pozsgay**DEPARTMENT:**CED**DATE:**11.06.18**DESCRIPTION:**Consideration of a Conditional Use Permit to allow a Gunsmith shops at 1180 Industrial Drive.***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 Permit, Gunsmith shops, not including firing ranges,
Municipal Code Section 10 – 9B – 3.

SUMMARY:

1. The Petitioner is applying for a Conditional Use Permit to operate a Gunsmith Shop.
2. They are a machine shop that has a contract with the Federal government to produce the parts.
3. They will not operate a retail operation.
4. The FFL will be used in business-to-business transfers at the manufacturing level.

RECOMMENDATION:

Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Conditional Use Permit for Schmid Tool & Engineering with the following conditions:

1. The Conditional Use Permit be granted solely to the Schmid Tool & Engineering and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of the sale or lease of this property, the proprietors shall appear before a public meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and / or ownership to the new proprietor without amendment to the Conditional Use Permit, or if the CDC deems that the new proprietor contemplates a change in use which is inconsistent with the Conditional Use Permit, the new proprietor shall be required to petition for a new public hearing before the CDC for a new Conditional Use Permit;
2. No direct retail sales of completed firearms.

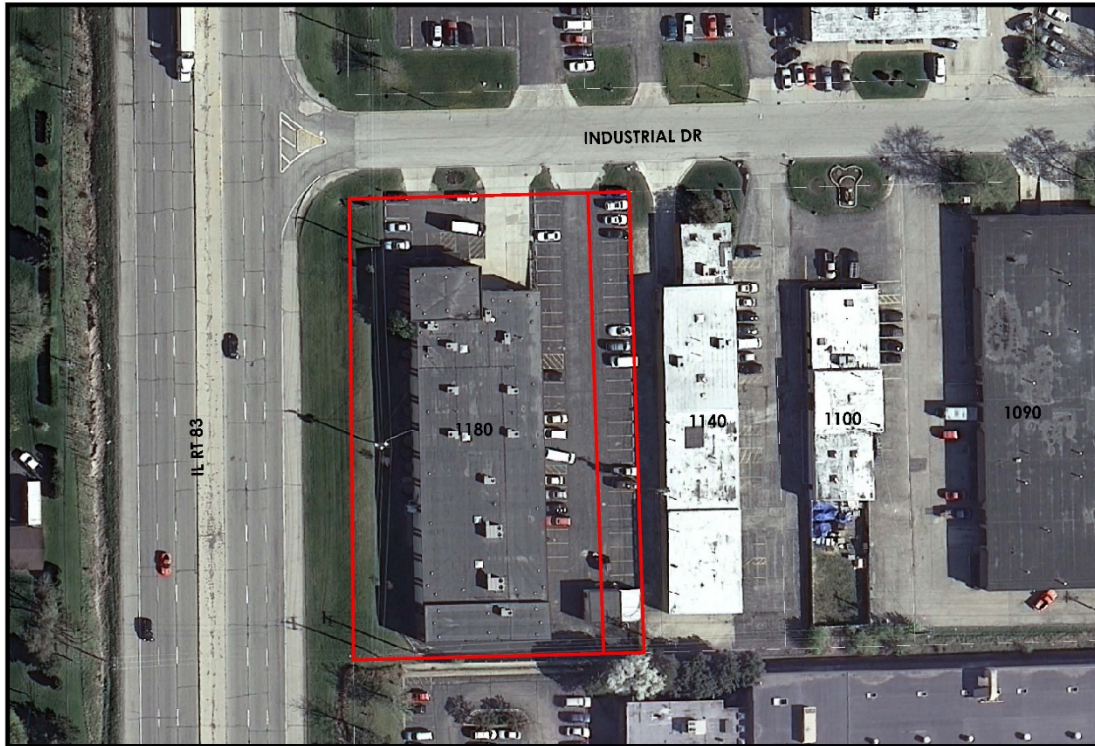
ATTACHMENTS:

Description	Upload Date	Type
Aerial & Zoning Maps	10/31/2018	Backup Material
Legal Notice	10/31/2018	Backup Material
Application	10/31/2018	Backup Material
Staff Report	10/31/2018	Executive Summary
Plat of Survey	10/31/2018	Backup Material



Village of Bensenville

1180 W Industrial Dr

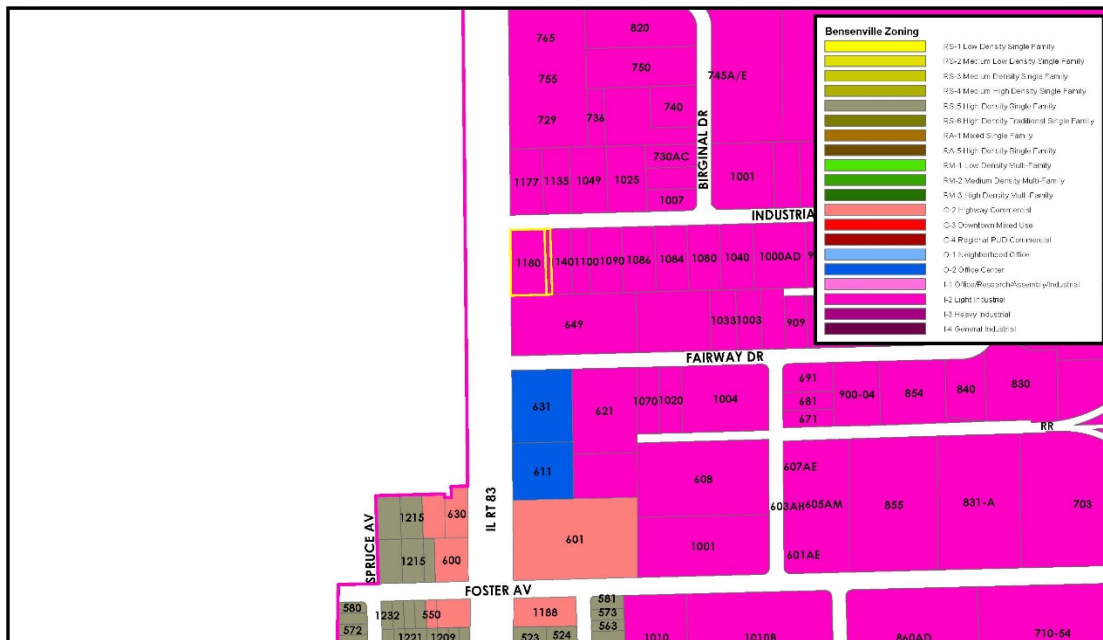


Date: 2/2/2018



Village of Bensenville

Zoning Map



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

NOTICE IS HEREBY GIVEN that on Tuesday, November 6, 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 – 22 to consider a request for:

Conditional Use Permit, Gunsmith shops, not including firing ranges,
Municipal Code Section 10 – 9B – 3.

at 1180 Industrial Drive 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 17 (EXCEPT THE EAST 200 FEET THEREOF) AND THE WEST 24 FEET OF THE EAST 200 FEET OF SAID LOT 17 IN O'HARE WEST INDUSTRIAL PLAZA, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 11, AND THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 26, 1971 AS DOCUMENT R71-16332 AND CERTIFICATE OF CORRECTION FILED FEBRUARY 21, 1973 AS DOCUMENT R73-9686, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 1180 Industrial Drive, Bensenville, IL 60106.

H & E Properties LLC of 930 N. Villa Ave, Villa Park, IL 60181 is the owner and Schmid Tool & Engineering Corp. of 930 N. Villa Ave, Villa Park, IL 60181 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 November 6, 2018 until 5:00 P.M.

Office of the Village Clerk
Village of Bensenville

**TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT
October 18, 2018**

For Office Use Only

Date of Submission: 9-28-18 MUNIS Account #: _____ CDC Case #: 2018-22

COMMUNITY DEVELOPMENT COMMISSION APPLICATION

Address: 1180 Industrial Dr

Property Index Number(s) (PIN): 03-11-102-034

A. PROPERTY OWNER:

Name: AGE Properties LLC Corporation (if applicable)
 Street: 930 N Villa Ave
 City: Villa Park State: IL Zip Code: 60181
 Contact Person: Heidi Schaefer Telephone Number & Email Address: 847-778-6054 hschaefer@schmidttool.com
Gric Schmid 847-778-3474 eschmidt@schmidttool.com

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

Property Owner Signature: [Signature] Date: 9-25-18

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: [Signature]
 Applicant Signature: [Signature] Date: 9-25-18

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)

See attached letter

D. PROJECT DATA:

1. General description of the site: Single story industrial mfg building
2. Acreage of the site: 1.2 acres Building Size (if applicable): 22,000 sq ft
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:	<u>I-2</u>	<u>Industrial</u>	<u>Bensenville</u>
North:	<u>I-2</u>	<u> </u>	<u> </u>
South:	<u>I-2</u>	<u> </u>	<u> </u>
East:	<u>I-2</u>	<u> </u>	<u> </u>
West:	<u>R-3</u>	<u>Residential</u>	<u>Addison</u>

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."

H & E Properties, LLC

930 N Villa Ave, Villa Park, IL 60181

Village Of Bensenville

Community Development Commission

Kurtis Pozsgay

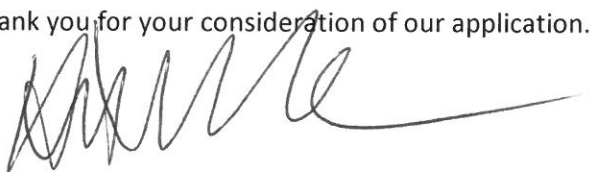
Bensenville, IL 60106

Dear Mr. Pozsgay,

This letter is written in support of our application for conditional use. We are seeking conditional use for our property at 1180 Industrial Dr. We are a manufacturing business in the defense, automotive and aerospace industry. We have been operational for a few months now in our new building in Bensenville. We are applying for a class 7 FFL (Federal Firearms License) as a manufacturer at this location. This is a federal requirement for us to manufacture and distribute certain firearms and firearm components. We do not and will not in the future operate a retail operation. This FFL will be used in business to business transfers on the manufacturing level.

Per the criteria for conditional use, we do not believe that this will have any adverse effect on the area pertaining to traffic, noise character etc. There will be no additional burden on public facilities, as we will continue to operate as we have been with just additional product lines in house.

Thank you for your consideration of our application.

A handwritten signature in black ink, appearing to read 'Heidi Schaefer', with a long horizontal flourish extending to the right.

Heidi Schaefer, Owner

H&E Properties LLC

STATE OF ILLINOIS

COUNTY OF DUPAGE AND COOK

)
)SS.
)




AFFIDAVIT OF OWNERSHIP

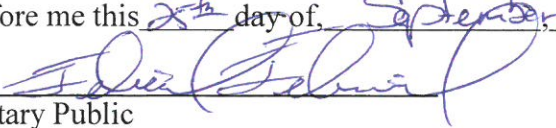
I Heidi Schaefer the undersigned Affiant, being first duly sworn,
on oath states:

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 25th day of, September.



Signature

SUBSCRIBED and SWORN to
before me this 25th day of, September 2018.


Notary Public

STAFF REPORT

HEARING DATE: November 6, 2018
CASE #: 2018 – 22
PROPERTY: 1180 Industrial Drive
PROPERTY OWNERS: H & E Properties LLC
APPLICANT: Schmid Tool & Engineering
SITE SIZE: 47,045 SF
BUILDING SIZE: 22,000 SF
PIN NUMBER: 03-11-102-033
ZONING: I – 2 Light Industrial
REQUEST: Conditional Use Permit, Gunsmith shops, not including firing ranges, Municipal Code Section 10 – 9B – 3

PUBLIC NOTICE:

1. A Legal Notice was published in the Bensenville Independent on Thursday October 18, 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 October 19, 2018.
3. On October 19, 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 Gunsmith Shop. They are a machine shop that has a contract with the Federal government to produce the parts. They will not operate a retail operation. The FFL will be used in business-to-business transfers at the manufacturing level.

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	R – 3	Single Family	Single Family	Addison Township

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:

No issues.

Engineering and Public Works:

No comments.

Community & Economic Development:

Economic Development:

- 1) Economic development is generally supportive of the application for a Conditional Use Permit.
- 2) This certification will allow the business to secure additional contracts, leading to growth opportunity and as a result employment opportunities for Bensenville residents.

Code Compliance:

No comments at this time.

Building:

Permit(s) will be required for installation of any new equipment.

Planning:

- 1) Current zoning is I – 2 Light Industrial.
- 2) The property is part of the Northern Business District.
- 3) The Future Land Use map shows this property as Industrial.
- 4) Newer business in town operating in the defense, automotive and aerospace industry.
- 5) Applying for a class 7 Federal Firearms License as a manufacturer.
- 6) Do not intend to operate a retail store for direct sales.
- 7) Business to business transfers on the manufacturing level.

