

# **COMMUNITY DEVELOPMENT COMMISSION**

**Village of Bensenville**

**VILLAGE HALL**

**March 5, 2019 6:30 PM**

I. Call Meeting to Order

II. Roll Call and Quorum

III. Pledge of Allegiance

IV. Public Comment

V. Approval of Minutes

February 5, 2019 Community Development Commission Minutes

VI. Action Items:

1. Consideration of a Variance to allow an Electronic Message Center sign at 550 N IL Route 83.
2. Consideration of a Planned Unit Development to allow a 2 Story-3 Unit Dwelling in a R – 3 Single-Unit Dwelling District at 225 S York Rd.

VII. Report from Community and Economic Development

1. Review 2019 Zoning Map

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:**March 5, 2019**DESCRIPTION:**February 5, 2019 Community Development Commission Minutes

**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**

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

Description

**DRAFT\_190205\_CDC**

Upload Date

**2/27/2019**

Type

**Cover Memo**

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

**MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION**

February 5, 2019

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

**STAFF PRESENT:** K. Pozsgay, K. Fawell, C. Williamsen

**JOURNAL OF PROCEEDINGS:** The minutes of the Community Development Commission Meeting of December 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 2019-01  
**Petitioner:** Vincent and Raffaele DePinto  
**Location:** 6N164 Spruce Avenue  
**Request:** Annexation;  
Map Amendment, R-1 Single Unit Dwelling District to R-3 Single Unit Dwelling District; and  
Variance, Minimum Lot Width,  
Municipal Code Section 10 – 6 – 12.

**Motion:** Commissioner Marcotte made a motion to open CDC Case No. 2019-01. Commissioner Wasowicz seconded the motion.

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

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

Village Planners, Kurtis Pozsgay and Kelsey Fawell, were both present and sworn in by Chairman Rowe. Mr. Pozsgay stated a Legal Notice was published in the Bensenville Independent on January 18, 2019. 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 January 17, 2019. Mr. Pozsgay stated on January 17, 2019, 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 Petitioners are applying to annex their property into the Village. Mr. Pozsgay stated annexed properties are designated R-1 by ordinance. Mr. Pozsgay stated they wish to change that zoning to R-3 to match the neighboring properties. Mr. Pozsgay stated the R-3 zoning district has a minimum lot width of 50 feet. Mr. Pozsgay stated this property has a width of 48.32 feet, so they are requesting a variance from that minimum lot width. Mr. Pozsgay stated the petitioners intend to build a new single family home on the lot. Mr. Pozsgay stated they have submitted an initial design which is included with this packet. Mr. Pozsgay stated the design will need to be modified as the new zoning code does not allow garages in the front of the home. Mr. Pozsgay stated they need to be set back a minimum of 5 feet from the front façade. Mr. Pozsgay stated the applicant is aware of this requirement and will redesign the lot to meet the new standards.

Vincent DePinto, property owner, was present and sworn in by Chairman Rowe. Mr. DePinto stated he would like to annex the property into the Village and construct a new single family home. Mr. DePinto stated the intention is for his son to occupy the home. Mr. DePinto stated he is fully aware of the new zoning code restrictions and will work with Staff on a final design.

Commissioner King asked if the home would be constructed under current code regulations. Mr. DePinto stated the home would be constructed using current codes.



**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 zoning map amendment request consisting of:

**1. Support for Classification:**

- a. **Compatible with Use or Zoning:** The uses permitted under the proposed district are compatible with existing uses or existing Zoning of property in the environs.

**Response: The uses for the proposed district shall be compatible.**

- b. **Supported by Trend of Development:** The trend of development in the general area since the original zoning was established supports the proposed classification.

**Response: It fits with the trend of development.**

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

**Response: It is consistent with Village Plans.**

2. **Further Public Interest:** The proposed zoning classification promotes the public interest. It does not solely further the interest of the applicant.

**Response: The new home will promote public interest and property value.**

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

**Response: Public services can support the proposed classification.**

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

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

**Response: Seeking an additional 2 feet for the width of the lot, so we can change to a R-3 for a new single family home.**

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: There shall be no difficulties.**

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 property is just under the 50 foot width requirement. Seeking variance.**

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: There shall not be any difficulties or hardships.**

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: Shall be no special privileges.**

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

**Response: The construction of a new home, will bring in more tax dollars to the village.**

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 new home shall not alter public safety or welfare of anyone.**

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 a variance shall be in harmony of the adoption plans of the village.**

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: With the variance, a beautiful new home shall be built and bring in more money for the village.**

Mr. Pozsgay stated Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the requests as present.

There were no questions from the Commission.

Motion: Commissioner Marcotte made a motion to close CDC Case No. 2019-01. Commissioner Wasowicz seconded the motion.

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

Nays: None

All were in favor. Motion carried.

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

Motion: Commissioner Wasowicz made a combined motion to approve the Findings of Fact for CDC Case No. 2019-01 as presented by Staff and to approve the Map Amendment request. Commissioner Marcotte seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Marcotte made a combined motion to approve the Findings of Fact for CDC Case No. 2019-01 as presented by Staff and to approve the Variance request. Commissioner Wasowicz seconded the motion.

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

Nays: None

All were in favor. Motion carried.

**Public Hearing:** CDC Case Number 2019-02  
**Petitioner:** Scholar's World Childcare & Learning Center  
**Location:** 227 West Grand Avenue  
**Request:** Special Use Permit, Daycare Center  
Municipal Code Section 10 – 7 – 2 – 1

Motion: Commissioner Marcotte made a motion to re-open CDC Case No. 2019-02. Commissioner Wasowicz seconded the motion.

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

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

Village Planners, Kurtis Pozsgay and Kelsey Fawell, were present and previously sworn in by Chairman Rowe. Mr. Pozsgay stated a Legal Notice was published in the Bensenville Independent on January 17, 2019. 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 January 18, 2019. Mr. Pozsgay stated on January 18, 2019 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 Petitioners are applying for a Special Use Permit to operate a childcare facility at 227 W Grand Ave. Mr. Pozsgay stated this is the site of the former Safari Childcare, which was approved for a conditional use 2009. Mr. Pozsgay stated the space has been vacant for over a year. Mr. Pozsgay stated the new operators have one additional facility in East Dundee. Mr. Pozsgay stated a husband and wife owner team, he is a dentist and she is a former 25 year educator, most recently stepping down from a vice principal position. Mr. Pozsgay stated their childcare business incorporates her teaching skills, hence the learning center, as opposed to just babysitting kids all day.

Mr. Dwight Simmons, owner of Scholar's World Childcare & Learning Center was present and sworn in by Chairman Rowe. Mr. Simmons stated he and wife are very excited for this opportunity and are happy to be opening a location in Bensenville. Mr. Simmons stated the space could hold 100-110 children which would require them to hire 20 employees.

Commissioner King asked what the age group would be. Mr. Simmons stated the ages would range from 6 month to 6 years old.

Commissioner Wasowicz asked how the location in East Dundee was operating. Mr. Simmons stated the East Dundee location was not open and would be opening around the same time should Bensenville approve the request.

**Public Comment:**

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

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

- 1) **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: Scholar's World will not have any adverse impact on traffic.**

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

**Applicant's Response: There will be no adverse environmental effects including abnormal amounts of noise, glare, odor, dust, waste disposal, from the use of our Center.**

- 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 Center will fit harmoniously with the existing character of the existing businesses and surroundings. In fact, we believe that it will enhance it.**

- 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 Center will not place undue burden upon existing development in the area and will not generate disproportionate demand for new services or facilities.**

- 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: In providing education and childcare for the children of working parents, the Center will be offering a much needed and valuable service to the community.**

- 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: We believe Scholar's World Childcare & Learning Center will be a valuable asset to the Bensenville community and look forward to opening our business here.**

Mr. Pozsgay stated Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Special Use request with the following condition:

1. The Special Use Permit be granted solely to the Scholar's World Childcare & Learning Center 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.

There were no questions from the Commission.

Motion:

Commissioner Marcotte made a motion to close CDC Case No. 2019-02. Commissioner Wasowicz seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed the Public Hearing at 7:00 p.m.

**Motion:** Commissioner Marcotte made a combined motion to approve the Findings of Fact for CDC Case No. 2019-02 as presented by Staff and to approve the request. Commissioner Wasowicz seconded the motion.

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

Nays: None

All were in favor. Motion carried.

**Public Hearing:** CDC Case Number 2018-27  
**Petitioner:** Village of Bensenville  
**Location:** White Pines Neighborhood  
**Request:** Creation of the overlay district,  
Section 10 – 12

**Motion:** Commissioner Wasowicz made a motion to open CDC Case No. 2018-27. Commissioner Marcotte seconded the motion.

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

Chairman Rowe opened the Public Hearing at 7:02 p.m.

Village Planners, Kurtis Pozsgay and Kelsey Fawell were both present and previously sworn in by Chairman Rowe. Mr. Pozsgay stated a Legal Notice was published in the Bensenville Independent on January 17, 2019. 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 the Village is looking to create the White Pines Overlay District. Mr. Pozsgay stated the new zoning will apply to any property in the area bounded by 3rd Avenue and Jefferson Street to the north, Church Road to the east, the Fisher Woods Forest Preserve to the south, and Illinois Route 83 to the west. Mr. Pozsgay stated as part of the recently approved annexation agreements with property owners in this neighborhood, they were allowed to keep their current zoning until January 1, 2039. Mr. Pozsgay stated their current zoning is DuPage County R-4 Single Family, which the overlay will mimic in its current form. Mr. Pozsgay stated by ordinance, any property annexed into Bensenville comes in at the R – 1 Single-Unit Dwelling designation. Mr. Pozsgay stated these properties will have an underlying R – 1 designation, but the overlay district will supersede that zoning until the sunset date of January 1, 2039.

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 request consisting of:

**1. Support for Classification:**

- a. **Compatible with Use or Zoning:** The uses permitted under the proposed district are compatible with existing uses or existing Zoning of property in the environs.

**Response: The single-family uses for the proposed district shall remain and are compatible with current zoning.**

- d. **Supported by Trend of Development:** The trend of development in the general area since the original zoning was established supports the proposed classification.

**Response: The trend of development in the area will remain single-unit dwellings.**

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

**Response: It is consistent with Village Plans.**

3. **Further Public Interest:** The proposed zoning classification promotes the public interest. It does not solely further the interest of the applicant.

**Response: The agreed upon overlay will allow the Village to provide agreed upon rules to the newly annexed properties.**

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

**Response: The new overlay is, in part, created to help address the need to update public services in the area.**

Mr. Pozsgay stated Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the White Pines Neighborhood Overlay.

There were no questions from the Commission.

Motion: Commissioner Marcotte made a motion to close CDC Case No. 2018-27. Commissioner Wasowicz seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed the Public Hearing at 7:08 p.m.

Motion: Commissioner Wasowicz made a combined motion to approve the Findings of Fact for CDC Case No. 2018-27 as presented by Staff and to approve the request. Commissioner King seconded the motion.

ROLL CALL: Ayes: Rowe, 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 King seconded the motion.

All were in favor. Motion carried.

The meeting was adjourned at 7:11 p.m.

**TYPE:**Public Hearing**SUBMITTED BY:**Kurtis Pozsgay**DEPARTMENT:**CED**DATE:**03.05.19**DESCRIPTION:**Consideration of a Variance to allow an Electronic Message Center sign at 550 N IL Route 83.***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 type="checkbox"/>	Major Business/Corporate Center
<input type="checkbox"/>	Safe and Beautiful Village	<input checked="" type="checkbox"/>	Vibrant Major Corridors

**REQUEST:**

Variance, Electronic Message Center Sign,  
Municipal Code Section 10 – 10 – 5 – 4A – 3.

**SUMMARY:**

1. The Petitioners are applying for a Variance to install an Electronic Message Center (EMC) sign in an existing monument sign for the BP at 550 N IL Route 83.
2. EMCs must be 1 mile away from another, or a variance is required.
3. There is an EMC at the Thorntons across the street.
4. The existing monument sign will not change, other than the addition of the message center to the base.
5. The original monument sign was approved in 2000 as part of the original BP special use.

**RECOMMENDATION:**

Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Variance for BP with the following conditions:

1. The plans and aesthetics of the sign to be in substantial compliance with the plans submitted by Ahern Signs on 01.15.19;
2. BP is no longer allowed to use temporary signs on premises.