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.

- 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 expand our business.

- 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	

RECOMMENDATIONS:

Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Conditional Use Permit for Schmid Tool & Engineering with the following conditions:

1. The Conditional Use Permit be granted solely to the Schmid Tool & Engineering and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of the sale or lease of this property, the proprietors shall appear before a public meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and / or ownership to the new proprietor without amendment to the Conditional Use Permit, or if the CDC deems that the new proprietor contemplates a change in use which is inconsistent with the Conditional Use Permit, the new proprietor shall be required to petition for a new public hearing before the CDC for a new Conditional Use Permit;
2. No direct retail sales of completed firearms.

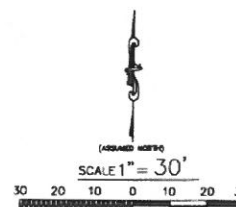
Respectfully Submitted,
Department of Community
& Economic Development

Associated Surveying Group, LLC

Illinois Prof. Design Firm No. 184-004973
P.O. Box 810 Bolingbrook, IL 60440
PH: 630-759-0205 FAX: 630-759-9291

"ALTA/NSPS LAND TITLE SURVEY"

LOT 17 (EXCEPT THE EAST 200 FEET THEREOF) AND THE WEST 24 FEET OF THE EAST 200 FEET OF SAID LOT 17 IN O'HARE WEST INDUSTRIAL PLAZA, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 11, AND THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 26, 1971 AS DOCUMENT R71-16332 AND CERTIFICATE OF CORRECTION FILED FEBRUARY 21, 1973 AS DOCUMENT R73-9686, IN DUPAGE COUNTY, ILLINOIS



BASIS OF BEARINGS

BASIS OF BEARINGS IS THE SOUTH LINE OF INDUSTRIAL DR.

AREA

58,819,248 SQ. FT.
1,328.25 ACRES

SURVEYOR'S NOTES

1. COMPARE THE LEGAL DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE; ALSO, COMPARE ALL FIELD MEASURED LOT CORNERS & BUILDING TIES WITH THIS PLAT BEFORE CONSTRUCTION AND REPORT ANY DIFFERENCE AT ONCE.
2. NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO DEPICTED ON THE RECORDED SUBDIVISION PLAT. REFER TO YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE FOR ADDITIONAL ENCUMBRANCES.
4. NO CERTIFICATION IS MADE AS TO THE LOCATIONS OF UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO, ELECTRIC, TELEPHONE, CABLE TV, GAS, WATER, SANITARY AND STORM SEWERS. ONLY ABOVE-GROUND VISIBLE FEATURES ARE SHOWN. OTHER UTILITIES MAY EXIST OF WHICH (SURVEYOR) HAS NO KNOWLEDGE.
5. ALL LOCATED UTILITIES WERE DONE BY SURFACE OBSERVATION. PLEASE CALL "JULIE" AT 1-800-892-0123 OR (CITY OF CHICAGO) "DIGGER" AT 1-312-744-7000 BEFORE STARTING ANY CONSTRUCTION FOR THE LOCATION OF ANY ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON.
6. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
7. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
8. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
9. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN OR STATED HEREON REFER TO YOUR DEED, TITLE POLICY, ORDINANCES, ETC.
10. COPIES OF THIS SURVEY WITH AN EMBOSSED SEAL SHALL BE DESIGNATED OFFICIAL COPIES. THE SURVEY WAS PREPARED ONLY FOR THE CLIENT AS STATED HEREON AND IS NON-TRANSFERABLE.
11. FLOOD ZONE CLASSIFICATION PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17043C0303H, MAP REVISED DATE 12/15/2004. THE PROPERTY SHOWN HEREON FALLS WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

NOTE: THE RECORD DOCUMENTS SHOWN ON THIS ALTA/NSPS SURVEY ARE THOSE DOCUMENTS DETERMINED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND SET FORTH IN THE TITLE ORDER NO.: 1784439 DATED AUGUST 11, 2017 AS AFFECTING THE PROPERTY DEPICTED ON THIS LAND TITLE SURVEY. BY NOTING SAID DOCUMENTS ON THIS SURVEY PLAT, ASSOCIATED SURVEYING GROUP, LLC, MAKES NO REPRESENTATION AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THE SURVEYED PROPERTY.

TO: SYLVIA MCCLAIN TRUST DATED 9/7/1995, H & E PROPERTIES, LLC, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND FIRST MIDWEST BANK.

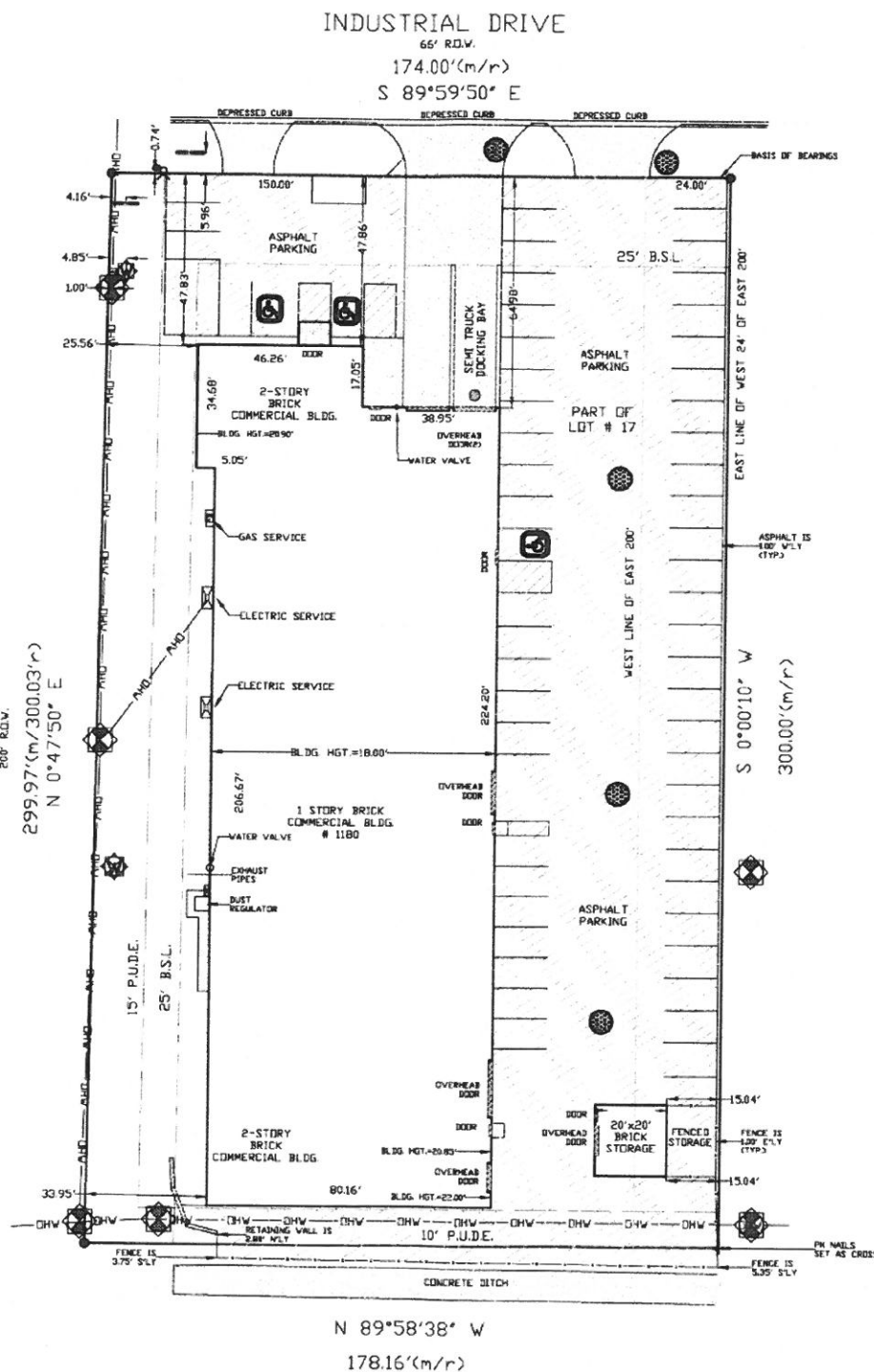
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 7a, 8 OF TABLE A THEREOF AND OBSERVED EVIDENCE OF UTILITIES. THE FIELD WORK WAS COMPLETED ON AUGUST 18, 2017.

DATE: SEPTEMBER 11, 2017

Michael G. Herwig
MICHAEL G. HERWIG, ILS NO. 35-2360
LICENSE EXPIRES: 11/30/18

ILLINOIS ROUTE 83

299.97' (m/300.03' r)
N 0°47'50" E



NOTES FROM SCHEDULE B		
PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NO. 1784439 EFFECTIVE DATE AUGUST 11, 2017 PROVIDED BY THE CLIENT		
EXCEPTION	AFFECTS PROPERTY	NOTE
1 DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS	YES	NOT PLOTTABLE
2 RIGHTS OR CLAIMS NOT RECORDED	YES	NOT PLOTTABLE
3 EASEMENTS NOT RECORDED	YES	NOT PLOTTABLE
4 ENCROACHMENTS, IF ANY	YES	IF ANY, PLOTTED
5 LIENS NOT RECORDED	YES	NOT PLOTTABLE
6 TAXES OR SPECIAL ASSESSMENTS NOT RECORDED	YES	NOT PLOTTABLE
7&8 TAXES	YES	NOT PLOTTABLE
9 LAND LIES WITHIN BOUNDARIES OF A SPECIAL SERVICE AREA 6 DOC. #R2011-102243 AND #R2010-182852	YES	NOT PLOTTABLE
10 MORTGAGE DOC. #R96-023794 ASSIGNMENT OF MORTGAGE DOC. #R98-023795	YES	NOT PLOTTABLE
11 MEMORANDUM OF COLLATERAL ASSIGNMENT AND REASSIGNMENT OF LEASE DOC. #R96-023766	YES	NOT PLOTTABLE
12&13 BUILDING SETBACK LINES DOC. #R71-16332	YES	PLOTTED
14&15 EASEMENT DOC. #R71-16332	YES	PLOTTED
16 TERMS, POWERS, PROVISIONS AND LIMITATIONS	YES	NOT PLOTTABLE
17 COMPANY SHOULD BE FURNISHED CERTIFICATION OF TRUST ETC.	YES	NOT PLOTTABLE
18 PROPOSED PURCHASER DOCUMENTS	YES	NOT PLOTTABLE
19 EXISTING UNRECORDED LEASES, IF ANY	YES	NOT PLOTTABLE
20 RIGHTS OF PARTIES IN POSSESSION	YES	NOT PLOTTABLE
21 ANY RECENT IMPROVEMENTS PLACED WITHIN LAST 6 MONTHS	YES	IF ANY, PLOTTED
22 ANY LIEN OR RIGHT TO A LIEN IN FAVOR OF THE PROPERTY MANAGER	YES	NOT PLOTTABLE
23 COMMERCIAL BROKER LIEN ACT	YES	NOT PLOTTABLE
24 STATE OF ILLINOIS LEGISLATION AMENDING TITLE INSURANCE ACT (215 ILCS 155/ ETAL.)	YES	NOT PLOTTABLE
25 NOTE: AMENDMENT TO TITLE INSURANCE ACT, 215 ILCS 155/25	YES	NOT PLOTTABLE
26 NOTE: ILLINOIS STATUTE 765 ILCS 7/170 (S.B.161)	YES	NOT PLOTTABLE
27 EXCEPTION #3 & 44 OF COMMITMENT MAY BE DELETED UPON REVIEW AND EXAMINATION	YES	NOT PLOTTABLE
28 EXCEPTION #5 OF COMMITMENT MAY BE DELETED IF COMPANY RECEIVES SATISFACTORY FINAL AFFIDAVITS	YES	NOT PLOTTABLE
29 EXCEPTION #6 OF COMMITMENT MAY BE DELETED AT TIME OF CLOSING ALL TAXES AND ASSESSMENTS ARE PAID	YES	NOT PLOTTABLE
30 NOTE: ALL ENDORSEMENT REQUESTS SHOULD BE MADE PRIOR TO CLOSING	YES	NOT PLOTTABLE

LEGEND:

ASPHALT WALL CONCRETE
WOOD/PVC BRICK ENCLOSED/COVERED

SET IRON PIPE + CROSS
PIPE REBAR/ROD - NOTCH
CHAIN LINK FENCE
WOOD FENCE
ALL OTHER FENCE TYPES
OVERHEAD WIRES

ABBREVIATIONS:
A = ARC LENGTH
R = RADIUS
CH = CHORD LENGTH
(r) = RECORD VALUE
(m) = MEASURED VALUE
B.S.L. = BUILDING SETBACK LINE
P.U.E. = PUBLIC UTILITY EASEMENT
P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT

SIGN
IRON PIPE
WATER VALVE
FIRE HYDRANT
GAS METER
UTILITY BOX
STORM DRAIN
MANHOLE
WATER VALVE
UTILITY POLE

Field Date AUGUST 18, 2017
Client SYLVIA MCCLAIN TRUST DATED 9/7/1995
Job No. 79331-17

TYPE:Public Hearing**SUBMITTED BY:**Kurtis R. Pozsgay**DEPARTMENT:**CED**DATE:**11.06.18**DESCRIPTION:**Consideration of Variances to allow Signage at 292 Devon Avenue.***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:

Variances, Signage Number Permitted and Maximum Sign Area,
Municipal Code Section 10 – 18 – 12.

SUMMARY:

1. The Petitioner is applying for Variances to install additional signage on their property.
2. They already have a main sign along Devon Avenue.
3. They want to put up two additional entrance signs indicating “Powertrain Entrance” and “Hydraulics Entrance”.
4. These would normally be fine without a variance but they want to include the business name and logo on 32 square foot individual signs, triggering the need for the variances.
5. They also want to put up a Meritor vendor sign, to honor an agreement with one of their main suppliers.
6. The two entrance signs are flat wall signs. The Meritor sign is a 3' x 3' internally lit cabinet sign.

RECOMMENDATION:

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

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

ATTACHMENTS:

Description	Upload Date	Type
Aerial & Zoning Maps	11/1/2018	Backup Material
Legal Notice	11/1/2018	Backup Material
Application	11/1/2018	Backup Material
Staff Report	11/1/2018	Executive Summary
Plans	11/1/2018	Backup Material
Plat of Survey	11/1/2018	Backup Material

CDC#2018 – 23

292 Devon Avenue
Drivetrain Service and Components, Inc.
Variances, Signage Number Permitted and Maximum Sign Area,
Municipal Code Section 10 – 18 – 12.



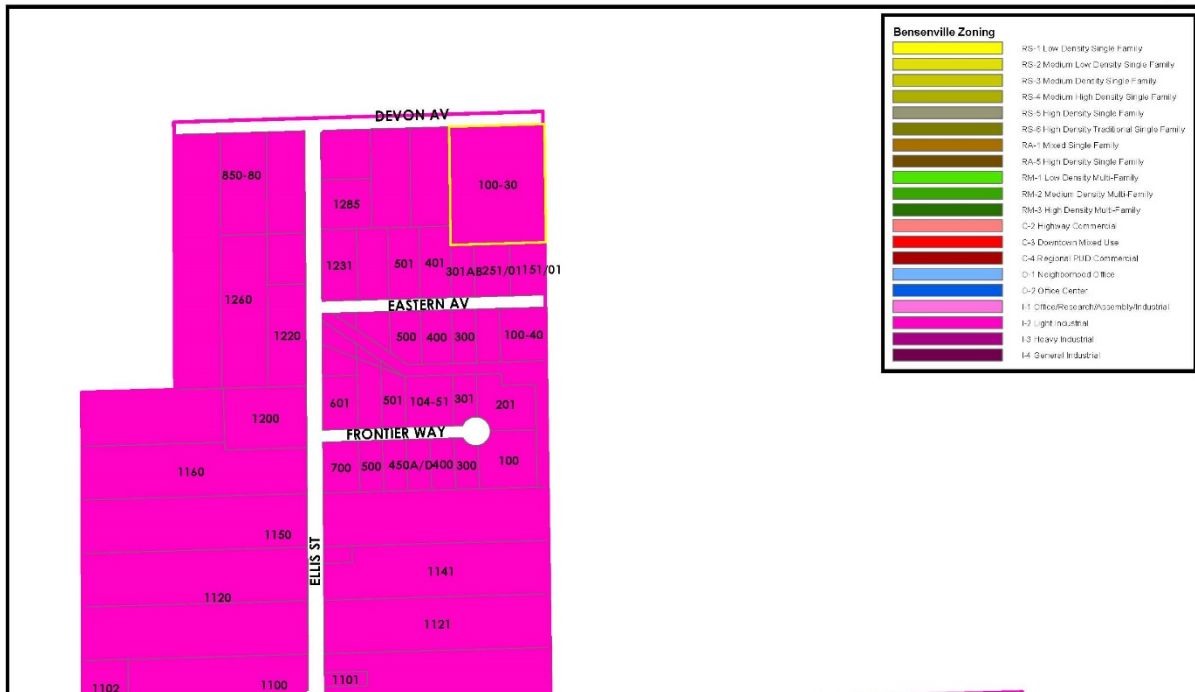
Village of Bensenville

292 W Devon



Village of Bensenville

Zoning Map



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

NOTICE IS HEREBY GIVEN that on Tuesday, November 6, 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 – 23 to consider a request for:

Variances, Signage Number Permitted and Maximum Sign Area,
Municipal Code Section 10 – 18 – 12.

at 292 Devon 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:

THE EAST 400 FEET OF THE NORTH 544.50 FEET OF .THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A TRACT: PARCELS 4 AND 5 IN KAPOLZINSKE'S ASSESSMENT PLAT OF PART OF THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF EAST RECORDED SEPTEMBER 24, 1956 AS DOCUMENT NO. 817451; AND THE EAST 120 FEET OF THE NORTH 413 FEET OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 100-300 Devon Ave., Bensenville, IL 60106.

100-300 Devon Property, LLC of 6585 N. Avondale Ave., Chicago IL 60631 is the owner and Drivetrain Service and Components, Inc. of 292 Devon Ave, 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 November 6, 2018 until 5:00 P.M.

Office of the Village Clerk
Village of Bensenville

**TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT
October 18, 2018**

For Office Use Only

Date of Submission: 10-5-18 MUNIS Account #: 8686 CDC Case #: 2018-23

COMMUNITY DEVELOPMENT COMMISSION APPLICATION

Address: 292 Devon Ave.

Property Index Number(s) (PIN): 03-02-200-030

A. PROPERTY OWNER:

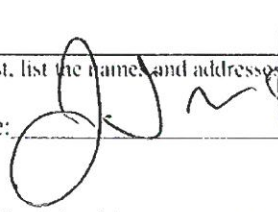
Name: J. Tim Pruban Corporation (if applicable): 100-300 Devon Property LLC

Street: 6585 N. Avondale

City: Chicago, IL State: IL Zip Code: 60631

Contact Person: J. Tim Pruban Telephone Number & Email Address: 813-281-0062

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

Property Owner Signature:  Date: 10/5/18

B. APPLICANT: ☐ Check box if same as owner

Name: Pareesh Patel Corporation (if applicable): Drivetrain Service and Components, Inc.

Street: 292 Devon Ave.

City: Beasonville State: IL Zip Code: 60106

Contact Person: Pareesh Patel Telephone Number & Email Address: 630-860-7474

Relationship of Applicant to subject property

Applicant Signature:  Date: 10/5/18

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 Sign Code Section 10-18-12-3B-2

*Item located within this application packet. Number

**See staff for additional information on Permit Fee

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)

1. Install an outdoor wall sign indicating the "Powertrain Division" entrance to customers. ~~in the~~ Install an outdoor wall sign indicating the "Hydraulics Division" entrance. Both signs face the parking lot.
2. Install a 5'x3' back-lit panel wall sign ~~as~~ per an agreement with supplier Meritor.

D. PROJECT DATA:

1. General description of the site: Light industrial/complex, U-shaped, with a central parking lot.
2. Acreage of the site: 4.54 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:	<u>I2</u>	<u>Light Industrial</u>	<u>DuPage</u>
North:	<u>Cook County Elk Grove Village</u>		<u>COOK</u>
South:	<u>I2</u>	<u>Light Industrial</u>	<u>DuPage</u>
East:	<u>I2</u>		<u>DuPage Co. DuPage</u>
West:	<u>I2</u>	<u>Light Industrial</u>	<u>DuPage</u>

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."

Please refer to next page

To Whom it May Concern:

We are requesting a variance for permission to post wall signs at our two business entrances at 292 Devon in Bensenville. Not having signs at these entrances leads to a practical difficulty for customers who are bringing parts into our business for service. In addition, we would like to hang a sign to honor an agreement with one of our main suppliers, Meritor. Our complex is in an industrial zone and this type of signage will not have a negative impact on the property values in Bensenville nor will it negatively impact the community's character. The signs will enhance the ease of wayfinding through the 100-300 Devon business complex.

The lack of signage that can easily be read from a distance in our industrial complex makes it difficult for customers to know where to go if they have not been to Drivetrain Services in the past. Inconvenience and lack of clear directions may lead to a customer's dissatisfaction with our services, which could hurt our economic return.

Customers bring large, heavy, semi truck transmissions, gear shifting and related powertrain and hydraulic parts to us for service. If a customer goes into the wrong entrance with these components, it is over 250 feet to walk to the appropriate entrance. We don't want our customers to be inconvenienced in this way, nor do we want someone to suffer an injury from having to carry the heavy parts a long distance. An injured or frustrated customer results in an undue hardship for our business because we may lose their patronage.

The signs that we're requesting meet the minimum resolution required to address this practical difficulty and to reduce the undue hardship created by the logistics of the situation.

STATE OF ILLINOIS

)
)SS.
)

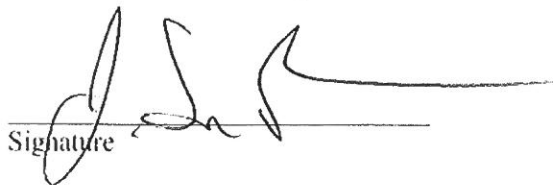
COUNTY OF DUPAGE AND COOK

AFFIDAVIT OF OWNERSHIP

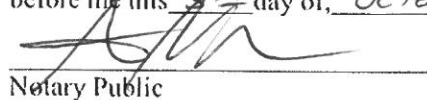
I J. Tim Proban the undersigned Affiant, being first duly sworn,
on oath states:

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 5th day of, October 2018.


Signature

SUBSCRIBED and SWORN to
before me this 5th day of, October 2018.


Notary Public





STAFF REPORT

HEARING DATE: November 6, 2018
CASE #: 2018 – 23
PROPERTY: 292 Devon Avenue
PROPERTY OWNERS: 100-300 Devon Property, LLC
APPLICANT: Drivetrain Service and Components, Inc.
SITE SIZE: 197,763 SF
BUILDING SIZE: 70,000 SF
PIN NUMBER: 03-02-200-030
ZONING: I – 2 Light Industrial
REQUEST: Variances, Signage Number Permitted and Maximum Sign Area, Municipal Code Section 10 – 18 – 12.

PUBLIC NOTICE:

1. A Legal Notice was published in the Bensenville Independent on Thursday October 18, 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 October 19, 2018.
3. On October 19, 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 Variances to install additional signage on their property. They already have a main sign along Devon Avenue. They want to put up two additional entrance signs indicating “Powertrain Entrance” and “Hydraulics Entrance”. These would normally be fine without a variance but they want to include the business name and logo on 32 square foot individual signs, triggering the need for the variances. They also want to put up a Meritor vendor sign, to honor an agreement with one of their main suppliers. The two entrance signs are flat wall signs. The Meritor sign is a 3’ x 3’ internally lit cabinet sign.

SURROUNDING LAND USES:

	Zoning	Land Use	Comprehensive Plan	Jurisdiction
Site	I – 2	Industrial	Industrial	Village of Bensenville
North	I – 2	Industrial	Industrial	Elk Grove Village
South	I – 2	Industrial	Industrial	Village of Bensenville
East	I – 2	Industrial	Industrial	Elk Grove Village
West	I – 2	Industrial	Industrial	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:

No issues.

Engineering and Public Works:

No comments.

Community & Economic Development:

Economic Development:

No comments.

Code Compliance:

No comments at this time.

Building:

No comments.

Planning:

- 1) Current zoning is I – 2 Light Industrial.
- 2) The property is part of the Northern Business District.
- 3) The Future Land Use map shows this property as Industrial.
- 4) There is a Master Sign plan for this property, but it mainly deals with the monument/tenant panel sign. The only reference to additional wall signs says that they need to comply with Village Code.
- 5) They are requesting the entrance signs for the two divisions housed in the building. There is frequent confusion by customers.
- 6) The two entrance signs would not require a variance but for they wanted to include the company name and logo, therefore triggering the need.
- 7) The wall signs are 32 square feet each.
- 8) Vendor signs have been approved for variances in the past, most recently for MTR Trucks.
- 9) The vendor cabinet sign is 73 square feet.