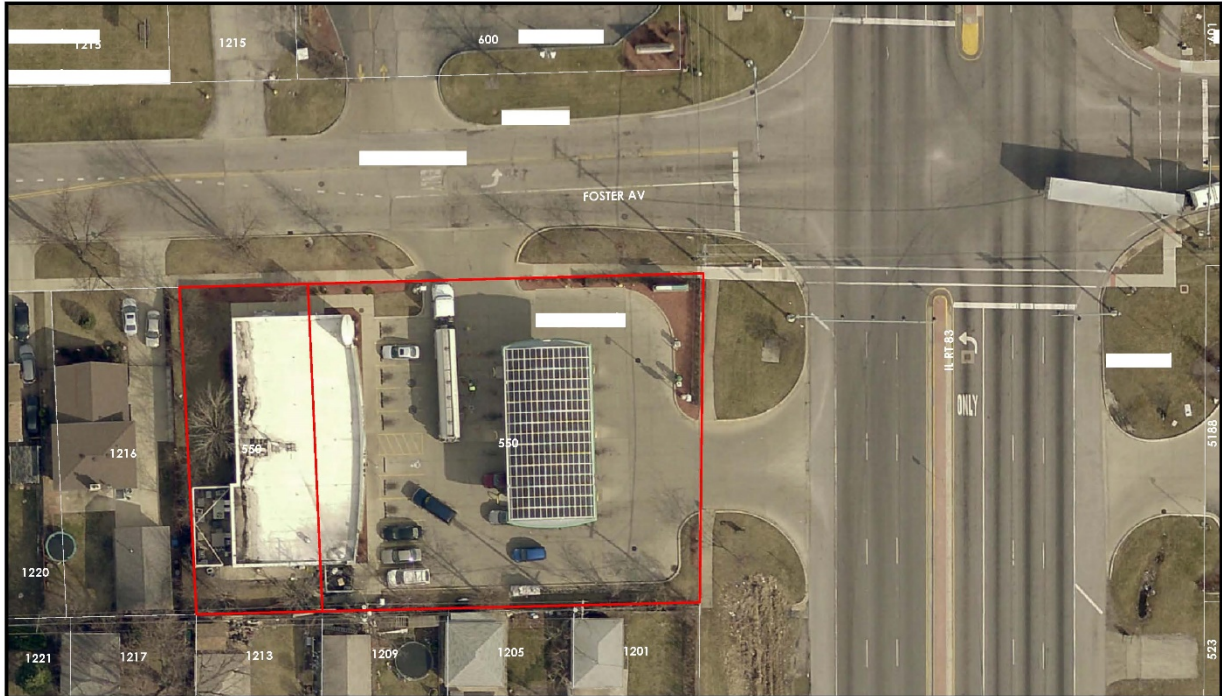
**ATTACHMENTS:**

Description	Upload Date	Type
<b>Aerial &amp; Zoning Maps</b>	<b>2/27/2019</b>	<b>Backup Material</b>
<b>Legal Notice</b>	<b>2/27/2019</b>	<b>Backup Material</b>
<b>Application</b>	<b>2/27/2019</b>	<b>Backup Material</b>
<b>Approval Criteria</b>	<b>2/27/2019</b>	<b>Backup Material</b>
<b>Staff Report</b>	<b>2/27/2019</b>	<b>Executive Summary</b>
<b>Plat of Survey</b>	<b>2/27/2019</b>	<b>Backup Material</b>
<b>Plans</b>	<b>2/27/2019</b>	<b>Backup Material</b>



## Village of Bensenville

550 N Rt 83

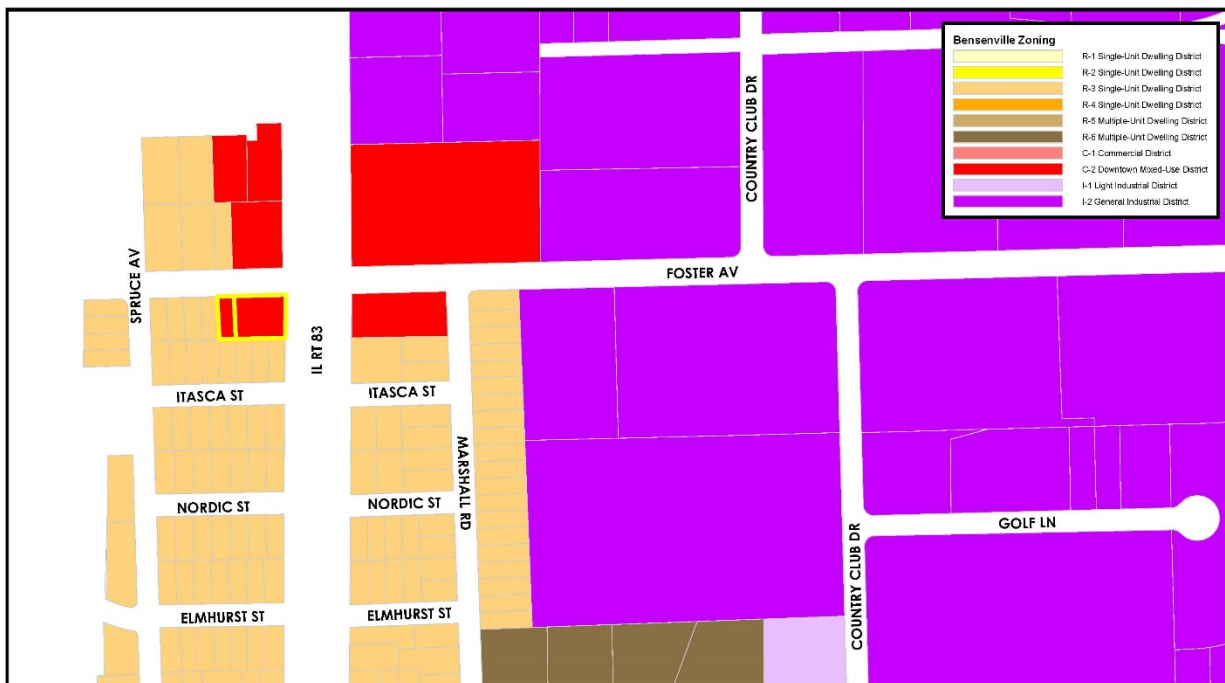


Date: 2/11/2019



## Village of Bensenville

Zoning Map



Date: 2/11/2019

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

NOTICE IS HEREBY GIVEN that on Tuesday, March 5, 2019 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. 2019 – 03 to consider a request for:

Variance, Electronic Message Center Sign,  
Municipal Code Section 10 – 10 – 5 – 4A – 3.

at 550 N IL Route 83 in an existing C – 2 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:

PARCEL 1: LOT 1 (EXCEPT THE WEST 255 FEET AS MEASURED ON THE NORTH LINE AND THE SOUTH LINE) IN BLOCK 23 (EXCEPT THAT PART THEREOF DEDICATED TO THE STATE OF ILLINOIS BY INSTRUMENT DATED APRIL 14, 1938 AS DOCUMENT 389979, FOR HIGHWAY) 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, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: LOT 5 IN NORTHWOODS RESUBDIVISION OF THE WEST 255 FEET (AS MEASURED ON THE NORTH LINE AND ON THE SOUTH LINE) OF LOT 1 IN BLOCK 23 (EXCEPT THEREFROM THAT PART HERETOFORE DEDICATED FOR HIGHWAY PURPOSES) IN FIRST ADDITION TO PERCY WILSON'S IRVING PARK MANOR, A SUBDIVISION IN SECTIONS 10, 11, 12 AND 15, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED JULY 9, 1962 AS DOCUMENT R62-22393, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 550 N IL Route 83, Bensenville, IL 60106.

Dr Energy Corp. of 550 N IL Route 83, Bensenville, IL 60106 is the owner and Jas. D. Ahern Sign Co. of 3257 S Harding Ave, Chicago, IL 60623 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 March 5, 2019 until 5:00 P.M.

Office of the Village Clerk  
Village of Bensenville

**TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT**  
**February 14, 2019**



<div style="border: 2px solid blue; padding: 5px; text-align: center;"> <div style="font-size: 2em; font-weight: bold; letter-spacing: 5px;">RECEIVED</div> <div style="color: red; font-weight: bold; margin-top: 5px;">JAN 25 2019</div> </div>	For Office Use Only	
	Date of Submission: _____	MUNIS Account #: <u>8866</u> CDC Case #: <u>2019-03</u>
By _____		

## COMMUNITY DEVELOPMENT COMMISSION APPLICATION

Address: 550 N. Rt 83

Property Index Number(s) (PIN): 03-10-421-006

**A. PROPERTY OWNER:**

Hemant Patel <small>Name</small> <u>3257 S. Harding Ave</u> <small>Street</small> <u>Bensenville</u> <small>City</small> <u>Hemant Patel</u> <small>Contact Person</small>	DR Energy Corp. <small>Corporation (if applicable)</small>  <u>Illinois</u> <small>State</small> <u>60106</u> <small>Zip Code</small> <u>847-331-1879 bebla33@hotmail.com</u> <small>Telephone Number &amp; Email Address</small>
---	---

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

Property Owner Signature: \_\_\_\_\_ Date: 1-16-2019

**B. APPLICANT:** ☐ Check box if same as owner

William R. Sheehan <small>Name</small> <u>3257 S. Harding Ave</u> <small>Street</small> <u>Chicago</u> <small>City</small> <u>William R. Sheehan</u> <small>Contact Person</small> <u>Sign contractor/installer</u> <small>Relationship of Applicant to subject property</small>	Jas. D. Ahern Sign Co. <small>Corporation (if applicable)</small>  <u>ILLINOIS</u> <small>State</small> <u>60623</u> <small>Zip Code</small> <u>773-254-0717 bsheehan@ahernsigns.com</u> <small>Telephone Number &amp; Email Address</small>
---	--

Applicant Signature: \_\_\_\_\_ Date: 1-16-2019

**C. ACTION REQUESTED (Check applicable):**

- ☐ Annexation
  - ☐ Special 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



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

We are requesting to add (1) one 3' X 8" EMC to the existing sign (on brick base) per the attached drawings

**D. PROJECT DATA:**

1. General description of the site: Gas Station
2. Acreage of the site: 0.607 Building Size (if applicable): 47' X 73'
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>C-2</u>	<u>Gas Station</u>	<u>Bensenville</u>
North:	<u>11</u>	<u>11</u>	
South:	<u>R-3</u>	<u>Residential</u>	
East:	<u>C-2</u>	<u>Gas Station</u>	
West:	<u>R-3</u>	<u>Residential</u>	<u>✓</u>

**E. DEVELOPER'S STAFF** (if applicable):

**ARCHITECT**

Name: Hemant Patel

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

**ENGINEER:**

Name: Hemant Patel

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

**ATTORNEY**

Name: Hemant Patel

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

**OTHER**

Name: Hemant Patel

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

**F. APPROVAL CRITERIA:**

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

STATE OF ILLINOIS

)

)SS.

COUNTY OF DUPAGE AND COOK

)

### AFFIDAVIT OF OWNERSHIP

I William R. Sheehan the undersigned Affiant, being first duly sworn,  
on oath states:

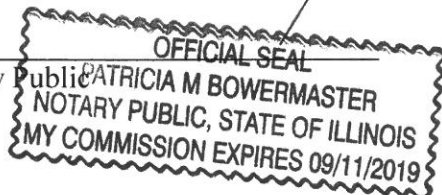
1. That Affiant has personal knowledge of the representations and statements made herein, and has examined all necessary documents, records of ownership and such other information as is required to confirm the statements and representations herein;
2. That the owner(s) and contract purchaser(s), if any, 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 25<sup>th</sup> day of, January, 2019

Patricia M Bowermaster  
Signature

SUBSCRIBED and SWORN to  
before me this 25 day of, January.

Notary Public



## **D** Municipal Code Section 10-3-3.B Approval Criteria for Variances

### **1. Special Circumstances**

Special circumstances, fully described in the written findings, exist that are peculiar to the property for which the Variance is sought and that do not apply generally to other properties in the same zoning district. And these circumstances are not of so general or recurrent a nature as to make it reasonably practical to provide a general amendment to this Ordinance to cover them.

### **2. Hardship or practical Difficulties**

For reasons set forth in the findings, the literal application of the provisions of this Ordinance would result in unnecessary and undue hardship or practical difficulties for the applicant, as distinguished from mere inconvenience.

### **3. Circumstances Relate to Property**

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

### **4. Not Resulting from Applicant Action**

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

### **5. Preserves Rights Conferred by District**

A Variance is necessary for the applicant to enjoy a substantial property right possessed by other properties in the same zoning district and does not confer a special privilege ordinarily denied to such other properties.

### **6. Necessary for Use of Property**

The granting of a Variance is necessary not because it will increase the applicant's economic return, although it may have this effect, but because without a Variance the applicant will be deprived of reasonable use or enjoyment of, or reasonable economic return from, the property.

### **7. Not Alter Local Character**

The granting of the Variance will not alter the essential character of the locality nor substantially impair environmental quality, property values, or public safety or welfare in the vicinity.

### **8. Consistent with Ordinance and Plan**

The granting of a Variance will be in harmony with the general purpose and intent of this Ordinance and of the General Development Plan and other applicable adopted plans of the Village of Bensenville, as viewed in light of any changed conditions since their adoption, and will not serve in effect to substantially invalidate or nullify any part thereof.

### **9. Minimum Variance Needed**

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

### Special Circumstances:

We are seeking a variance approval for this site to install one (1) 3' X 8" (EMC) electronic message center. The EMC will create a good competition with an existing EMC which is across the street (Thornton gas station) The EMC will in simple terms assist the gas stations TOGO store which like most others sell goods such as drinks, can foods and miscellaneous personal items. Electronic message centers can not be with in a mile of each other per the village code but having an EMC at this site will give drivers on both sides of RT 83 an option to buy such items needed in their daily routine. The EMC we are proposing will only be on one side of the existing sign because the other side would only attract current customers who would already be on site. Our site also has an attached Subway shop which attracts specific customers to this location not so much to the gas stations TOGO store.

### Hardship or practical difficulties:

We seek this EMC because the Thornton gas station across the street on Rt 83 currently has one and both these stations sell the same goods. Currently drivers can see if there are any sales on goods, they (Thornton) have not the ones currently at this site. The Thornton has an unfair advantage having an EMC and drivers can see if any goods are on sale which they made need then they could fill up their cars with gas. Having an EMC will keep the playing field even for these two sites since both

sell gas and goods. Competition is the backbone of a strong economy as it keeps prices low and provides an incentive to improve and innovate your business. Businesses need to keep up with the times as to how to keep the customers coming through the door in the gas station industry, we are seeing a strong influx of electronic message centers being installed to promote the goods which are now inside the gas stations.

#### Circumstances related to property:

The electronic message center will not disrupt the existing sign or the sign base. We propose the installation of this sign to go on one side of the brick base thus not altering the size of any of the existing signage. We will have to alter the landscaping material (make smaller lower to the ground) so the electronic message center would be easily read by drivers.