APPROVAL CRITERIA FOR VARIANCES:

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

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

Response: The lack of signage makes it difficult for customers and creates undue traffic issues.

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: Not allowing the entrance signs would create undue hardships on the customers brining their parts in to be serviced.

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

Response: The variance circumstances relate to the property.

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

Response: No action by the applicant has resulted in the need for the variances.

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

Response: The variances are necessary to enjoy all the rights of the property.

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 company will be deprived of reasonable economic return.

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

Response: The signs 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.

Response: The granting of the variances will be 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.

Response: These are the minimum variances needed.

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

RECOMMENDATIONS:

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

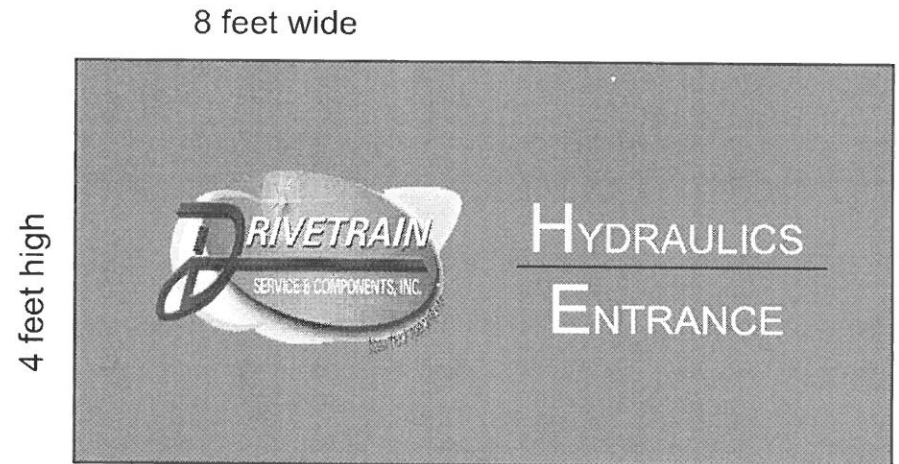
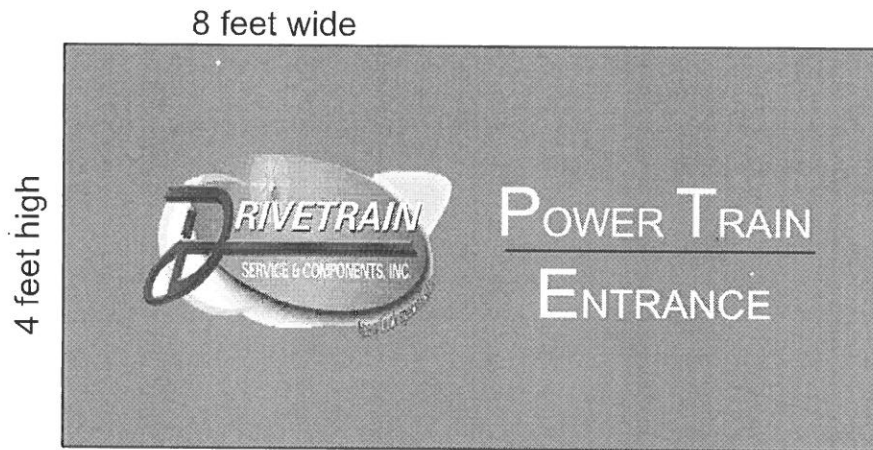
1. The plans and aesthetics of the signs to be in substantial compliance with the plans submitted with this application.

Respectfully Submitted,
Department of Community
& Economic Development

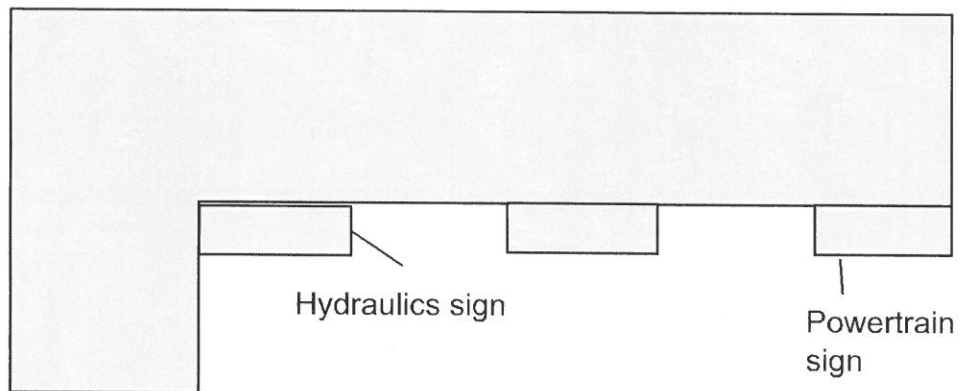
300 DRIVETRAIN SERVICE



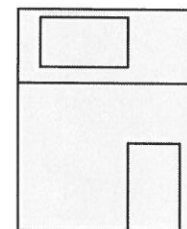
200



Overhead view of DTS building - 300 Devon

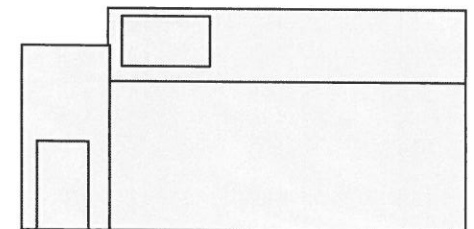


Hydraulics sign



Entrance
(Parking
Lot view)

Powertrain sign



Entrance
(Parking
Lot view)

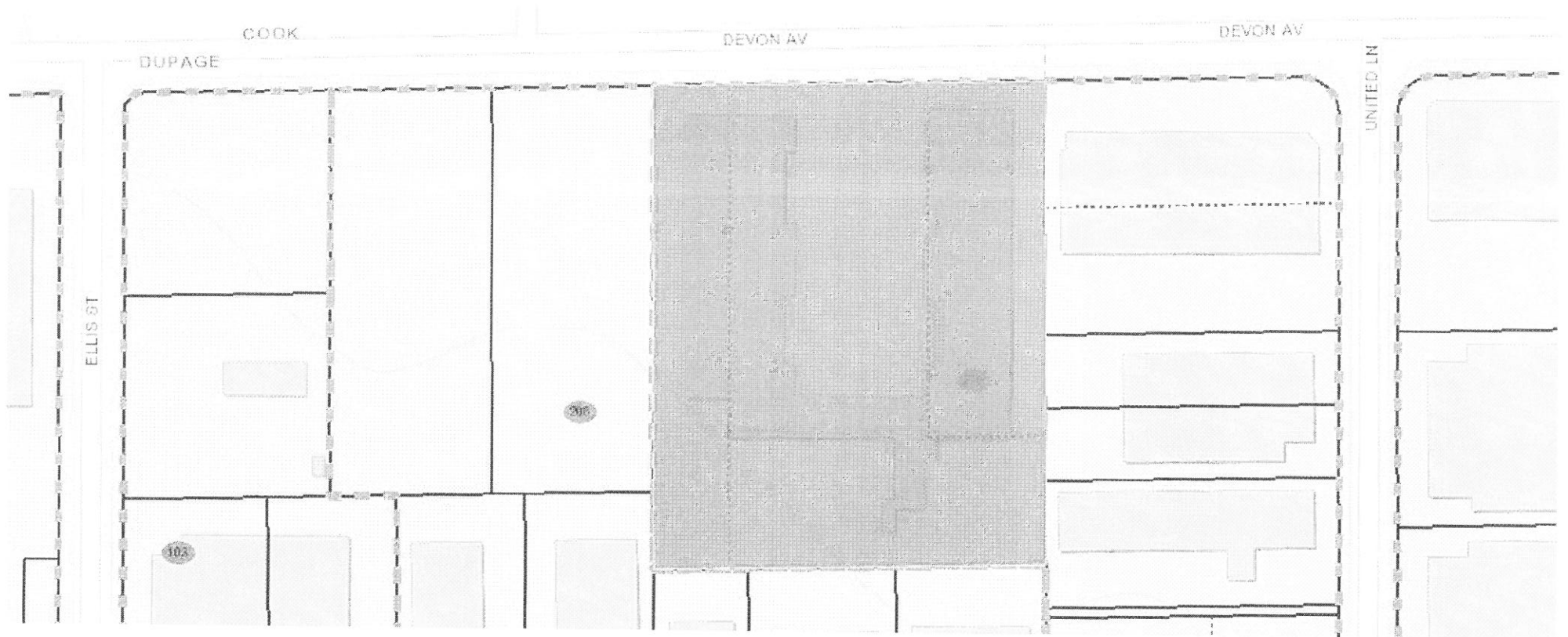


MERITOR®

Authorized Rebuilder

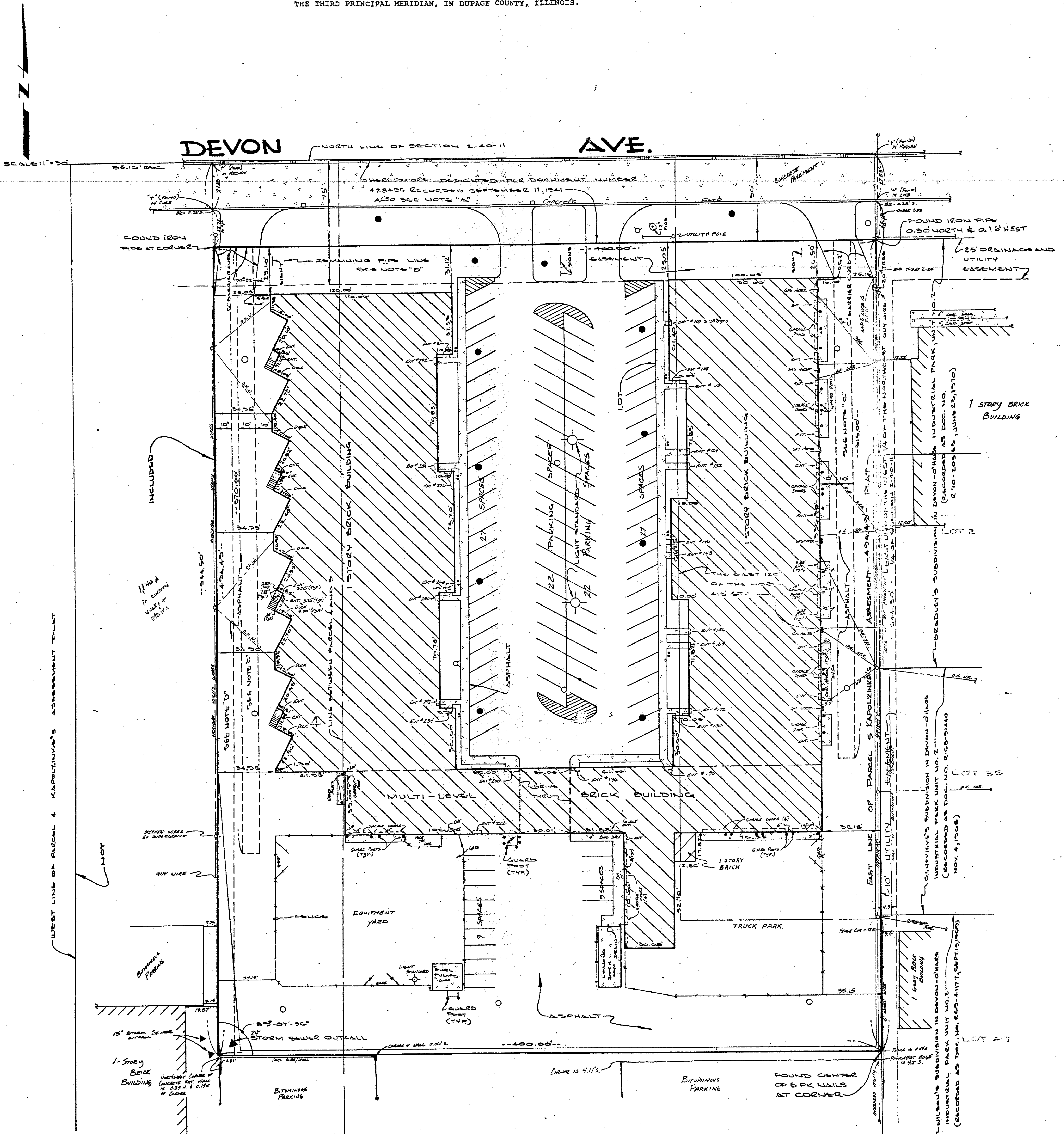


100-300 Devon, Bensenville, IL 60106



PLAT OF SURVEY

THE EAST 400 FEET OF THE NORTH 544.50 FEET OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A TRACT: PARCELS 4 AND 5 IN KAPOLZINSKI'S ASSESSMENT PLAT OF PART OF THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 24, 1956 AS DOCUMENT NO. 817451; AND THE EAST 120 FEET OF THE NORTH 413 FEET OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



LEGEND

- MANHOLE
- CATCH BASIN
- FIRE HYDRANT
- BUFFALO BOX
- ⚡ POWER POLE

TOTAL AREA OF TRACT SURVEYED

GROSS AREA (INCLUDING DEVON AVE.) 217,775 SQUARE FEET OR 4.995 ACRES
NET AREA (EXCLUDING DEVON AVE.) 137,775 SQUARE FEET OR 3.140 ACRES
BUILDING FOOTPRINT 67,438 SQUARE FEET OR 1.548 ACRES
112 MARKED PARKING SPACES

COMMON ADDRESS: 100-300 DEVON AVE.

NOTES:

- A. GRANT TO NORTHERN ILLINOIS GAS COMPANY FOR GAS PIPE LINE RIGHT ON PUBLIC HIGHWAY PER INSTRUMENTS RECORDED MAY 9, 1958 AS DOCUMENT NUMBERS 879250 AND 879251.
- B. GRANT TO STANDARD OIL COMPANY FOR PIPE LINE FOR OIL AND GAS PURPOSES RECORDED JANUARY 7, 1960 AS DOCUMENT NUMBERS 952406 AND 952407 AND ASSIGNED BY INSTRUMENT RECORDED AS DOCUMENT NO. R61-786. SUBSEQUENT PARTIAL RELEASE OF SAID GRANT RE-LEASING ALL RIGHTS EXCEPT THE NORTH 75 FEET OF THE PROPERTY, RECORDED MAY 27, 1969 AS DOCUMENT NO. R69-23113.
- C. GRANT OF EASEMENT TO NORTHERN ILLINOIS GAS COMPANY RECORDED DECEMBER 17, 1979 AS DOCUMENT NO. R79-112855.
- D. GRANT OF EASEMENT TO ILLINOIS BELL TELEPHONE COMPANY AND COMMONWEALTH EDISON COMPANY, RECORDED FEBRUARY 8, 1980 AS DOCUMENT NO. R80-08781.
- E. NORTHWEST CORNER OF CONCRETE CURB/WALL ENCROACHES, AS NOTED, AT SOUTHWEST CORNER SURVEY.

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)
TO:

CHICAGO TITLE INSURANCE COMPANY
AND ASSOCIATION FOR LUTHERANS

I, JOHN A. ERNST, AN ILLINOIS REGISTERED LAND SURVEYOR DO HEREBY CERTIFY:

A) THIS SURVEY WAS MADE ON THE GROUND AS PER THE FIELD NOTES SHOWN ON THE SURVEY AND CORRECTLY SHOWS (1) THE BOUNDARIES AND AREAS OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION, AND TYPE OF BUILDING AND IMPROVEMENTS THEREON AND THE DISTANCE THEREFROM TO THE NEAREST FACING EXTERIOR PROPERTY LINES OF THE SUBJECT PROPERTY, (II) THE LOCATIONS OF ALL RIGHTS-OF-WAY, EASEMENTS AND ANY OTHER MATTERS OF RECORD (OR OF WHICH I HAVE KNOWLEDGE OR HAVE BEEN ADVISED, WRITTEN OR NOT OF RECORD) AFFECTING OR BENEFITING THE SUBJECT PROPERTY, (III) THE LOCATION OF THE PARKING ON THE SUBJECT PROPERTY SHOWING THE NUMBER OF PARKING SPACES THEREBY, (IV) ALL ADJUTING DEDICATED PUBLIC STREETS PROVIDING ACCESS TO THE SUBJECT PROPERTY, TOGETHER WITH THE WIDTHS AND NAME THEREOF, AND (V) ALL OTHER SIGNIFICANT ITEMS ON THE SUBJECT PROPERTY.

B) EXCEPT AS SET FORTH ABOVE, THERE ARE NO (1) ENCROACHMENTS UPON THE SUBJECT PROPERTY BY IMPROVEMENTS ON ADJACENT PROPERTY, (II) ENCROACHMENTS ON ANY EASEMENTS OR ON ADJACENT PROPERTY, STREETS, OR ALLEYS BY ANY IMPROVEMENTS ON THE SUBJECT PROPERTY, (III) PARTY WALLS, (IV) CONFLICTS OR PROTRUSIONS.

C) ADEQUATE INGRESS TO AND EGRESS FROM THE SUBJECT PROPERTY IS PROVIDED BY DEVON AVENUE, THE SAME BEING A PAVED DEDICATED PUBLIC RIGHT-OF-WAY.

D) ALL REQUIRED BUILDING SETBACK LINES ON THE SUBJECT PROPERTY ARE LOCATED AS SHOWN HEREON.

I FURTHER CERTIFY THAT BOTH THE SURVEY AND THE PLAT HEREON DRAWN HAVE BEEN PREPARED IN COMPLIANCE WITH THE REQUIREMENTS APPLICABLE TO THEM OF BOTH THE LAWS OF THE STATE OF ILLINOIS AND THE ILLINOIS LAND SURVEY STANDARDS JOINTLY ESTABLISHED AND ADOPTED BY THE CHICAGO BAR ASSOCIATION, ILLINOIS STATE BAR ASSOCIATION AND SOCIETY OF PROFESSIONAL LAND SURVEYORS, IN 1968, AND IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN TITLE ASSOCIATION AND AMERICAN CONGRESS OF SURVEYING AND MAPPING IN 1962, AND REAFFIRMED SEPTEMBER 21, 1979.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.
SCHAUMBURG, ILLINOIS. DATED THIS 15th DAY OF JANUARY A.D., 1993 FOR SEC DONOHUE.

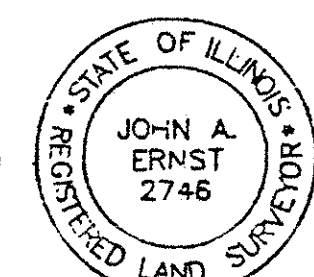
John A. Ernst
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2746

ORDER No.: 9301001
PROJECT No.: 70572.001
ORDERED BY: JOHN E. PASSARELLI, P. C.

SEC DONOHUE
Environment & Infrastructure
1501 WOODFIELD ROAD,
SUITE 200 EAST
SCHAUMBURG, ILLINOIS 60173
708-605-8800

PREVIOUS ORDER No.: 9004005

I ALSO CERTIFY THAT THE PROPERTY COVERED BY SAID PLAT IS SITUATED WITHIN ZONE C OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY PANEL NO. 170200 0001-0003 FOR THE VILLAGE OF BENSenville, EFFECTIVE FEBRUARY 4, 1981.



TYPE:Public Hearing**SUBMITTED BY:**Kurtis R. Pozsgay**DEPARTMENT:**CED**DATE:**11.06.18**DESCRIPTION:**Consideration of a Conditional Use Permit to allow a Dog Training Facility at 800-804 W. South Thorndale 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 Permit,
 Animal hospitals, kennels, pet grooming, and veterinary offices,
 Municipal Code Section 10 – 9B – 3.

SUMMARY:

1. The Petitioner is applying for a Conditional Use Permit to operate a dog training facility.
2. They train canines to detect explosives concealed in airfreight and shipped via other modes of transportation.
3. They will be on site on average of three days per week for approximately four hours per day.
4. There are no overnight stays.
5. The operation is certified and regulated by the TSA, DHS and ATF.
6. All training will take place indoors.

RECOMMENDATION:

Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Conditional Use Permit for MSA Security with the following conditions:

1. The Conditional Use Permit be granted solely to the MSA Security and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of a re-occupancy of this property, the new occupants shall appear before a public meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and / or ownership to the new occupant without amendment to the Conditional Use Permit, or if the CDC deems that the new occupant contemplates a change in use which is inconsistent with the Conditional Use Permit, the new occupant shall be required to petition for a new public hearing before the CDC for a new Conditional Use Permit;
2. The plans be in substantial compliance with the plans submitted with this application.

ATTACHMENTS:

Description	Upload Date	Type
Aerial & Zoning Maps	11/1/2018	Backup Material
Legal Notice	11/1/2018	Backup Material
Staff Report	11/1/2018	Executive Summary
Plans	11/1/2018	Backup Material
Plat of Survey	11/1/2018	Backup Material

CDC#2018 – 25

800-804 W. South Thorndale Ave.

MSA Security

Conditional Use Permit,

Animal hospitals, kennels, pet grooming, and veterinary offices,

Municipal Code Section 10 – 9B – 3.



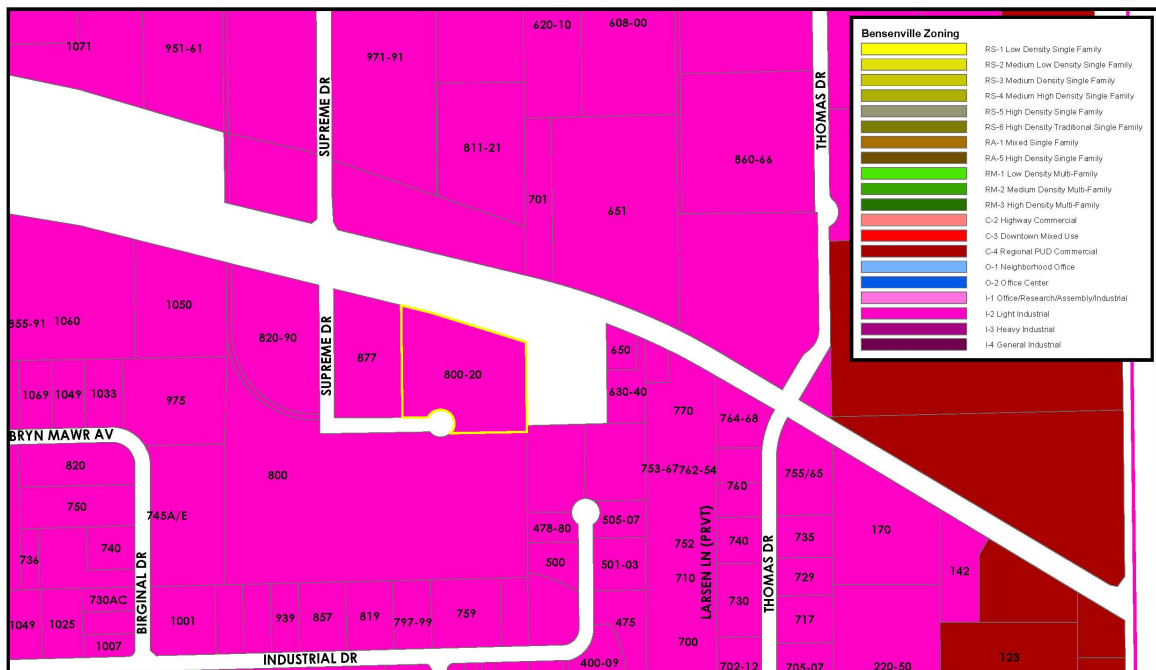
Village of Bensenville

800-820 W Thorndale



Village of Bensenville

Zoning Map



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

NOTICE IS HEREBY GIVEN that on Tuesday, November 6, 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 – 25 to consider a request for:

Conditional Use Permit, Animal hospitals, kennels, pet grooming, and veterinary offices,
Municipal Code Section 10 – 9B – 3.

at 800-804 W. South Thorndale Ave. 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:

PARCEL 1:

LOT 2 IN THORNDALE DISTRIBUTION PARK IN BENSENVILLE UNIT NO. 4, BEING A RESUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 2 AND PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 31, 1984 AS DOCUMENT R84-088005, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

A RIGHT-OF-WAY AND NON-EXCLUSIVE APPURTENANT EASEMENT FOR THE BENEFIT OF PARCEL 2 AS CREATED BY ACCESS AGREEMENT RECORDED JANUARY 6, 1994 AS DOCUMENT R94-004671, FOR INGRESS, EGRESS AND DRIVEWAY OVER THE FOLLOWING DESCRIBED PROPERTY:

THE EAST 25.00 FEET OF THE SOUTH 300.00 FEET AND THE EAST 20.00 FEET OF THE NORTH 175.00 FEET OF THE SOUTH 475.00 FEET OF LOT 1 IN THORNDALE DISTRIBUTION PARK IN BENSENVILLE UNIT NO. 4, BEING A RESUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 2 AND PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 31, 1984 AS DOCUMENT R84-088005, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 800-820 Thorndale Ave, Bensenville, IL 60106.