#### Not resulting from applicant action:

The request for this variance approval for the installation of the EMC at this site is not a result of action taken by the applicant or owner of this property it is simply a request to keep up with the times and other properties in the near area and to promote more competition for consumers.

#### Preserves rights conferred by district:

As mention the Thornton site across the street from our site has an existing electronic message center and we would like to have the same granted for us but not on both side of the sign like the one which the Thornton has.

#### Necessary for use of property:

We feel this electronic message center could assist the BP and increase the economic return by drawing in more customers for such items with in BPs TOGO store. More customers in the BP TOGO store then there could be more customers wishing to get gas. As you know most people pay for gas outside at the pump but having such information as to sale items and other items in the BP TOGO store would attract more inside foot traffic to a facility which prides itself on cleanliness and its assortment of TOGO items.

#### Not alter local character:

The electronic message center would not impair environmental quality, property values or public safety in the area, in fact it could bring about more economic value to the site especially in vicinity as people who would otherwise drive to pick up something from a grocery store could walk and get it at the BP TOGO store. The message center would not distract drivers as it is at eye level of drivers and as you are heading south on RT 83 you need to look to the right for any traffic



coming out of Foster Ave. As you look you could see the electronic message center with an item you may need and stop at the BP TOGO shop for your convenience. The only altering which would be done to the site would be putting smaller ground level landscape material in front of the EMC so it would not be difficult to read for oncoming drivers.

#### Consistent with ordinance and plan:

The electronic message center would not be any bigger than what the ordinance calls for in regards to EMC approvals within the Village of Bensenville. The EMC would be installed on an existing base thus not altering the existing sign or its base.

#### Minimum variance needed:

We are only asking for one side of this existing sign to have an electronic message center installed and this would assist this site with its competition across the street (Thornton) We feel a strong competition could only boost a strong economy, thus fueling more of an economic value to the Village of Bensenville.

### STAFF REPORT

**HEARING DATE:** March 5, 2019  
**CASE #:** 2019 – 03  
**PROPERTY:** 550 N IL Route 83  
**PROPERTY OWNER:** Dr Energy Corp.  
**APPLICANT:** BP/ Jas. D. Ahern Sign Co.  
**SITE SIZE:** 25,837 SF  
**UNIT SIZE:** 5,100 SF  
**PIN NUMBERS:** 03-10-421-005; 006  
**ZONING:** C – 2 Commercial District  
**REQUEST:** Variance, Electronic Message Center Sign,  
Municipal Code Section 10 – 10 – 5 – 4A – 3.

### **PUBLIC NOTICE:**

1. A Legal Notice was published in the Bensenville Independent on Thursday February 14, 2019. 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 February 15, 2019.
3. On Friday February 15, 2019, 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 Petitioners are applying for a Variance to install an Electronic Message Center Sign in an existing monument sign for the BP at 550 N IL Route 83. The existing monument sign will not change, other than the addition of the message center to the base. The original monument sign was approved in 2000 as part of the original BP special use.

### **SURROUNDING LAND USES:**

	<b>Zoning</b>	<b>Land Use</b>	<b>Comprehensive Plan</b>	<b>Jurisdiction</b>
<b>Site</b>	C – 2	Commercial	Commercial	Village of Bensenville
<b>North</b>	C – 2	Commercial	Commercial	Village of Bensenville
<b>South</b>	R – 3	Residential	Residential	Village of Bensenville
<b>West</b>	R – 3	Residential	Residential	Village of Bensenville
<b>East</b>	C – 2	Commercial	Commercial	Village of Bensenville



**DEPARTMENT COMMENTS:**

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

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

Finance:

Account up to date.

Police:

No response.

Engineering and Public Works:

The power for the EMC should come from and remain on private property.

Community & Economic Development:

Economic Development:

- 1) The EMC will allow business to advertise more messages within an existing sign area.
- 2) Could lead to increase in sales, providing more taxes to the Village.
- 3) Helps the facility compete with neighboring service stations who already have EMCs installed.

Fire Safety:

No fire safety issues.

Building:

No comments at this time.

Planning:

- 1) The 2015 Comprehensive Plan indicates "Local Commercial" for this property.
- 2) Current zoning is C – 2 Commercial District.
- 3) The Village Zoning Ordinance states that an EMC sign shall not be located within one mile of the property line of a lot containing another EMC.
- 4) An existing EMC can be found at the Thorntons located at 601 N IL Route 83 across the street from the property, approximately .04 miles from BP's property line.
- 5) EMC are permitted to be a maximum of 50% of the sign area. The proposed EMC is at 16%.
- 6) All other features of EMC shall be in compliance with ordinance, particularly section 10-10-2D Illumination.
  - a. Internally illuminated electronic message signs are allowed only in accordance with § 10-10-2.D (Illumination).
  - b. Electronic message signs are allowed to change their message once every 10 seconds, and the transitions between messages shall be instantaneous.
  - c. Electronic message signs shall display static messages that do not contain a light source that flashes, blinks, strobes, travels, chases, rotates, or changes in intensity, brightness, or color.

- d. Electronic message signs shall be designed to default to a static display in the event of mechanical failure.
- 7) In previous approvals of EMC signs, code dictated that an EMC would replace the need for temporary signs and temporary signs were therefor no longer allowed. Although that language did not make it into the new code, staff still believes that should be a condition of approval.

#### **APPROVAL CRITERIA FOR VARIANCES:**

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

**Applicant's Response:** We are seeking a variance approval for this site to install one (1) 3' X 8" (EMC) electronic message center. The EMC will create a good competition with an existing EMC which is across the street (Thornton gas station) The EMC will in simple terms assist the gas stations TOGO store which like most others sell goods such as drinks, can foods and miscellaneous personal items. Electronic message centers can not be with in a mile of each other per the village code but having an EMC at this site will give drivers on both sides of RT 83 an option to buy such items needed in their daily routine. The EMC we are proposing will only be on one side of the existing sign because the other side would only attract current customers who would already be on site. Our site also has an attached Subway shop which attracts specific customers to this location not so much to the gas stations TOGO store.

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

**Applicant's Response:** We seek this EMC because the Thornton gas station across the street on Rt 83 currently has one and both these stations sell the same goods. Currently drivers can see if there are any sales on goods, they (Thornton) have not the ones currently at this site. The Thornton has an unfair advantage having an EMC and drivers can see if any goods are on sale which they made need then they could fill up their cars with gas. Having an EMC will keep the playing field even for these two sites since both sell gas and goods. Competition is the backbone of a strong economy as it keeps prices low and provides an incentive to improve and innovate your business. Businesses need to keep up with the times as to how to keep the customers coming through the door in the gas station industry, we are seeing a strong influx of electronic message centers being installed to promote the goods which are now inside the gas stations.

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

**Applicant's Response:** The electronic message center will not disrupt the existing sign or the sign base. We propose the installation of this sign to go on one side of the brick base thus not altering the size of any of the existing signage. We will have to alter the landscaping material (make smaller lower to the ground) so the electronic message center would be easily read by drivers.

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

**Applicant's Response:** The request for this variance approval for the installation of the EMC at this site is not a result of action taken by the applicant or owner of this property it is simply a request to keep up with the times and other properties in the near area and to promote more competition for consumers.

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

**Applicant's Response:** As mention the Thornton site across the street from our site has an existing electronic message center and we would like to have the same granted for us but not on both side of the sign like the one which the Thornton has.

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

**Applicant's Response:** We feel this electronic message center could assist the BP and increase the economic return by drawing in more customers for such items with in BP's TOGO store. More customers in the BP TOGO store then there could be more customers wishing to get gas. As you know most people pay for gas outside at the pump but having such information as to sale items and other items in the BP TOGO store would attract more inside foot traffic to a facility which prides itself on cleanliness and its assortment of TOGO items.

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

**Applicant's Response:** The electronic message center would not impair environmental quality, property values or public safety in the area, in fact it could bring about more economic value to the site especially in vicinity as people who would otherwise drive to pick up something from a grocery store could walk and get it at the BP TOGO store. The message center would not distract drivers as it is at eye

level of drivers and as you are heading south on RT 83 you need to look to the right for any traffic coming out of Foster Ave. As you look you could see the electronic message center with an item you may need and stop at the BP TOGO shop for your convenience. The only altering which would be done to the site would be putting smaller ground level landscape material in front of the EMC so it would not be difficult to read for oncoming drivers.

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

**Applicant's Response:** The electronic message center would not be any bigger than what the ordinance calls for in regards to EMC approvals within the Village of Bensenville. The EMC would be installed on an existing base thus not altering the existing sign or its base.

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

**Applicant's Response:** We are only asking for one side of this existing sign to have an electronic message center installed and this would assist this site with its competition across the street (Thornton) We feel a strong competition could only boost a strong economy, thus fueling more of an economic value to the Village of Bensenville.

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 Variance for BP with the following conditions:

- 1) The plans and aesthetics of the sign to be in substantial compliance with the plans submitted by Ahern Signs on 01.15.19;
- 2) BP is no longer allowed to use temporary signs on premises.

Respectfully Submitted,  
Department of Community  
& Economic Development

NOTES CORRESPONDING TO SCHEDULE B

- PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE  
DATED NOVEMBER 13, 2012 AS ORDER NO. 1401 880012146 D2
- 19 BUILDING LINE AS SHOWN ON THE RECORDED PLAT OF NORTHWOODS SUBDIVISION  
AFFECTS SUBJECT PROPERTY AS SHOWN.
- 20 PUBLIC UTILITY EASEMENT AS SHOWN ON THE RECORDED PLAT OF NORTHWOODS SUBDIVISION  
AFFECTS SUBJECT PROPERTY AS SHOWN.

ALTA/ACSM LAND TITLE SURVEY

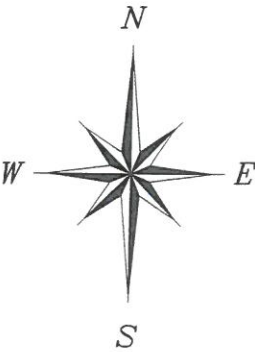
LEGAL DESCRIPTION

PARCEL 1: LOT 1 (EXCEPT THE WEST 255 FEET AS MEASURED ON THE NORTH LINE AND THE SOUTH LINE) IN BLOCK 23 (EXCEPT THAT PART THEREOF DEDICATED TO THE STATE OF ILLINOIS BY INSTRUMENT DATED APRIL 14, 1938 AND RECORDED MAY 26, 1938 AS DOCUMENT 389979, FOR HIGHWAY) 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, IN DUPAGE COUNTY, ILLINOIS.

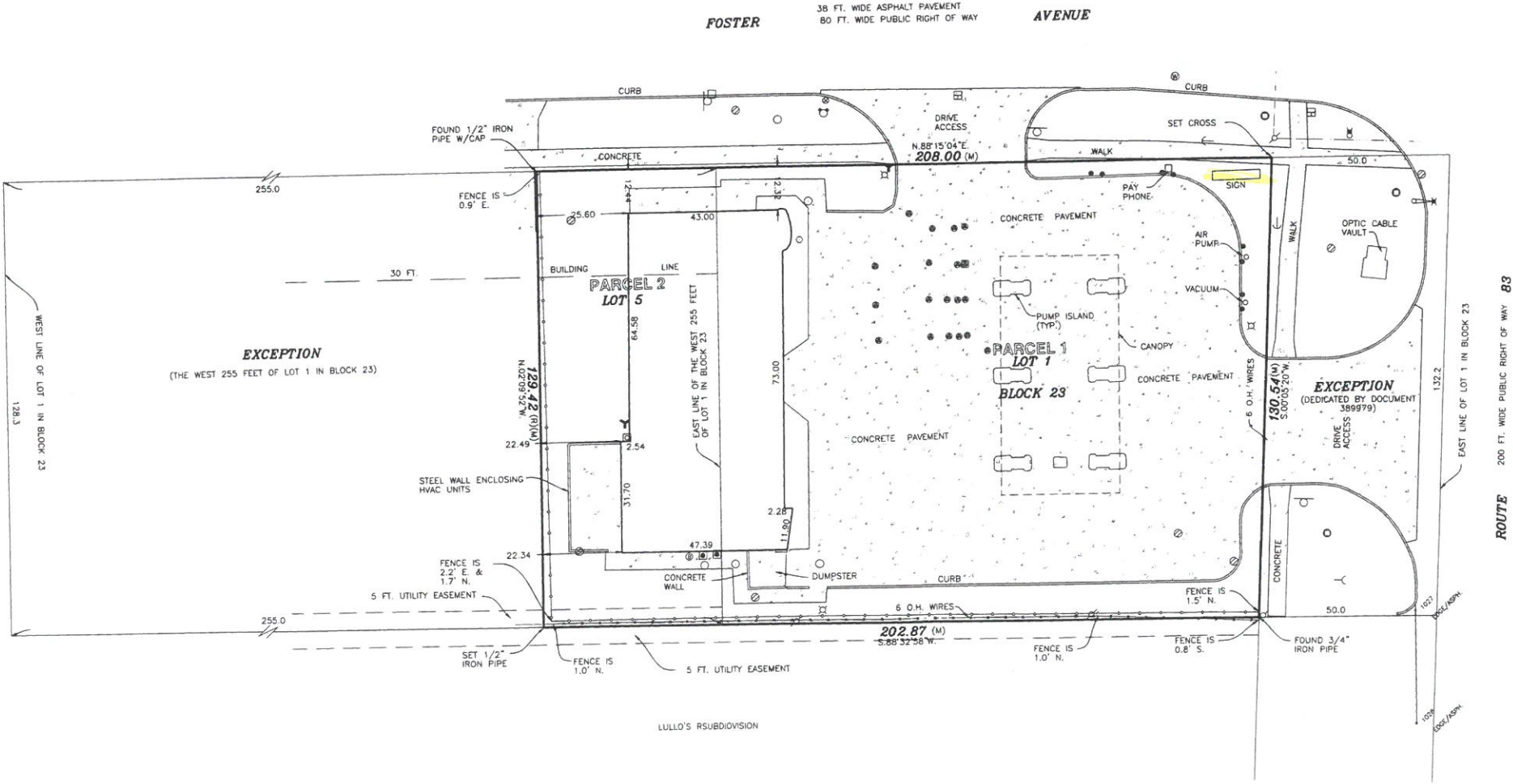
PARCEL 2: LOT 5 IN NORTHWOODS RESUBDIVISION OF THE WEST 255 FEET (AS MEASURED ON THE NORTH LINE AND ON THE SOUTH LINE) OF LOT 1 IN BLOCK 23 (EXCEPT THEREFROM THAT PART HERETOFORE DEDICATED FOR HIGHWAY PURPOSES) IN FIRST ADDITION TO PERCY WILSON'S IRVING PARK MANOR, A SUBDIVISION IN SECTIONS 10, 11, 12 AND 15, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID NORTHWOODS RESUBDIVISION RECORDED JULY 9, 1962 AS DOCUMENT 862-22393, IN DUPAGE COUNTY, ILLINOIS.

LEGEND

- (R) INDICATES RECORD DIMENSION  
(W) INDICATES MEASURED DIMENSION
- ⊗ CATCH BASIN  
□ INLET  
○ SANITARY SEWER MANHOLE  
○ STORM SEWER MANHOLE  
○ CLEAN OUT  
○ FIRE HYDRANT  
○ AUTOMATIC SPRINKLER VALVE  
○ WATER VALVE  
○ ACCESS COVER  
○ UTILITY POLE  
○ UTILITY POLE ANCHOR  
○ STREET LIGHT  
○ MAST ARM WITH TRAFFIC LIGHT  
○ TRAFFIC CONTROL VAULT  
○ REINFORCED CONCRETE PIPE  
○ TRAFFIC SIGN  
○ B-BOX  
○ TRAFFIC SIGNAL



SCALE: 1" = 20'



NOTES:

1. BEARING BASIS: BEARINGS ARE BASED ON THE SOUTH LINE OF FOSTER AVENUE WITH AN ASSUMED BEARING OF NORTH 88 DEGREES 15 MINUTES 04 SECONDS EAST.
2. AREA: 26,696.34 SQUARE FEET OR 0.613ACRES
3. ALL BOUNDARY LINE DIMENSIONS AND DIRECTIONS ARE RECORD AND MEASURED UNLESS OTHERWISE INDICATED.
4. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES.
5. CLOSURE EXCEEDS ACCURACY OF 1: 20,000
6. PROJECT P.I.N. 03-10-421-006

FLOOD NOTE: This property is in Zone "X" of the Flood Insurance Rate Map, Dupage County community Panel No. 170197 0302 h which has an effective date of December 16, 2004 and IS NOT in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

DATE OF ORIGINAL: \_\_\_\_\_, 2002  
REVISION: \_\_\_\_\_ DATE: \_\_\_\_\_, 2002  
REVISION: \_\_\_\_\_ DATE: \_\_\_\_\_, 2002  
REVISION: \_\_\_\_\_ DATE: \_\_\_\_\_, 2002

NOT VALID WITHOUT EMBOSSED SEAL.

STATE OF ILLINOIS  
COUNTY OF DUPAGE, ILL.

TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS.

THE FIELD WORK WAS COMPLETED ON MARCH 14, 2013.

DATED MARCH 15, 2013

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2436  
LICENSE EXPIRATION/RENEWAL: 11-30-2014

PROFESSIONAL DESIGN FIRM REGISTRATION NO.: 184-003297

www.HarringtonLandSurveying.com

**HARRINGTON**  
EST. 1970  
**LAND SURVEYING LTD.**  
ILLINOIS & WISCONSIN

2541 LEEWARD LAKE  
HANOVER PARK, IL 60133  
VOICE (630) 850-4894  
FAX (630) 850-5525

ORDERED BY:  
KOZIOL ENGINEERING

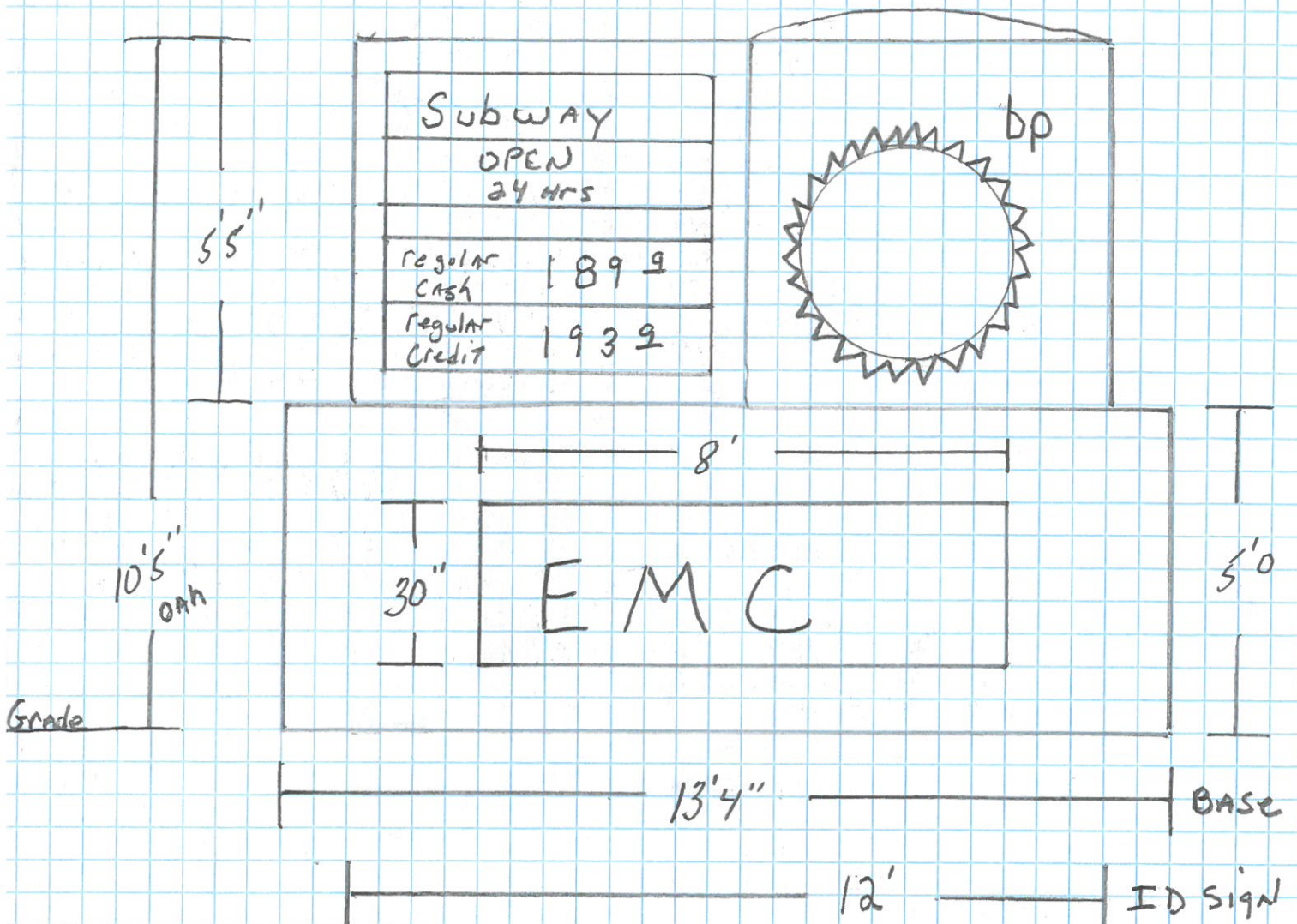
SHEET 1 OF 1

SURVEY NO.: 012-13  
DRAWN BY: RJM  
FILE NAME: 012-12.DWG

COMMON ADDRESS:  
550 ROUTE 83  
BENSENVILLE, ILLINOIS.



550 IL 83







© 2018 Google

© 2018 Google

Google Earth

**TYPE:**Public Hearing**SUBMITTED BY:**Kurtis Pozsgay**DEPARTMENT:**CED**DATE:**03.05.19**DESCRIPTION:**

Consideration of a Planned Unit Development to allow a 2 Story-3 Unit Dwelling in a R – 3 Single-Unit Dwelling District at 225 S York Rd.

**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**

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

**REQUEST:**

Planned Unit Development, 2 Story-3 Unit Dwelling,  
Municipal Code Section 10 – 4.

**SUMMARY:**

1. The Petitioner is applying for a Planned Unit Development (PUD) to build a new 2-story, 3-unit dwelling on a vacant lot at 225 S. York Rd.
2. The property is currently zoned R-3 Single-Unit Dwelling District.
3. A PUD is needed here because of the request for the 3rd, garden unit.
4. The architect says they tried to match the bulk and character of the existing homes in the area.

**RECOMMENDATION:**

Staff recommends Continuing the Public Hearing to the next regularly scheduled meeting so the applicant can address concerns.

**ATTACHMENTS:**

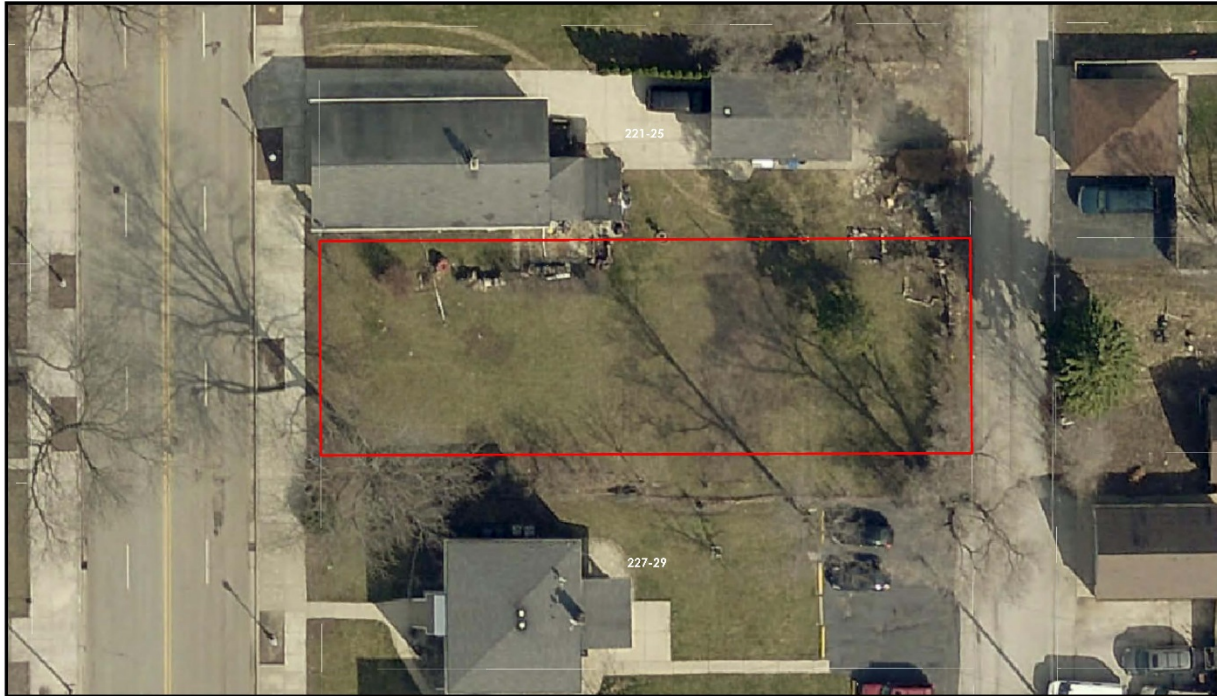
Description	Upload Date	Type
<b>Aerial &amp; Zoning Maps</b>	<b>2/27/2019</b>	<b>Backup Material</b>
<b>Legal Notice</b>	<b>2/27/2019</b>	<b>Backup Material</b>
<b>Application</b>	<b>2/27/2019</b>	<b>Backup Material</b>
<b>Staff Report</b>	<b>2/27/2019</b>	<b>Executive Summary</b>
<b>Plat of Survey</b>	<b>2/27/2019</b>	<b>Backup Material</b>
<b>Plans</b>	<b>2/27/2019</b>	<b>Backup Material</b>