Thorndale XI, LLC, a DE LLC and P&R Ranch Company, a CA GP, as tenants in common of 3010 Old Ranch Parkway, Suite 470, Seal Beach, CA 90740 is the owner and MSA Security of 9 Murray Street, Second Floor, New York, NY 10007 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 November 6, 2018 until 5:00 P.M.

Office of the Village Clerk
Village of Bensenville

TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT
October 18, 2018



STAFF REPORT

HEARING DATE: November 6, 2018
CASE #: 2018 – 25
PROPERTY: 800-804 W. South Thorndale Ave.
PROPERTY OWNERS: Thorndale XI, LLC, a DE LLC and P&R Ranch Company
APPLICANT: MSA Security
SITE SIZE: 242,195 SF
BUILDING SIZE: 73,219 SF
PIN NUMBER(s): 03-02-302-006
ZONING: I – 2 Light Industrial
REQUEST: Conditional Use Permit,
Animal hospitals, kennels, pet grooming, and veterinary offices,
Municipal Code Section 10 – 9B – 3.

PUBLIC NOTICE:

1. A Legal Notice was published in the Bensenville Independent on Thursday October 18, 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 October 19, 2018.
3. On October 19, 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 dog training facility. They train canines to detect explosives concealed in airfreight and shipped via other modes of transportation. They will be on site on average of three days per week for approximately four hours per day. There are no overnight stays. The operation is certified and regulated by the TSA, DHS and ATF. All training will take place indoors.

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	I – 2	Industrial	Industrial	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:

No issues.

Engineering and Public Works:

No comments.

Community & Economic Development:

Code Compliance and Building:

See attached Code Violations report

Planning and Economic Development:

- 1) Current zoning is I – 2 Light Industrial.
- 2) The Future Land Use map shows this property as Industrial.
- 3) The property is in the Northern Business District.
- 4) MSA is a nationally recognized provider of training services for dogs.
- 5) The operation is certified and regulated by the Transportation Safety Administration (TSA), the Department of Homeland Security (DHS) and the Department of Alcohol, Firearms and Tobacco (ATF).
- 6) Canines and handlers will on site an average of 3 days a week for approximately 4 hours per day. No overnight stays.

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: MSA's proposed operations will not create any issues with the traffic flow especially considering that seven employees at most will be on the property at any one time. There will be four to eight teams, each consisting of one canine and one handler, averaging three three-hour training sessions per week during normal business hours. There will be no more than four teams on site at any one time, and no canines will be kept at the property overnight. We will not receive or screen any cargo or host clients at the property. As such, the traffic flow due to

MSA's proposed use of the property will certainly be less than almost any other potential user for the space.

- 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: MSA's proposed use of the property will not create any adverse effect of noise, glare, odor, dust, waste disposal, blockage of light, air, or any other environmental issues that is not already present in this industrial area. Small amounts of explosives will be used to train the canines how to detect explosives for offsite, live cargo screening. All of MSA's training activities will take place inside the facility. The explosives will never be used outside the facility nor will they ever be connected to detonators or near flammable materials. They will be stored and secured in Type II magazines which are inspected by a Bureau of Alcohol, Tobacco, Firearms and Explosives inspector upon installation and no less than every three years thereafter. The magazine room will be properly sprinklered and in a controlled and regulated environment. Each has an effective life explosive device span of approximately five years, and contract delivery of new materials will be very rare. Any canine waste will be disposed of properly, and there will be no impact to neighboring properties. The highly-skilled canines are specifically trained not to bark when identifying a potential hit. As such, MSA's proposed use will not have any adverse environmental effects on MSA's future neighbors and the Village of Bensenville.

- 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: MSA's proposed use will be beneficial to almost every other business in the Village considering the amount of cargo that is shipped in and out of the Village and surrounding areas on a daily basis. Other businesses will be able to spend more time and money on running their businesses effectively when they are able to rely on MSA's screening services for both incoming and outgoing cargo. Due to the nature of MSA's training exercises, property values will not deteriorate as MSA's proposed use is heavily regulated and will be entirely contained in controlled environments. There will be no change on environmental quality or neighborhood character as we will not be receiving or screening cargo shipments onsite and the facility will only be used for training purposes and ancillary office space.

- 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: MSA's proposed use will not require any public service in the facility other than what is already provided. Because the FBI, ATF, TSA, DHS, and the IL Dept. of Natural Resources all heavily regulate MSA's operations, the Village can rely on the federal and state organizations that specialize in overseeing MSA's proposed use of the property. As mentioned previously, the explosives will be kept in a BATFE-inspected magazine room, no detonators or flammable materials will be kept on the property, and a contract delivery service will deliver new and collect old devices once every one to three years at most. Further, each canine is highly trained to detect explosive, not for human protection, and will only be at the property for up to three hours at a time during normal business hours. As such, MSA's proposed use will not place any undue burdens on Village facilities or services especially Bensenville's Police and Fire Departments.

- 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: Billions of pounds of cargo are transported daily throughout the United States with approximately 60% of air cargo being sent on passenger planes while terror groups continue to target the aviation industry. With the property's proximity to O'Hare and the number of businesses in the Village that rely on freight, MSA's operations are a necessary component in today's economy. MSA's goal is to have the absolute best trained bomb dog teams available for vendors at O'Hare to support TSA's Certified Cargo Screening Program. This is meant to ensure that any cargo that is placed on a passenger aircraft in the US is 100% screened for explosive dangers a true national security effort. As the Village, other surrounding communities and even the Midwest as a whole continue to prosper, there will be further need for MSA to provide mistake-free screening to everyone involved in the cargo industry. The proposed location allows for MSA to conduct its training exercises in a safe environment and in very close proximity to O'Hare which handled 1.9 million tons of cargo in 2017, a record high and a 12% increase from 2016.

- 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: There are no other factors that will have any adverse effect on the community, and MSA 's proposed use will only help other businesses thrive throughout the Village and surrounding areas. We greatly appreciate the opportunity to serve those businesses and the Village and respectfully request your approval of MSA's Conditional Use Pennit.

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:

Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Conditional Use Permit for MSA Security with the following conditions:

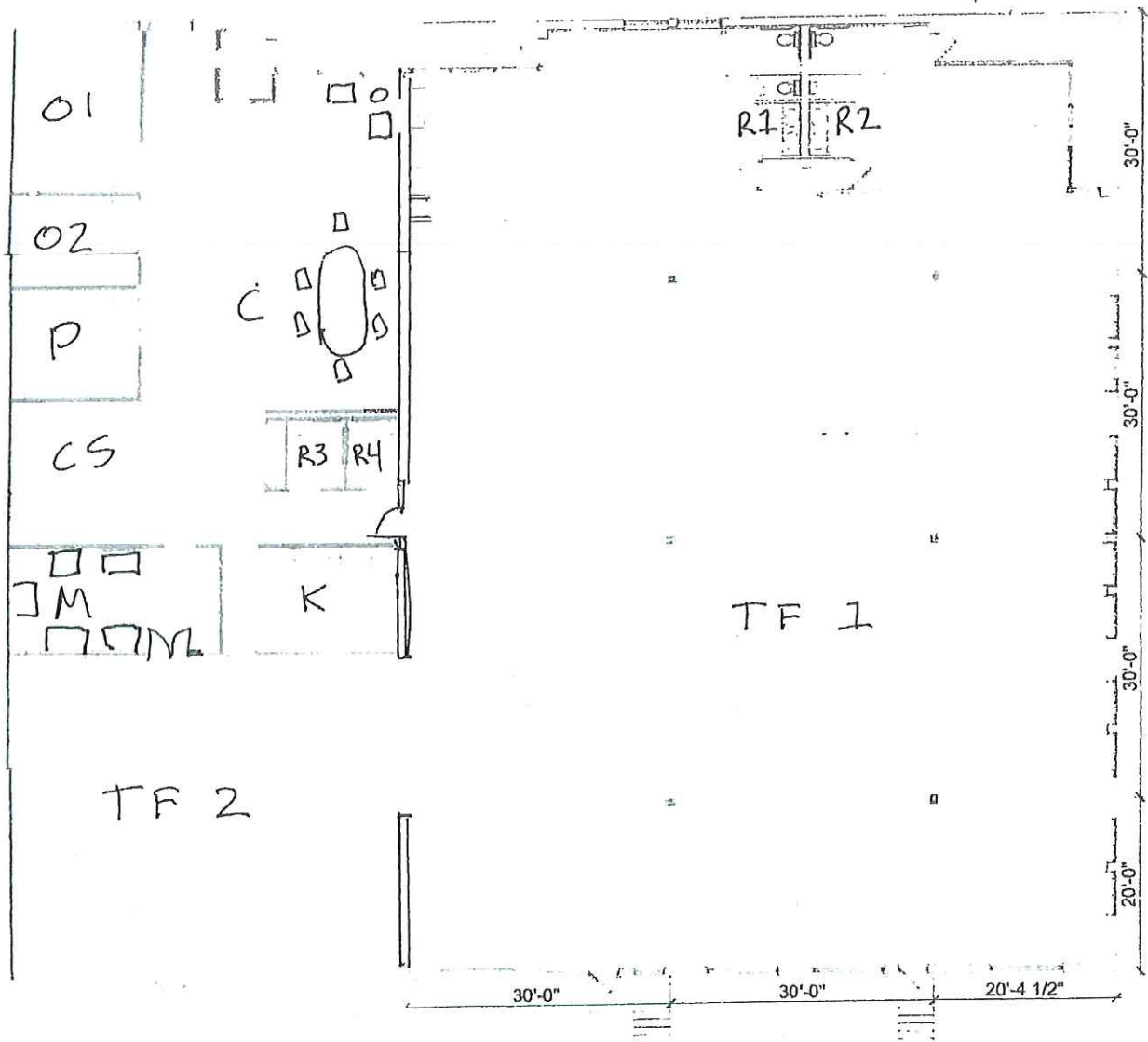
1. The Conditional Use Permit be granted solely to the MSA Security and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of a re-occupancy of this property, the new occupants shall appear before a public meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and / or ownership to the new occupant without amendment to the Conditional Use Permit, or if the CDC deems that the new occupant contemplates a change in use which is inconsistent with the Conditional Use Permit, the new occupant shall be required to petition for a new public hearing before the CDC for a new Conditional Use Permit;
2. The plans be in substantial compliance with the plans submitted with this application.