## Village of Bensenville

225 S York Rd

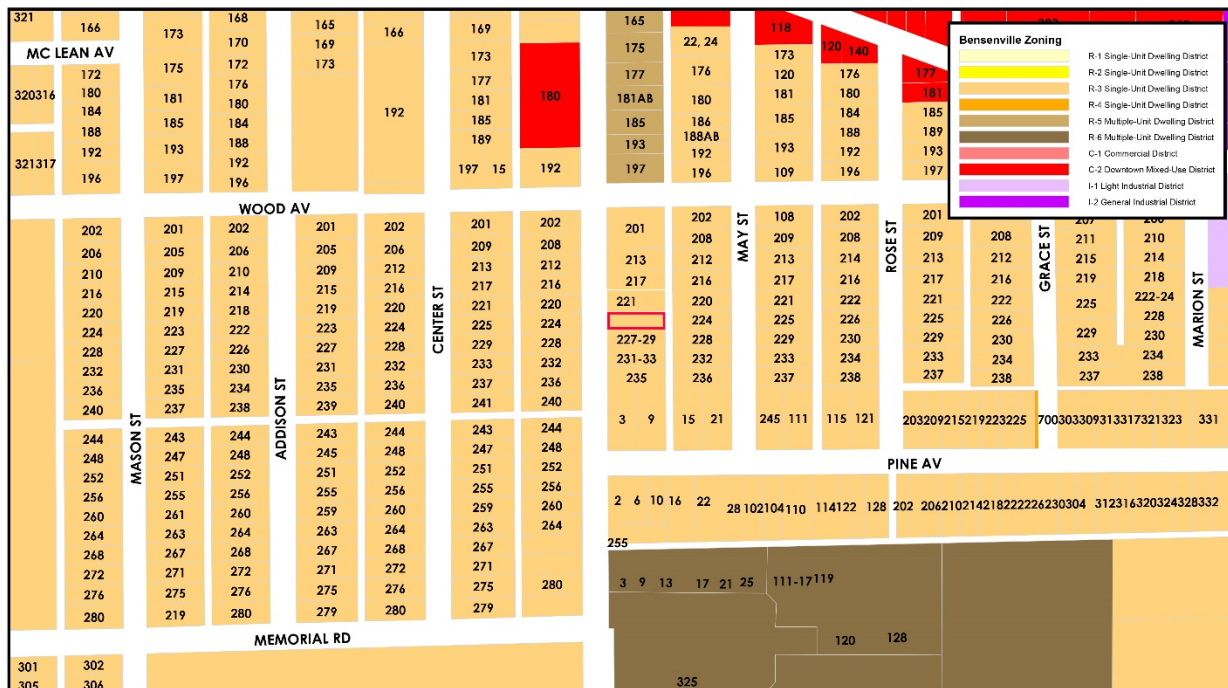


Date: 2/22/2019



## Village of Bensenville

Zoning Map



Date: 2/11/2019

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

NOTICE IS HEREBY GIVEN that on Tuesday, March 5, 2019 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. 2019 – 04 to consider a request for:

Planned Unit Development, 2 Story-3 Unit Dwelling,  
Municipal Code Section 10 – 4.

at 225 S York Rd in an existing R – 3 Single-Unit 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 NUMBER TWO (2) IN ORT'S ADDITION TO BENSENVILLE, DUPAGE COUNTY, ILLINOIS BEING A PART OF THE SOUTH WEST ONE-FOURTH (1/4) OF SECTION THIRTEEN (13), TOWNSHIP FORTY (40) NORTH, RANGE ELEVEN (11) EAST OF THE THIRD (3) PRINCIPAL MERIDIAN.

Commonly known as 225 S York Rd, Bensenville, IL 60106.

Mariusz Gruszka of 1721 White St, Des Plaines, IL 60018 is the owner and 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 March 5, 2019 until 5:00 P.M.

Office of the Village Clerk  
Village of Bensenville

**TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT  
February 14, 2019**

<b>For Office Use Only</b>		
Date of Submission: <u>1-26-19</u>	MUNIS Account #: <u>8872</u>	CDC Case #: <u>2019-04</u>

## COMMUNITY DEVELOPMENT COMMISSION APPLICATION

Address: 225 S YORK RD

Property Index Number(s) (PIN): 0313317005

**A. PROPERTY OWNER:**

Name <u>MARIUSZ GRUSZKA</u>	Corporation (if applicable)
Street <u>1721 WHITE ST</u>	
City <u>DES PLAINES</u>	State <u>IL</u>
	Zip Code <u>60018</u>
Contact Person <u>AREK JAROC, ARCH ASS.</u>	Telephone Number & Email Address <u>773 505 9998 AJAROC@LIVE.COM</u>

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

Property Owner Signature: [Signature] Date: 10/18/18

**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	

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**C. ACTION REQUESTED (Check applicable):**

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

\*Item located within this application packet.

\*\*See staff for additional information on PUD requests

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

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

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

REQUEST FOR APPROVAL OF PROPOSED 3 D.U., TWO  
STORY BRICK & FRAME, 3 CAR GARAGE & 3 OUTSIDE PARKING  
SPOTS ON EXISTING VACANT LOT IN RA-1 ZONING

**D. PROJECT DATA:**

- General description of the site: PROPOSED 3D.U., TWO STORY FRAME & BRICK
- Acreage of the site: 0.172 (7500SF) Building Size (if applicable): 3600 SF (1200 @ GARAGE)
- 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.
- List any controlling agreements (annexation agreements, Village Ordinances, site plans, etc.)  
N/A
- Character of the site and surrounding area:

	Zoning	Existing Land Use	Jurisdiction
Site:	<u>RA-1</u>	<u>VACANT LOT</u>	<u>VILLAGE OF BRIDGEVILLE</u>
North:	<u>RA-1</u>	<u>SINGLE FAMILY</u>	<u>- 1 1 -</u>
South:	<u>RA-1</u>	<u>MULTI FAMILY</u>	<u>- 1 1 -</u>
East:	<u>RS-5</u>	<u>SINGLE FAMILY</u>	<u>- 1 1 -</u>
West:	<u>RA-1</u>	<u>SINGLE FAMILY</u>	<u>- 1 1 -</u>

**E. DEVELOPER'S STAFF (if applicable):**

**ARCHITECT**

Name: PRO PLAN ARCHITECTS  
 Telephone: 773 505 9998  
 Email: ASAROG@LIVE.COM

**ENGINEER:**

Name: N/A  
 Telephone: \_\_\_\_\_  
 Email: \_\_\_\_\_

**ATTORNEY**

Name: N/A  
 Telephone: \_\_\_\_\_  
 Email: \_\_\_\_\_

**OTHER**

Name: N/A  
 Telephone: \_\_\_\_\_  
 Email: \_\_\_\_\_

**F. APPROVAL CRITERIA:**

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



STATE OF ILLINOIS

)

)SS.

COUNTY OF DUPAGE AND COOK

)

### AFFIDAVIT OF OWNERSHIP

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

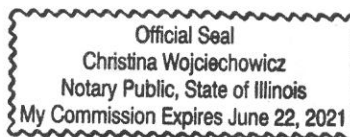
1. That Affiant has personal knowledge of the representations and statements made herein, and has examined all necessary documents, records of ownership and such other information as is required to confirm the statements and representations herein;
2. That the owner(s) and contract purchaser(s), if any, 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 1<sup>st</sup> day of, MAY 2018.

Mariusz Gruska  
Signature

SUBSCRIBED and SWORN to  
before me this 1<sup>st</sup> day of, May, 2018.

Christina Wojciechowicz  
Notary Public



### STAFF REPORT

**HEARING DATE:** March 5, 2019  
**CASE #:** 2019 – 04  
**PROPERTY:** 225 S York Rd  
**PROPERTY OWNER:** Mariusz Gruszka  
**APPLICANT:** same  
**SITE SIZE:** 7,500 SF  
**BUILDING SIZE:** Proposed 3-Unit, 1,200 SF each  
**PIN NUMBERS:** 03-13-317-005  
**ZONING:** R – 3 Single-Unit Dwelling District  
**REQUEST:** Planned Unit Development, 2 Story-3 Unit Dwelling, Municipal Code Section 10 – 4.

### **PUBLIC NOTICE:**

1. A Legal Notice was published in the Bensenville Independent on Thursday February 14, 2019. 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 February 15, 2019.
3. On Friday February 15, 2019, 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 Planned Unit Development (PUD) to build a new 2-story, 3-unit dwelling on a vacant lot at 225 S. York Rd. The property is currently zoned R-3 Single-Unit Dwelling District. A PUD is needed here because of the request for the 3rd, garden unit. The architect says they tried to match the bulk and character of the existing homes in the area.

### **SURROUNDING LAND USES:**

	<b>Zoning</b>	<b>Land Use</b>	<b>Comprehensive Plan</b>	<b>Jurisdiction</b>
<b>Site</b>	R – 3	Residential	Residential	Village of Bensenville
<b>North</b>	R – 3	Residential	Residential	Village of Bensenville
<b>South</b>	R – 3	Residential	Residential	Village of Bensenville
<b>West</b>	R – 3	Residential	Residential	Village of Bensenville
<b>East</b>	R – 3	Residential	Residential	Village of Bensenville

**DEPARTMENT COMMENTS:**

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

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

Finance:

No account created yet.

Police:

No response.

Engineering and Public Works:

- 1) A DuPage County Stormwater Management Certification will be required for this project as the total land disturbing activity exceeds 5,000 SF. Village of Bensenville building permit is also required. IEPA-Sanitary permits will be required for the new sanitary connections.
- 2) Per DuPage County Stormwater and Floodplain Ordinance (DCSFO), stormwater detention is not required for this site as the proposed developed area is under the threshold set forth in the DCSFO. However, historically the surrounding areas of this site have experienced surface flooding in major rain events. It would be my recommendation to consider eliminating the garden unit of the proposed building.
- 3) All other DCSFO requirements will need to be satisfied including Post Construction Best Management Practices (PCBMP)/Volume Control Best Management Practices (VCBMP). The current proposed impervious area of 3,345 SF exceeds the threshold of 2,500 SF for onsite PCBMP/VCBMP. Therefore, onsite PCBMP/VCBMP will be required.
- 4) After reviewing the Flood Insurance Rate Map, it appears that there aren't floodplains on site. Per the National Wetland Inventory website, the site also does not contain any wetland or riparian areas; however, it is the responsibility of the applicant to identify any existing special management areas on site and properly mitigate them.
- 5) All proposed utility connections on York Rd will require a full depth Class D patch for pavement restoration. Please note: Village is undertaking a York Rd resurfacing project starting in spring of 2019.
- 6) It is unclear if the utility service connections will be installed via open-cut or directional bore method. If it is latter one, tunneling under the existing curb will not be allowed.
- 7) It is unclear the size of the water/sewer service that will be required for such building as utility plans were not submitted for review. A sanitary manhole will be required to be constructed over the existing sanitary sewer for the proposed building service connection.
- 8) There are some engineering issues with the proposed plans which can be addressed during final engineering.

Community & Economic Development:

Economic Development:

- 1) Building a home on vacant land adds more tax base and more potential customers for local business.

- 2) Diversity in housing stock in a stated goal. These are larger 3-bedroom units, which should price out at a higher price point than similar older units.

Fire Safety:

- 1) A fire alarm system and fire suppression system will be required.
- 2) The combustible decks/ balconies shall be included in the suppression system coverage.

Building:

- 1) Proposed location of the a/c condenser units will not provide the required working space in front of the disconnects.
- 2) Bedrooms will require egress windows.
- 3) Rated assemblies, both horizontal and vertical, will be required between units.

Planning:

- 1) The 2015 Comprehensive Plan indicates “Medium Density Residential” for this property.
- 2) Current zoning is R-3 Residential District.
- 3) Multiple-unit dwellings, which are buildings with three or more units, are not permitted in the R-3 District.
- 4) Applicant is requesting a PUD due to the proposed 3rd unit.
- 5) The Homes for a Changing Region Plan projects an increasing demand for multiple-unit dwellings, along with a projected increase in residents.
- 6) The maximum impervious lot coverage in the R-3 district is 50%. The proposed plans show a lot coverage of 45%.
- 7) The maximum building height in the R-3 district is 32 feet (as measured to the mean of the roof). The proposed multiple-unit dwelling is 32 feet at its peak. The mean roof height is roughly 28 feet.
- 8) Due to the concerns with the garden unit and flooding, and the fact that the garden unit only being 3 feet below grade, it may be possible to raise the entire structure up 3 feet and still be under the 32 foot building height.
- 9) The minimum a building can be located from the front line and side yard line in the R-3 district is 30 feet and 6 feet, respectively. The proposed dwelling is located 31 feet 4 inches from the front line. The proposed dwelling has side yard setbacks of 12 and 16 feet.
- 10) There is potential to reposition the building either north or south to gain more of a side yard on one of the sides.
- 11) The minimum a building can be located from the rear line in the R-3 district is 25 feet. The proposed garage encroaches five feet into the rear yard. Detached garages are permissible in the rear yard according to code.
- 12) Driveway parking pads are allowed in front of rear garages at a maximum of 20 feet in depth. The garage should be pushed closer to the alley to provide more yard space and less parking area.
- 13) There are some concerns of only having 6 on site parking spaces. Code only requires 1.5 per dwelling unit in multi-unit districts. This development has 2 spaces per dwelling unit. But York Road does not allow street parking and 6 spaces limits any possible guest parking.
- 14) Plans do not mention long-term or short-term bicycle parking spaces. A 3-unit dwelling requires one short-term bicycle parking space and three long-term bicycle parking spaces.
- 15) The aesthetics of the building have a noted “dark” theme. Staff is wondering if materials and colors could be used to better blend the building in with some of its neighbors. This



also includes elevation starkness and entranceways with the possible raising of the building.

- 16) A full set of landscape plans should be submitted and approved by staff.

#### **APPROVAL CRITERIA FOR PUD:**

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

**Applicant's Response: The PUD will enhance the character of the neighborhood and surrounding buildings. Not only front but also sides of the building are enhanced with features like balconies/ porches. Bulk requirements in relation to the size of the site were scaled down to complement the existing surrounding buildings.**

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

**Applicant's Response: The PUD meets the requirements for planned unit developments.**

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

**Applicant's Response: The proposed PUD is consistent and clearly promotes the objectives of the Village general development plan.**

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

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

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

**Applicant's Response: The PUD will not be injurious to the use and enjoyment of other properties in its vicinity. Carefully laid out the proposed design of scale and exterior features will complement existing buildings. Placement on site provides plenty of open yard space on sides will encourage outdoor activities.**

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

**Applicant's Response: The PUD is as consistent as practical with preservation of any natural features. Mature tree up front, as well as some of the vacant lot area, will remain untouched and protected during the construction.**

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

**Applicant's Response: The proposed PUD will provide required sidewalks, off-street parking and loading as appropriate to planned land uses. These will not create unnecessary pedestrian-vehicular conflict.**

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

**Applicant's Response: Common open spaces and landscaping are provided. The size and placement of the building created large open space to the south that can be used for recreation purposes. Additional landscaping will be provided to enhance the quality of the space and provide a buffer from the main street.**

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

**Applicant's Response: Condominium associations will be established and in charge of the overall quality and maintenance of the building, garage, landscaping and other features.**

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

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

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

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

Planned Unit Development Approval Criteria	Meets Criteria	
	Yes	No
1. Superior Design	X	
2. Meets PUD Requirements	X	
3. Consistent With Village Plans	X	
4. Public Welfare	X	
5. Compatible With Environs	X	
6. Natural Features	X	
7. Circulation	X	
8. Open Space & Landscaping	X	
9. Covenants	X	
10. Public Services	X	
11. Phasing	X	

**RECOMMENDATIONS:**

Staff recommends Continuing the Public Hearing to the next regularly scheduled meeting so the applicant can address concerns.