Respectfully Submitted,
Department of Community
& Economic Development

800-820 W SOUTH THORNDALE AVE

FLOOR PLANS

FINISHED PLAN

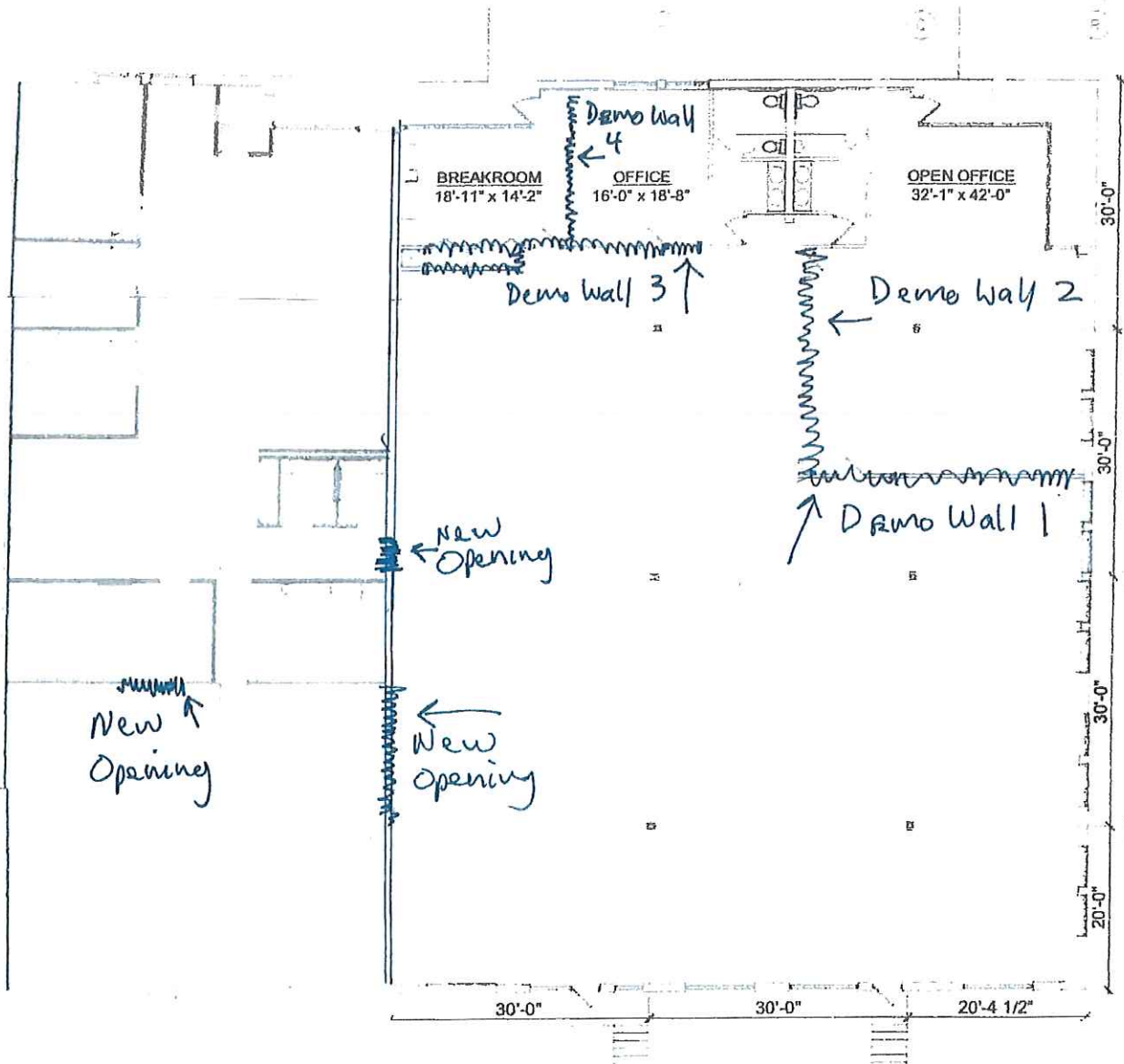


800-820 W SOUTH THORNDALE AVE

1111 W SOUTH THORNDALE AVE, BENSENVILLE, IL 60006

FLOOR PLANS

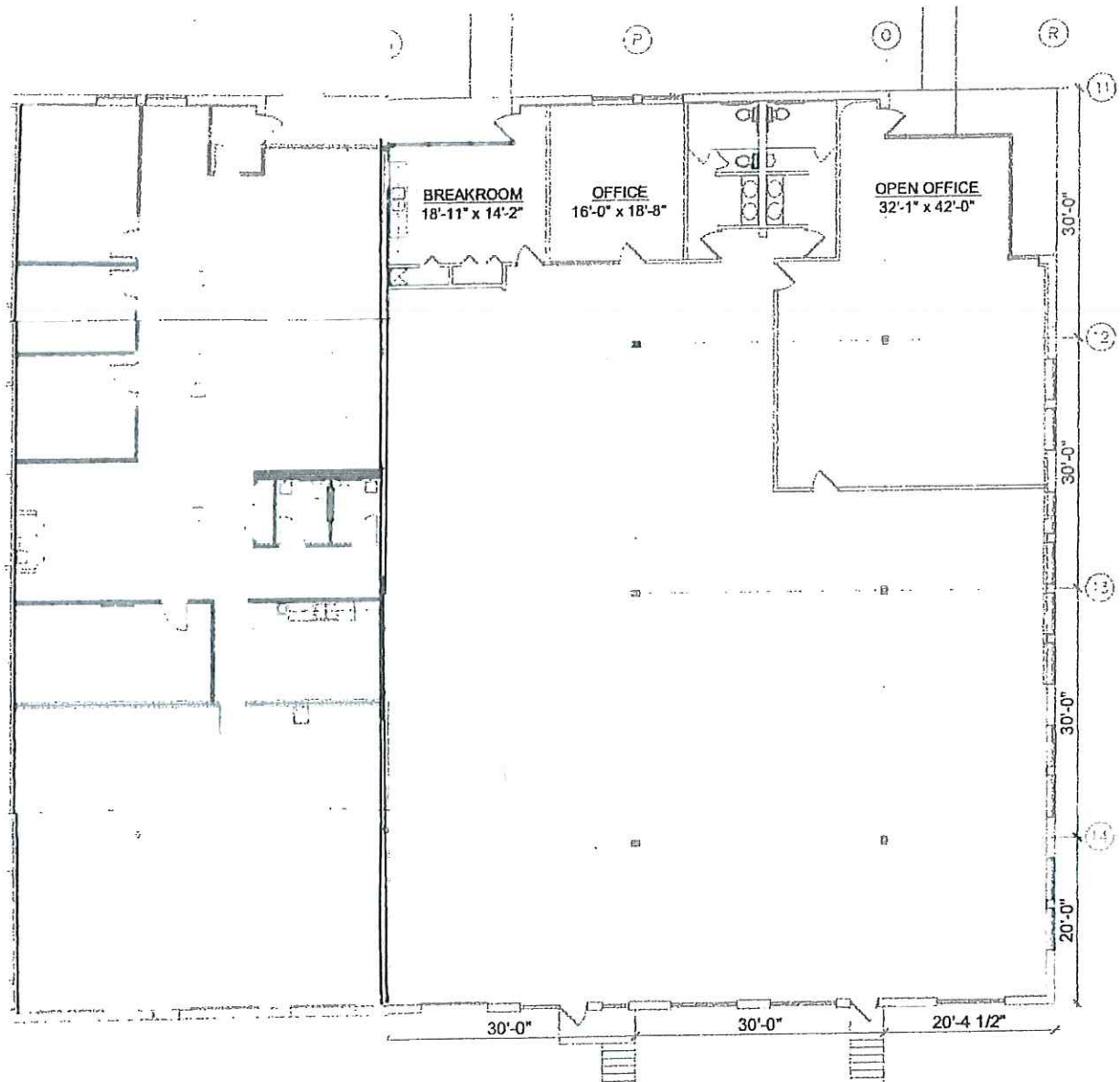
Demolition PLAN



800-820 W SOUTH THORNDALE AVE




800-820 W SOUTH THORNDALE AVE, BENSENVILLE, IL 60106





FLOOR PLANS *"AS BUILT"*



MSA Security – Chicago Training Center

Property Report: 800 & 804 W. South Thorndale Avenue, Bensenville, IL

Image	Description
	<p>The overall premises is comprised of contiguous Suites 800 and 804 combining for a rentable area of 13,735 SF. This is the Suite 800 entrance; this will not be the main entrance to the premises.</p> <p>The following pictures relate to notes on the attached rough floor plan.</p> <p>Key: O = Office; R = Restroom; C = Conference Area CS = Canine Staging; K = Kitchen; P = Powder; M = Mag; TF = Training Floor</p>
	<p>2</p> <p>Entering through the above door, these two walls (ahead, right – demo walls 1 & 2) will be demolished to enlarge the open Training Floor 1.</p>
	<p>3</p> <p>This view looks north to the alternative side of demo walls 1 and 2 from picture 2.</p> <p>Background left are doors leading to the restroom core which will remain (R1 and R2).</p>

	<p>4</p> <p>This view also looks north from TF 1 to perimeter rooms; this wall will be demolished to enlarge TF 1 (demo wall 3). The left room is the Suite 800 kitchen. The restrooms from picture 3 are not shown but to the right.</p>
	<p>5</p> <p>This view looks from inside the room between the restrooms and Suite 800 kitchen toward TF 1. Wall in foreground (demo wall 3) and to the right (demo wall 4) to be demolished.</p> <p>Tile floor replaced with specified coated floor surface.</p>
	<p>6</p> <p>This view looks from inside the Suite 800 kitchen to TF 1. Wall in foreground (demo wall 3) and wall to left (demo wall 4) to be demolished.</p> <p>Tile floor replaced with specified coated floor surface.</p>
	<p>7</p> <p>Suite 800 kitchen has existing cabinetry; we propose leaving the cabinets for canine food storage. Removing and capping plumbing would add cost with no meaningful benefit.</p>



8

This view looks south from demo wall 3; depicts full expanse of TF 1.



9

This view looks west showing the demising wall separating Suite 800 from Suite 804.

Full height cut beginning to the right of the electric panel in back left extending approximately 12 feet will connect TF 1 with TF 2. A second door will be cut to connect office with TF 1.



10





This is the entrance to Suite 804 which will be the main entrance.


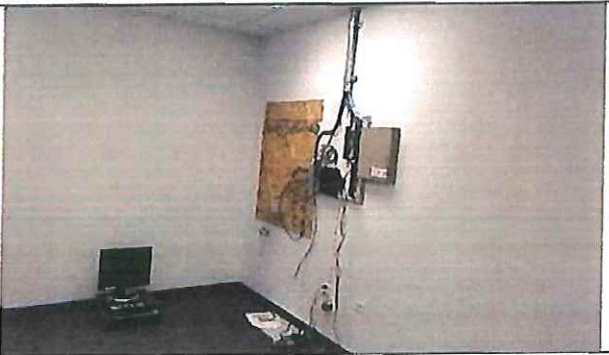






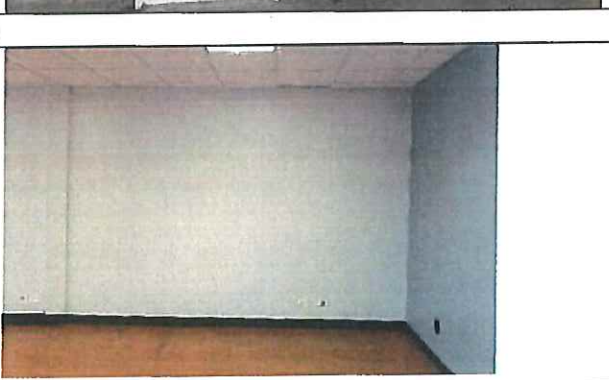


10

Inside Suite 804 looking south from front door:

- three offices to the right;
- conference/training area in foreground left;
- second restroom core in middle left;
- Suite 804 kitchen back left;
- Mag Room back center; and
- Canine Staging back right

	<p>11</p> <p>Office 1 with window; approx. 16' x 12'</p>
	<p>12</p> <p>Office 2 (interior); approx. 12' x 12'</p>
	<p>13</p> <p>Office 3 (interior); approx. 12' x 12' Slated as Powder Room</p>
	<p>14</p> <p>Canine Staging (four kennels) to right; Mag Room through door straight ahead</p> <p>Electric transformer and panel behind bi-fold doors on right</p> <p>New VCT tile flooring here</p>

	<p>15</p> <p>Inside Mag Room; approx. 22' x 12'</p> <p>Double doors to be cut along far right wall leading to TF 2</p>
	<p>16</p> <p>Back end of Mag Room; could also house communication, security controls</p>
	<p>17</p> <p>This view look east from CS toward R3/R4 on left</p> <p>Mag Room door in foreground right</p> <p>Second door on right leads to Suite 804 kitchen</p> <p>Cut new door at end of hallway to connect office area to TF 1.</p>
	<p>18</p> <p>Suite 804 kitchen to remain</p> <p>View left looks back toward entrance vestibule</p> <p>Existing door on rear wall (not shown) leads to TF 2</p>

	<p>19</p> <p>Training Floor 2</p> <p>No A/C</p> <p>Left half of background wall to be demoed connecting TF 2 to TF 1 (see picture 9)</p>
	<p>20</p> <p>TF 2 has a working slop sink</p>
	
	<p>21</p> <p>There are three possible alternatives for punching in openings linking Suite 800 and 804</p> <p>Top left connects through the office area (see picture 11); top right connects at end of hallway; and bottom left connects through TF 2</p> <p>We recommend connecting through hallway and TF 2</p>

TOTAL LAND AREA:

242,091 Square Feet
5.558 Acres

BASIS OF BEARING:

The Reference Line for all bearings shown hereon is the southerly right-of-way of Thorndale Avenue, known as being South 72°45'35" East, per Document No. R84-88005 of the DuPage County Records.

PARKING:

216 Parking Spaces
6 Handicapped Spaces
222 Total Parking SpacesFIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. NCS-788524-CHI2- SCHEDULE A:

The land referred to in this Commitment is described as follows:

PARCEL 1:

LOT 2 IN THORNDALE DISTRIBUTION PARK IN BENSENVILLE UNIT NO. 4, BEING A RESUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 2 AND PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 31, 1984 AS DOCUMENT R84-088005, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2:

A RIGHT-OF-WAY AND NON-EXCLUSIVE APPURTENANT EASEMENT FOR THE BENEFIT OF PARCEL 2 AS CREATED BY ACCESS AGREEMENT RECORDED JANUARY 6, 1994 AS DOCUMENT R94-004671, FOR INGRESS, EGRESS AND DRIVEWAY OVER THE FOLLOWING DESCRIBED PROPERTY:

THE EAST 25.00 FEET OF THE SOUTH 300.00 FEET AND THE EAST 20.00 FEET OF THE NORTH 175.00 FEET OF THE SOUTH 475.00 FEET OF LOT 1 IN THORNDALE DISTRIBUTION PARK IN BENSENVILLE UNIT NO. 4, BEING A RESUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 2 AND PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 31, 1984 AS DOCUMENT R84-088005, IN DU PAGE COUNTY, ILLINOIS.