Respectfully Submitted,  
Department of Community  
& Economic Development

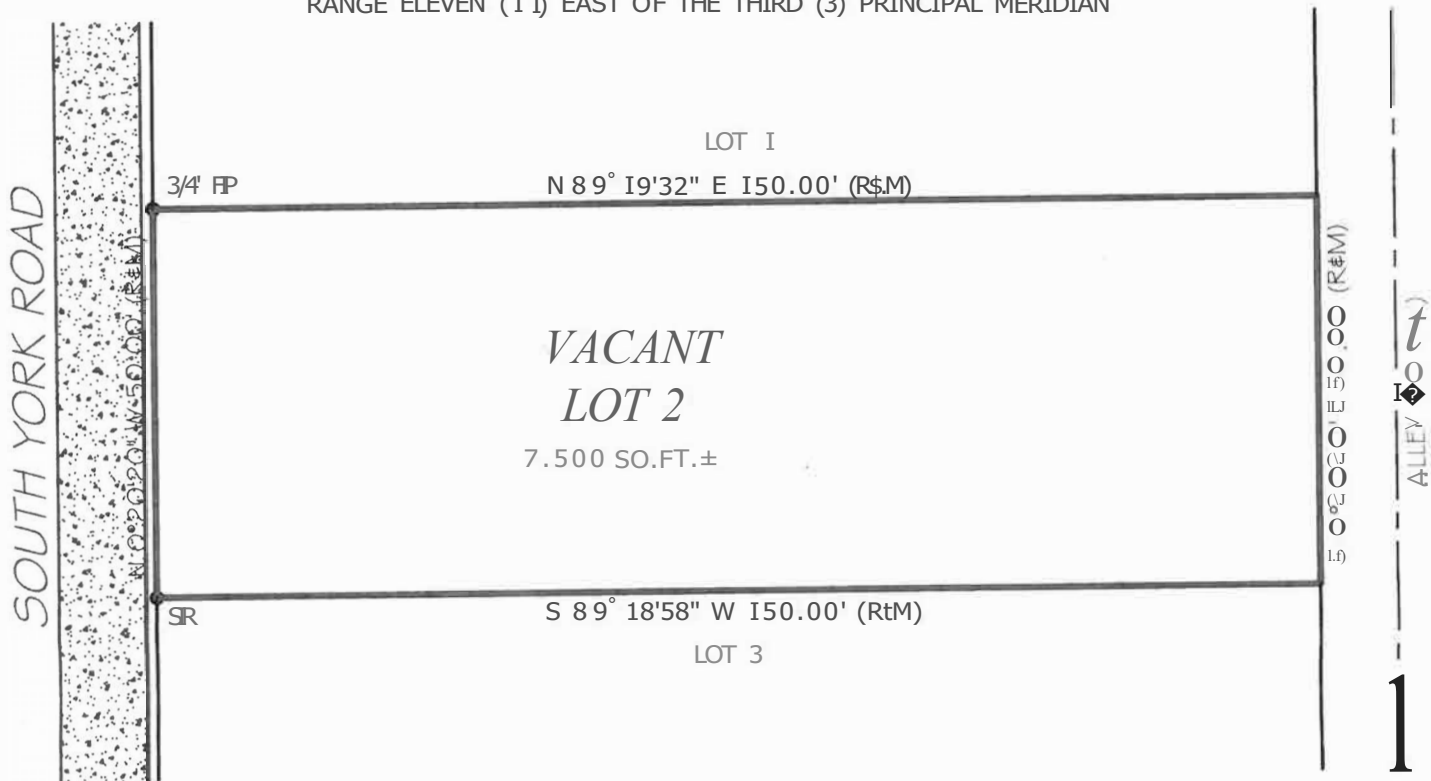


PROPERTY ADDRESS: 225 SOUTH YORK ROAD BENSENVILLE, ILLINOIS 60106

SURVEY NUMBER: IL1706.2414

FIELD WORK DATE: 6/21/2017 REVISION DATE(S): (REV.1 7/7/2017) (REV.1 6/24/2017)  
17062414  
BOUNDARY SURVEY  
DUPAGE COUNTY

LOT NUMBER TWO (2) IN ORTS ADDITION TO BENSENVILLE, DUPAGE COUNTY, ILLINOIS BEING A PART OF THE SOUTH WEST ONE-FOURTH (1/4) OF SECTION THIRTEEN (13), TOWNSHIP FORTY (40) NORTH, RANGE ELEVEN (11) EAST OF THE THIRD (3) PRINCIPAL MERIDIAN

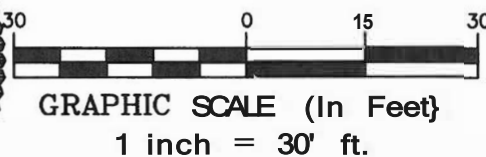


STATE OF ILLINOIS } SS  
COUNTY OF GRUNDY }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL THIS 23RD DAY OF JUNE, 2017 AT 316 E JACKSON STREET IN MORRIS, IL 60450.

*"7<.-.J1"*

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403  
LICENSE EXPIRES 11/30/2018  
EXACTA LAND SURVEYORS LB# 57G3



THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE NUMBER IN THE BOTTOM RIGHT CORNER.

CLIENT NUMBER: 20006487G

DATE: 6/23/2017

BUYER: MARIUSZ GRUSZKA

SELLER: ABIGAIL ZAVALA

CERTIFIED TO: MARIUSZ GRUSZKA

POINTS OF INTEREST  
NONE VISIBLE

**GIT** Greater  
Illinois  
Title  
Company

120 North LaSalle Street | Suite 900  
Chicago, IL 60602  
p: 312.264.4714  
f: 312.407.9241

**EXACTA**  
ILLINOIS SURVEYORS, INC.

LB# 184005763

www.exactachicago.com  
P. (773) 305-4010 • F. (773) 305-4011  
316 East Jackson Street, Morris, IL 60450

LEGAL DESCRIPTION:

LOT NUMBER TWO (2) IN ORT'S ADDITION TO BENSENVILLE, DUPAGE COUNTY, ILLINOIS BEING A

PART OF THE SOUTH WEST ONE-FOURTH (1/4) OF SECTION THIRTEEN (13), TOWNSHIP FORTY (40) NORTH, RANGE ELEVEN (11) EAST OF THE THIRD (3) PRINCIPAL MERIDIAN

JOB SPECIFIC SURVEYOR NOTES:

SURVEYOR BEARINGS ARE USED FOR ANGULAR REFERENCE AND ARE USED TO SHOW ANGULAR RELATIONSHIPS OF LINES ONLY AND ARE NOT RELATED OR ORIENTATED TO TRUE OR MAGNETIC NORTH. BEARINGS ARE SHOWN AS SURVEYOR BEARINGS, AND WHEN SHOWN AS MATCHING THOSE ON THE SUBDIVISION PLATS ON WHICH THIS SURVEY IS BASED, THEY ARE TO BE DEEMED NO MORE ACCURATE AS THE DETERMINATION OF A NORTH ORIENTATION MADE ON AND FOR THOSE ORIGINAL SUBDIVISION PLATS. NORTH 0 DEGREES EAST IS ASSUMED AND UPON PREPARATION OF THIS PLAT, THE RESULTING BEARING BETWEEN FOUND POINTS AS SHOWN ON THIS SURVEY IS THE BASIS OF SAID SURVEYOR BEARINGS AS DEFINED AND REQUIRED TO BE NOTED BY ILLINOIS ADMINISTRATIVE CODE TITLE 68, CHAPTER 12, SUBCHAPTER b, PART 1270, SECTION 1270.56, PARAGRAPH b, SUBPARAGRAPH g ITEM K

- GENERAL SURVEYOR NOTES:
- The Legal Description used to perform this survey was supplied by others. The survey does not determine or imply ownership.
  - This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
  - If there is a septic tank, well or drain field on this survey, the location of such items was shown to us by others and are not verified.
  - This survey is exclusively for the use of the parties to whom it is certified.
  - Any additions or deletions to this 2 page survey document are strictly prohibited.
  - Dimensions are in feet and decimals thereof.
  - Due to varying construction standards, house dimensions are approximate.
  - Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at [www.fema.gov](http://www.fema.gov).
  - All pins marked as set are 5/8 diameter, 18" iron rebar.
  - An examination of the abstract of title was not performed by the signing surveyor to determine which instruments, if any, are affecting this property.
  - Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
  - Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
  - The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logo or references to third party firms are for informational purposes only.
  - House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

LEGEND:

SURVEYOR'S LEGEND											
<div>UNIT TYPES: (UNIT)</div> <div><div>BOUNDARY LINE</div><div>STRUCTURE</div><div>CEILING LINE</div><div>CHAIN-LINK or WIRE FENCE</div><div>EASEMENT</div><div>EDGE OF WATER</div><div>IRON FENCE</div><div>OVERHEAD LINES</div><div>SURVEY TIE LINE</div><div>WALL OR PARTY WALL</div><div>WOOD FENCE</div><div>VINYL FENCE</div></div>		<div>JVC</div> <div>0...</div> <div>CC</div> <div>OFP</div> <div>BLJ</div> <div>OIDG</div> <div>CM</div> <div>64 L</div> <div>85MT</div> <div>QW</div> <div>(C)</div> <div>C</div> <div>CAIV</div> <div>CO</div> <div>CHIM</div> <div>CL F</div> <div>CO</div> <div>COMC</div> <div>COK</div> <div>CSW</div> <div>CVG</div> <div>CL</div> <div>CIP</div> <div>CS</div> <div>(O)</div> <div>OF</div> <div>QH</div> <div>QW</div> <div>ELEV</div> <div>ENCL</div> <div>ENT</div> <div>EM</div> <div>FOP</div> <div>EQW</div> <div>EUD</div> <div>(F)</div> <div>FOM</div> <div>FIDH</div> <div>FF</div> <div>FP</div> <div>FFC</div> <div>FR</div> <div>FRK</div> <div>IN</div> <div>FND</div> <div>FND</div> <div>FRN</div> <div>FRN&amp;D</div> <div>FRSPK</div> <div>GN&lt;</div> <div>GM</div>		<div>AIR CONDITIONING</div> <div>GEARING REFERENCE</div> <div>81 LOCK CORNER</div> <div>BACKFLOW PREVENTOR</div> <div>LOCK</div> <div>BUILDING</div> <div>BENCHMARK</div> <div>BUILDING RESTRICTION LINE</div> <div>BASEMENT</div> <div>64Y/60X WINDOW</div> <div>CALCULATED</div> <div>CURVE</div> <div>CABLE TV RISER</div> <div>CONCRETE BLOCK</div> <div>CHIMNEY</div> <div>CHAIN LINK FENCE</div> <div>CLEAN CUT</div> <div>CONCRETE</div> <div>CORNER</div> <div>CONCRETE SIDEWALK</div> <div>CONCRETE VALLEY GUTTER</div> <div>CENTERLINE</div> <div>COVERED PORCH</div> <div>CONCRETE SLAB</div> <div>DEED</div> <div>DRAINFIELD</div> <div>DRILL HOLE</div> <div>DRIVEWAY</div> <div>ELEVATION</div> <div>ENCLOSURE</div> <div>ENTRANCE</div> <div>ELECTRIC METER</div> <div>EDGE OF PAVEMENT</div> <div>EDGE OF WATER</div> <div>ELECTRIC UTILITY BOX</div> <div>FIELD</div> <div>FOUND CONCRETE MONUMENT</div> <div>FOUND DRILL HOLE</div> <div>FINISHED FLOOR</div> <div>FOUND IRON PIPE</div> <div>FOUND IRON PIPE &amp; CAP</div> <div>FOUND IRON ROD</div> <div>FOUND IRON ROD &amp; CAP</div> <div>FOUND NAIL</div> <div>FOUND NAIL AND DISC</div> <div>FOUND PAPER KAO NAIL</div> <div>FOUND IRON NAIL &amp; DISC</div> <div>FOUND RAILROAD SPIKE</div> <div>6" - 1" GAS</div> <div>GAS METER</div>		<div>Q</div> <div>ILL</div> <div>INST</div> <div>INT</div> <div>L</div> <div>LOI</div> <div>LSI</div> <div>(M)</div> <div>MO</div> <div>ME 5</div> <div>MF</div> <div>NR</div> <div>NTS</div> <div>OKS</div> <div>OG</div> <div>OFF</div> <div>OH</div> <div>CHL</div> <div>ON</div> <div>OR.6</div> <div>Q.R.V.</div> <div>OKA</div> <div>OIS</div> <div>(P)</div> <div>PO</div> <div>PC</div> <div>POC</div> <div>PCP</div> <div>PE</div> <div>PG</div> <div>PL</div> <div>PLS</div> <div>PLT</div> <div>POB</div> <div>POC</div> <div>PP</div> <div>PRC</div> <div>P-M</div> <div>PSM</div> <div>P.f</div> <div>(R)</div> <div>RGE</div> <div>RES</div> <div>RAW</div> <div>(S)</div> <div>S.&amp;L</div> <div>S.CL</div> <div>SC"</div>		<div>IDENTIFICATION</div> <div>ILLEGIBLE</div> <div>INSTRUMENT</div> <div>INTERSECTION</div> <div>LENGTH</div> <div>LICENSE# 6051NESS</div> <div>LICENSE# SURVEYOR</div> <div>MEASURED</div> <div>MAPBOOK</div> <div>MIXED END SECTION</div> <div>METAL FENCE</div> <div>NOH RADIAL</div> <div>NOT TO SCALE</div> <div>ON CONCRETE SLAB</div> <div>ON GROUND</div> <div>OUTSIDE OF SUBJECT PARCEL</div> <div>OVERHANG</div> <div>OVERHEAD LINES</div> <div>INSIDE OF SUBJECT PARCEL</div> <div>OFFICIAL RECORD 600K</div> <div>OFFICIAL RECORD VOLUME</div> <div>OVERALL</div> <div>OFFSET</div> <div>FLAT</div> <div>PIATODOK</div> <div>POINT OF CURVATURE</div> <div>POINT OF COMPOUND CURVATURE</div> <div>PERMANENT CONTROL POINT</div> <div>POOL EQUIPMENT</div> <div>PAGE</div> <div>POINT OF INTERSECTION</div> <div>PROFESSIONAL LAND SURVEYOR</div> <div>PLANTER</div> <div>POINT OF BEGINNING</div> <div>POINT OF COMMENCEMENT</div> <div>PINCHED POPE</div> <div>POINT OF REVERSE CURVATURE</div> <div>PERMANENT REFERENCE MONUMENT</div> <div>PROFESSIONAL SURVEYOR AND MAPPER</div> <div>POINT OF TANGENCY</div> <div>RANGE</div> <div>RANGE</div> <div>RESIDENCE</div> <div>RIGHT OF WAY</div> <div>SURVEY</div> <div>SETBACK LINE</div> <div>SURVEY CLOSURE LINE</div> <div>SCREEN</div>		<div>SEC</div> <div>SEP</div> <div>SEW</div> <div>SIGO</div> <div>SKC</div> <div>SN&amp;O</div> <div>S&lt;1H</div> <div>STY</div> <div>5.TL</div> <div>SV</div> <div>SW</div> <div>SW</div> <div>TOM</div> <div>TEL</div> <div>TO</div> <div>TWP</div> <div>TC</div> <div>TYP</div> <div>W/C</div> <div>WF</div> <div>WF</div> <div>WM</div> <div>WV</div> <div>VF</div> <div>A.f</div> <div>ANL</div> <div>C.M.I</div> <div>CUE</div> <div>OE</div> <div>QUE</div> <div>ESMT</div> <div>1.E(f)</div> <div>IRRE</div> <div>L.A.I</div> <div>5.5</div> <div>LE</div> <div>LME</div> <div>ME</div> <div>PUE</div> <div>ROE</div> <div>SWE</div> <div>SWMC</div> <div>TUE</div> <div>U</div> <div>SECTION</div> <div>SEPTIC TANK</div> <div>SEWER</div> <div>SETGLUE DISC</div> <div>SET IRON ROD &amp; CAP</div> <div>SET NAIL &amp; DISC</div> <div>SQUARE FEET</div> <div>STORY</div> <div>SURVEY TIE LINE</div> <div>SEWER VALVE</div> <div>SIDEWALK</div> <div>SEAWALL</div> <div>TEMPORARY MINCHMARK</div> <div>TELEPHONE FACILITIES</div> <div>T(POB)ANIC</div> <div>TOWNSHIP</div> <div>TRANSFORMER</div> <div>TYPICAL</div> <div>UTILITY RISER</div> <div>WITNESS CORNER</div> <div>WATER FILTER</div> <div>WOODEN FENCE</div> <div>WATER METER VALVE BOX</div> <div>WATER VALVE</div> <div>VINYL FENCE</div> <div>ACCESS EASEMENT</div> <div>ANCHOR EASEMENT</div> <div>CANAL MAINTENANCE ESMIT</div> <div>COUNTY UTILITY ESMIT</div> <div>DRAINAGE EASEMENT</div> <div>DRAINAGE AND UTILITY ESMIT</div> <div>EASEMENT</div> <div>1 IN VCS SEGREGRESS ESMIT</div> <div>IRRIGATION EASEMENT</div> <div>LIMIT ACCESS ESMIT</div> <div>LANDSCAPE ESMIT</div> <div>LANDSCAPE ESMIT</div> <div>LAJ-EORLANDSCAPE</div> <div>MAINTENANCE EASEMENT</div> <div>MAINTENANCE EASEMENT</div> <div>PUBLIC UTILITY EASEMENT</div> <div>ROOF OVERHANG ESMIT</div> <div>SIDEWALK EASEMENT</div> <div>STORMWATER</div> <div>MAN EMENT EASEMENT</div> <div>TECHNOLOGICAL UTILITY ESMIT</div> <div>UTILITY EASEMENT</div>	
<div>SURFACE TYPES: (SURFACE)</div> <div><div>ASPHALT</div><div>CONCRETE</div><div>WOOD</div></div>		<div>SYMBOLS: (SYMBOL)</div> <div><div>BENCH MARK</div><div>CENTERLINE</div><div>CENTIMETER ANGLE or DELTA</div><div>COMMON OWNERSHIP</div><div>CONTROL POINT</div><div>CONCRETE MONUMENT</div><div>CATCH BASIN</div><div>ELEVATION</div><div>FIRE HYDRANT</div><div>FOUND OR SET MONUMENT</div><div>GROUNDWIRE OR ANCHOR</div><div>MANHOLE</div><div>TREE</div><div>UTILITY OR LIGHT POLE</div><div>WELL</div></div>									

ELECTRONIC SIGNATURE:

In order to "Electronically Sign" all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at <http://www.fileformat.info/tool/md5sum.htm>. To Electronically Sign any survey PDF: 1. Save the PDF onto your computer. 2. Use the online tool at <http://www.fileformat.info/tool/md5sum.htm> to browse for the saved PDF on your computer. 3. Select the Hash Method as SHA-1. 4. Click Submit. Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

- PRINTING INSTRUCTIONS:
- While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
  - Select a printer with legal sized paper.
  - Under "Print Range", click select the "All" toggle.
  - Under the "Page Handling" section, select the number of copies that you would like to print.
  - Under the "Page Scaling" selection drop down menu, select "None."
  - Uncheck the "Auto Rotate and Center" checkbox.
  - Check the "Choose Paper size by PDF" checkbox.
  - Click OK to print.
- TO PRINT IN BLACK+ WHITE:
- In the main print screen, choose "Properties".
  - Choose "Quality" from the options.
  - Change from "Auto Color" or "Full Color" to "Gray Scale".

OFFER VALID ONLY FOR THE BUYERS LISTED ON THE FIRST PAGE OF THIS SURVEY:

EXACTA

25% off

(UP TO \$500)

FUTURE SURVEYING SERVICES ON THIS PROPERTY\*

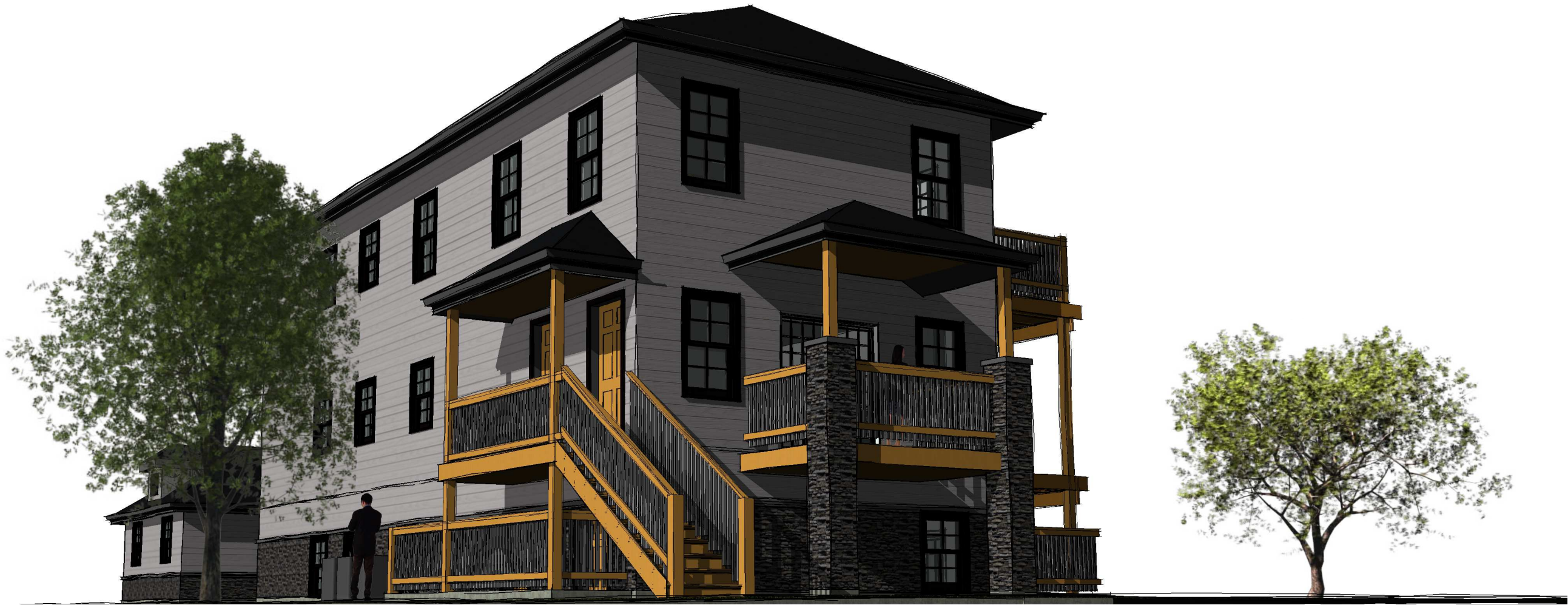
\*Offer valid for fence stakeouts and additions to the existing structures only.

Offer valid only for the buyer as listed on the first page of this survey. Total discount not to exceed \$500. Coupon expires 2 years from the date of issuance.



PROPOSED 2 STORY W/ BASEMENT  
FRAME & STONE 3 D.U. BUILDING

225 S York Rd, Bensenville, IL 60106



2 STREET VIEW

Sheet List	
Sheet Number	Sheet Name
pr1.0	COVER SHEET
pr1.1	SITE PLAN
pr2.0	PROPOSED PLANS
pr2.1	PROPOSED PLANS
pr2.2	PROPOSED PLANS
pr3.1	PROPOSED ELEVATIONS
pr3.2	PROPOSED ELEVATIONS
pr4.1	PROPOSED SECTIONS

ISSUE DATES	
DATE	DESCRIPTION



PRO-PLAN ARCHITECTS, PC  
andy kacprzyński  
705 devon ave, park ridge, il 60068  
tel/fax 773 733 2675  
WWW.PROPLANARCHITECTS.COM

JOB NO

04-019

DRAWN BY:

ANDY KACPRZYNSKI

COVER SHEET

PROPOSED 3 D.U. 2 STORY MASONRY AND FRAME

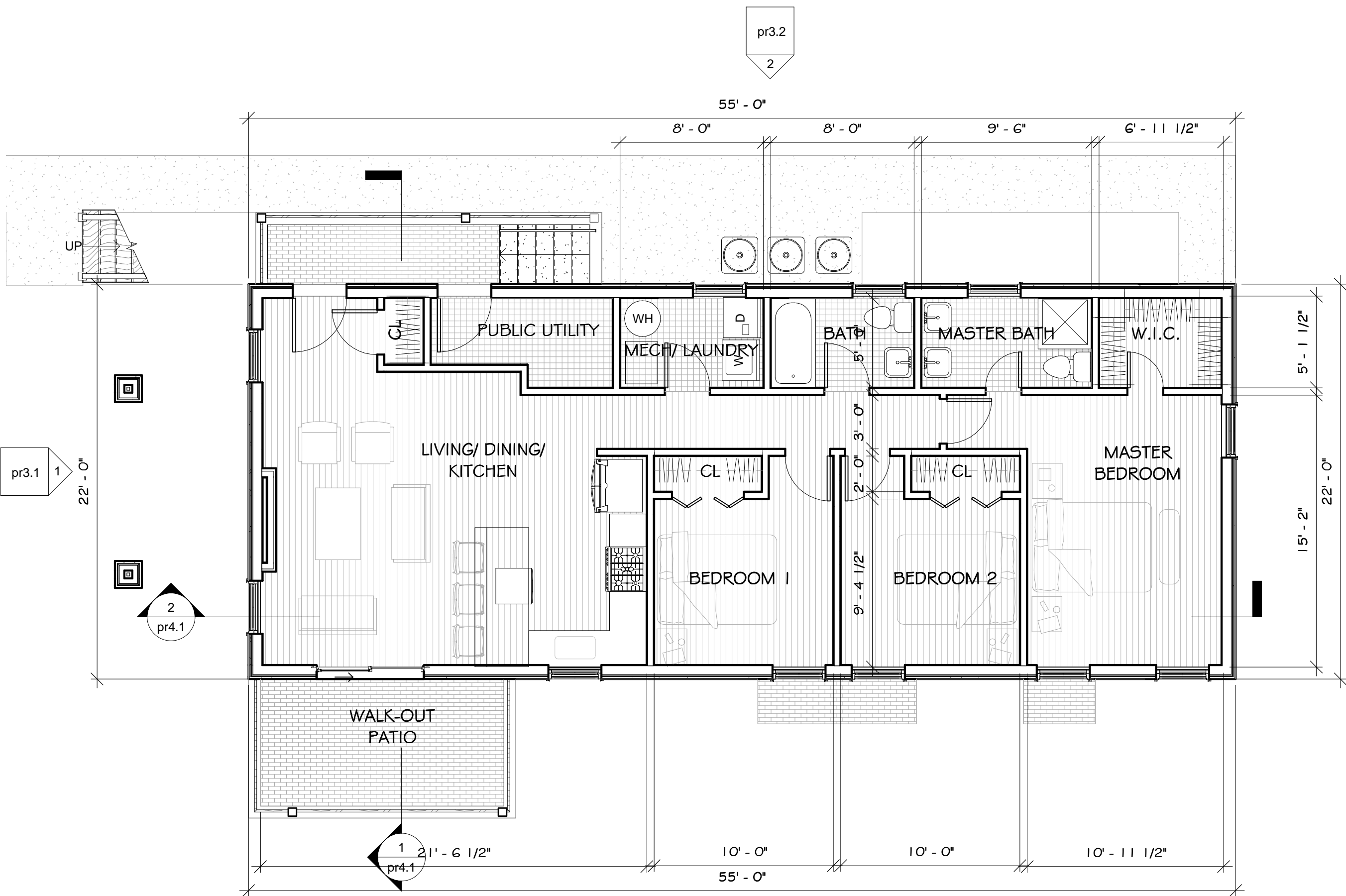
225 S York Rd, Bensenville, IL 60106

SHEET NO

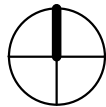
pr1.0

## 50.0' (R&amp;M)

150.0' (R&M)