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. NCS-788524-CHI2- SCHEDULE B, SECTION II:

Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

2. The following matters as established by Plat of Subdivision recorded October 31, 1984 as document R84-88005:

(i) Building setback lines (affects 25 feet along the Northerly line and the Southerly curved line along Supreme Drive, and 15 feet along the West, East and South line of the Land); (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

(ii) Easement for water main (affects the West 10 feet and South 10 feet East of Supreme Drive), and (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

(iii) Easement for sanitary sewer (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

3. Easement in favor of Illinois Bell Telephone Company, and its successors and assigns recorded June 20, 1984 as document R84-47056 and as noted on the Plat of Subdivision recorded October 31, 1984 as document R84-88005.

(Affects the South line of the land lying Easterly of Supreme Drive) (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

4. Declaration of Restrictive Covenants recorded October 20, 1977 as document R77-95989, relating to location, loading docks, parking, character and landscaping, height of smoke stacks, etc., screening and use of buildings to be erected on the land. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

5. Grant of Avigation Easement for right-of-way for the free, unobstructed passage of aircraft recorded August 2, 1966 as document R66-29952, and the terms and conditions contained therein. (AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE ITEMS)

6. Easement in favor of Commonwealth Edison Company and/or its successors in interest, for pole lines, conduits and maintenance purposes recorded on November 9, 1984 as document R84-93279.

(Affects parcel 2) (AFFECTS PARCEL 2 - PLOTTED AND SHOWN HEREON)

7. Easement in favor of Commonwealth Edison Company and/or its successors in interest, for, conduits and maintenance purposes recorded on December 18, 1984 as document R84-100947.

(Affects 10 feet along the South and Southerly curved line and a 15 foot Section along the West line of the land as shown on attached exhibit) (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

8. Easement in favor of Illinois Bell Telephone Company, and its successors and assigns recorded May 28, 1975 as document R75-23937.

(Affects the East 10 feet) (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

9. Easement for right of way as established by Access Agreement between SSMRT Bensenville Industrial Park (3), Inc. and Bensenville Associates Limited recorded as document R94-004671, and the terms and conditions thereof. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

10. Agreed Order Fixing Full and Final Just Compensation filed in case no. 2015 ED 00013 on August 17, 2015 granting a temporary easement. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

ZONING:

Zoning Classification: (I-2) (Light Industrial)

Source: Village of Bensenville 2015 Zoning Map - Adopted 2/24/2015 Resolution R-15-2015

ENCROACHMENTS:

A Southerly's Adjacent's 6" concrete curb encroaches onto the southerly property line a maximum distance of 1.9 feet X 261.4 feet.

B Subject's building encroaches onto the 25' building setback as per Doc. No. R84-88005 & R77-95989 a maximum distance of 0.2 feet X 11.5 feet.

C Subject's building encroaches onto the 25' building setback as per Doc. No. R84-88005 & R77-95989 a maximum distance of 0.4 feet X .07 feet.

D 2 loading docks on the south side of the Subject's building appear to encroach onto the 60' loading dock setback from Supreme Drive a maximum distance of 20.3 feet X 198.2 feet.

MISCELLANEOUS NOTES:

- There is direct access to the subject property via Thorndale Avenue & Supreme Drive, both public rights-of-way, and there is access to the subject property per an Ingress and Egress easement set forth in Doc. No. R94-004671 from Supreme Drive, a public right-of-way.
- With regard to Table A Item 11, an 811 utility locate request was made and markings found at the site, if any, have been noted. All underground utilities may not be shown and markings found at the site may not depict underground features accurately. Lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In some jurisdictions, 811 or other similar utility locate requests from surveys may be ignored or result in an incomplete response.
- The posted address on site is 800-820 Thorndale Avenue, Bensenville, Illinois.
- At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
- At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
- At the time of this survey, there was observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
- At the time of this survey, there was observable evidence of any recent street or sidewalk construction or repairs.
- The Property surveyed and shown hereon is the same property described in Schedule A of First American Title Insurance Company Title Commitment No. NCS-788524-CHI2 with an effective date of April 13, 2016.
- At the time of this survey, there was no observable evidence of any party walls on the subject property.
- Orthophotography Image was not used for this site.

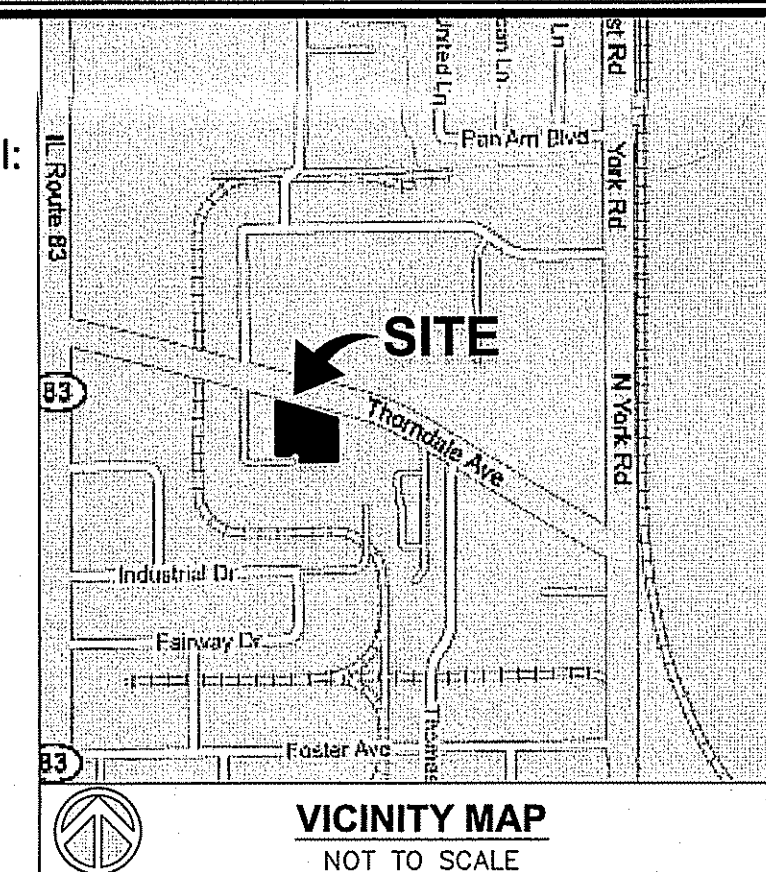
FLOOD ZONE:

By scaled map location and graphic plotting only, the subject property appears to lie partially in Zone X-Unshaded (Areas determined to be outside the 0.2% annual chance floodplain), partially in Zone X-Shaded (Areas of 0.2% annual chance flood, areas of 1 to 1/4 annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1 to 1/4 annual chance flood) and partially in Zone (A) (No Base Flood Elevations determined.) according to the Flood Insurance Rate Map for the County of DuPage, State of Illinois Community Panel No. 17043C0303H, Effective Date December 16, 2004.

GPS POINT DATA:

Point Scale Factor: 0.99998740
Convergence [Degrees]: -0.25658"
SPC Zone: Illinois East 1201
Datum Used: Horizontal NAD83
Vertical NAVD83
Derived By: (GPS Static Session)

A Javad Triumph 1 (Dual Frequency) GPS was used to perform all or part of this survey. Real Time Kinematics (RTK) and Static Control were utilized. This survey was done in accordance to the current Federal Geodetic Control Standards.

VICINITY MAP
NOT TO SCALE

SYMBOL LEGEND


R/W	- Right-of-Way
P/L	- Adjacent Property Line
C	- Centerline
△	- Encroachment/Protrusion
X	- Schedule B-Section II Item
Calc.	- Calculated
Msd.	- Measured
Obs.	- Observed
(Record)	- Actual
○	- Monumentation Found as Noted
○	- 1/2" Rubber Set
○	- Stamped "J. Norwood 035-003795"
△	- X Cut Set
XX	- No. of Regular Parking Spaces
XX	- No. of Handicap Parking Spaces
⊗	- Storm Manhole
⊗	- Catch Basin
⊗	- Sanitary Manhole
⊗	- Fire Hydrant
⊗	- Water Valve
⊗	- Water Meter
⊗	- Gas Meter
⊗	- Telephone Pedestal
⊗	- Electric Meter
⊗	- Electric Transformer
⊗	- Ballast Post
⊗	- Handicap Space
⊗	- Sign
⊗	- Utility Pole
⊗	- Light Pole
⊗	- Sanitary Sewer
⊗	- Storm Sewer
⊗	- Gas
⊗	- Underground Electric
⊗	- Underground Telephone
⊗	- Overhead Utilities
⊗	- Concrete Area
⊗	- No Parking Area
⊗	- Building Area

CERTIFICATION:

To: Xebec Realty Partners, LLC, Wintrust Bank, its successors and/or assigns, First American Title Insurance Company, Thorndale, IL, LLC, and P & R Ranch Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 10(b), 11, 13, 14, 15, 16 and 17 of Table A thereof. The field work was completed on April 26, 2016.

Date of Plat or Map: May 6, 2016.

By: 
John Mark Norwood, PLS
705 County Road #100
Athens, Tennessee 37303
(423) 920-7273
Illinois Professional Land Surveyor Number: 035-003795
License Renewal Date: 30 November 2016

This Professional Service Conforms to the Current Illinois Minimum Standards for a Boundary Survey.


millman
National Land Services

Transforming the Industry
Surveying
Zoning
Environmental
Real Support - Title Review
Millman Surveying, Inc.
Corporate Headquarters
4111 Bradley Circle NW
Canton, OH 44718
Phone: 800-520-1010
Fax: 330-342-0834
www.millmanland.com
landsurveyors@millmanland.com

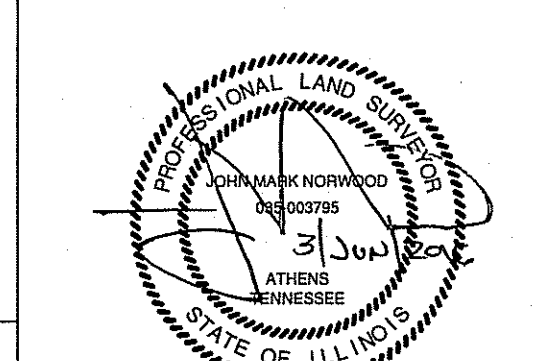
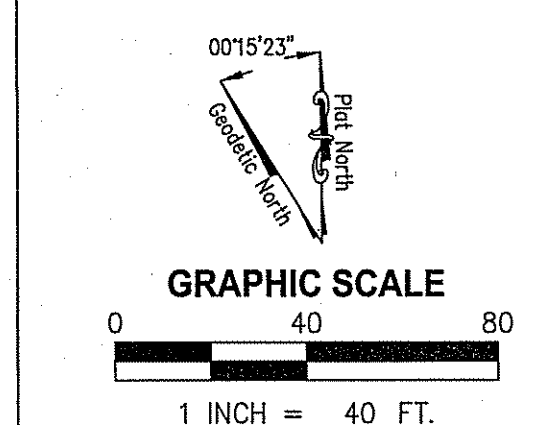
ALTA/NSPS LAND TITLE
SURVEY PREPARED FOR:

XEBEC REALTY

3010 Old Ranch Parkway
Suite 470
Seal Beach, California 90740
Phone: 562-546-0266

virtualsurveyor
for more information
visit <http://vimeo.com/25774196>

800-820 Thorndale Avenue
City of Bensenville
County of DuPage
State of Illinois



Surveyor's Seal

Sheet No. **1** of **1**

Project No. 38249
PC: T. Loudon
DW: B. Bartley
Drat: B. Bartley

REVISION HISTORY

BY:	DATE:	COMMENT:
DWG	9/02/09	Released Preliminary
DWG	9/21/09	Attorney/Client Comments
TMS	9/28/09	Attorney/Client Comments
RH	4/26/16	Fielded Site
BB	5/6/16	Updated Survey from Prior# 17880
JUN	5/11/16	REDLINES
BB	5/19/16	REVISIONS
		ZONING CLASSIFICATION