1 BASMENT PLAN  
3/16" = 1'-0"



ISSUE DATES	
DATE	DESCRIPTION



**PRO-PLAN ARCHITECTS, PC**  
**andy kacprzynski**  
705 devon ave park ridge il 60068  
tel/fax 773 733 2675  
WWW.PROPLANARCHITECTS.COM

JOB NO	04-019
DRAWN BY:	ANDY KACPRZYNSKI

PROPOSED PLANS

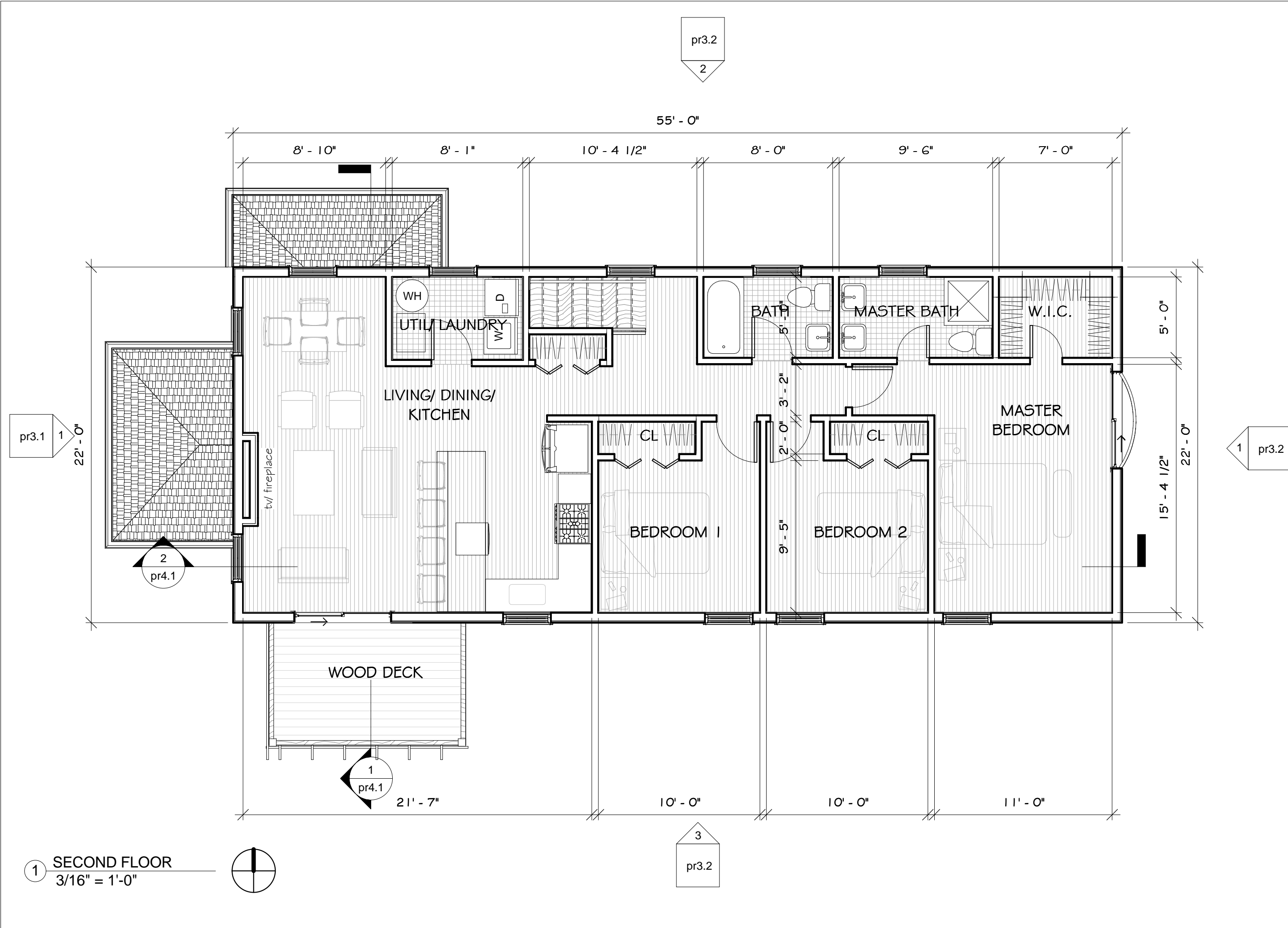
PROPOSED 3 D.U. 2 STORY MASONRY AND FRAME  
225 S York Rd, Bensenville, IL 60106

SHEET NO

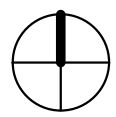
pr2.0








1 SECOND FLOOR  
3/16" = 1'-0"



ISSUE DATES	
DATE	DESCRIPTION



**PRO-PLAN ARCHITECTS, PC**  
**andy kacprzyński**  
705 devon ave park ridge il 60068  
**tel/fax 773 733 2675**  
[WWW.PROPLANARCHITECTS.COM](http://WWW.PROPLANARCHITECTS.COM)

JOB NO	04-019
DRAWN BY:	ANDY KACPRZYNSKI

PROPOSED 3 D.U. 2 STORY MASONRY AND FRAME  
225 S York Rd, Bensenville, IL 60106

SHEET NO
<b>pr2.2</b>



ROOF  
32' - 0"

2ND FLOOR  
17' - 0"

1ST FLOOR  
7' - 0"

GRADE  
0' - 0"

1 WEST ELEV (FRONT)  
1/4" = 1'-0"

FACADE TRANSPARENCY - 15%

- MATERIAL LEGEND:**
1. STONE VENEER
  2. ARCHITECTURAL ROOFING SHINGLES
  3. ALUMINIUM GUTTER AND DOWNSPOUT SYSTEM
  4. WOOD DECK
  5. SIDING
  6. EXPOSE CONC. FOUNDATION
  7. FLASHING WITH WEEPS, TYP.
  8. STONE SILL WITH WASH AND DRIP
  9. ALUMINUM CLAD FASCIA BOARD
  10. WOOD PERGOLA
  11. WOOD STAIRS
  12. AC UNITS ON CONC. PAD
  13. DECORATIVE MTL. RAILING.

ISSUE DATES

DESCRIPTION

DATE

**PRO-PLAN ARCHITECTS, PC**  
**andy kacprzynski**  
705 devon ave park ridge il 60068  
tel/fax 773 733 2675  
WWW.PROPLANARCHITECTS.COM

JOB NO

04-019

DRAWN BY:  
ANDY KACPRZYNSKI

PROPOSED ELEVATIONS

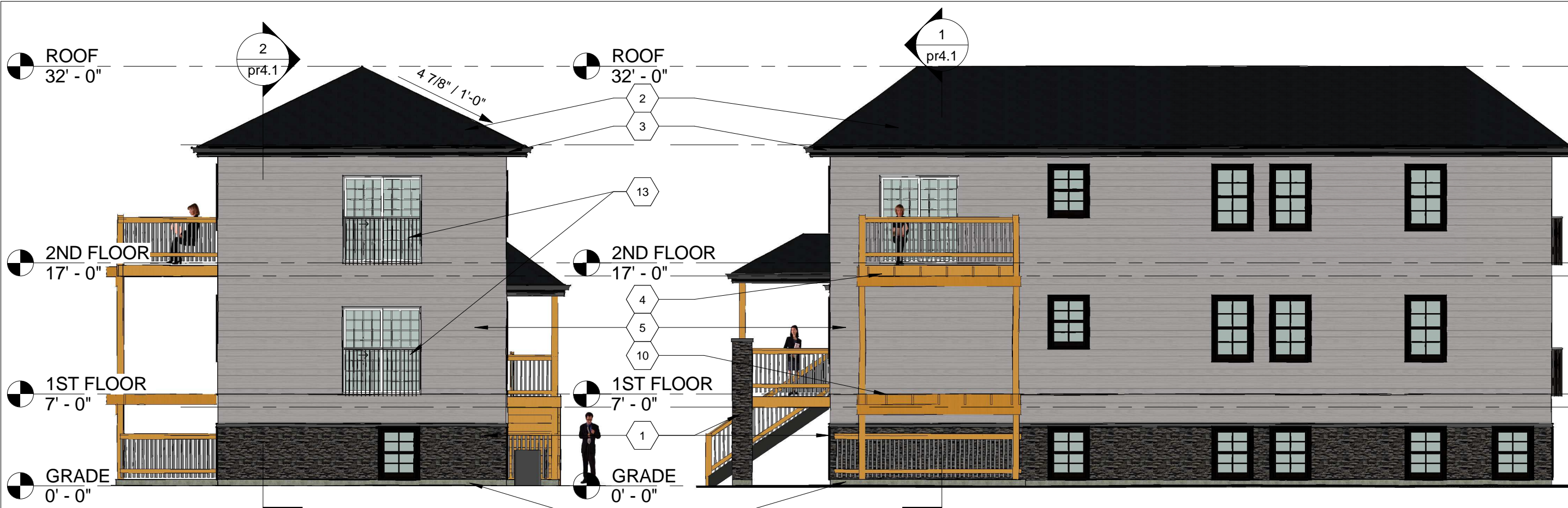
PROPOSED 3 D.U. 2 STORY MASONRY AND FRAME

225 S York Rd, Bensenville, IL 60106

SHEET NO

pr3.1





1 EAST ELEV  
1/8" = 1'-0"

3 SOUTH ELEV  
1/8" = 1'-0"

- MATERIAL LEGEND:**
- 1. STONE VENEER
  - 2. ARCHITECTURAL ROOFING SHINGLES
  - 3. ALUMINIUM GUTTER AND DOWNSPOUT SYSTEM
  - 4. WOOD DECK
  - 5. SIDING
  - 6. EXPOSE CONC. FOUNDATION
  - 7. FLASHING WITH WEEPS, TYP.
  - 8. STONE SILL WITH WASH AND DRIP
  - 9. ALUMINUM CLAD FASCIA BOARD
  - 10. WOOD PERGOLA
  - 11. WOOD STAIRS
  - 12. AC UNITS ON CONC. PAD
  - 13. DECORATIVE MTL. RAILING.



2 NORTH ELEV  
1/8" = 1'-0"



ISSUE DATES		DESCRIPTION
DATE		

**PRO-PLAN ARCHITECTS, PC**  
**andy kacprzyński**  
705 devon ave park ridge il 60068  
tel/fax 773 733 2675  
WWW.PROPLANARCHITECTS.COM

JOB NO	04-019
DRAWN BY:	ANDY KACPRZYNSKI

PROPOSED 3 D.U. 2 STORY MASONRY AND FRAME  
225 S York Rd, Bensenville, IL 60106

SHEET NO  
**pr3.2**

ROOF  
32' - 0"

2ND FLOOR  
17' - 0"

1ST FLOOR  
7' - 0"

GRADE  
0' - 0"

BASEMENT  
-3' - 0"

2 BUILDING SECTION 2  
1/8" = 1'-0"

ROOF  
32' - 0"

2ND FLOOR  
17' - 0"

1ST FLOOR  
7' - 0"

GRADE  
0' - 0"

BASEMENT  
-3' - 0"

1 BUILDING SECTION 1  
1/8" = 1'-0"

WOOD DECK

WALK-OUT  
PATIO

ISSUE DATES

DESCRIPTION

DATE



PRO-PLAN ARCHITECTS, PC  
andy kacprzyński  
705 devon ave park ridge il 60068  
tel/fax 773 733 2675  
WWW.PROPLANARCHITECTS.COM

JOB NO 04-019  
DRAWN BY:  
ANDY KACPRZYNSKI

PROPOSED SECTIONS

PROPOSED 3 D.U. 2 STORY MASONRY AND FRAME

225 S York Rd, Bensenville, IL 60106

SHEET NO

pr4.1

**TYPE:**Other**SUBMITTED BY:**Kurtis Pozsgay**DEPARTMENT:**CED**DATE:**03.05.19**DESCRIPTION:**Review 2019 Zoning Map***SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:***

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

**REQUEST:**

n/a

**SUMMARY:**

1. 2019 Zoning Map
2. Some minor changes were made since the new zoning ordinance was approved at the beginning of the year.
3. State law requires that the Village pass an ordinance approving the zoning map each year.

**RECOMMENDATION:**

n/a