COMMUNITY DEVELOPMENT COMMISSION  
Village of Bensenville  
VILLAGE HALL  
February 4, 2020 6:30 PM

I. Call Meeting to Order  
II. Roll Call and Quorum  
III. Pledge of Allegiance  
IV. Public Comment  
V. Approval of Minutes  
  January 7, 2020 Community Development Commission Minutes  
VI. Action Items:  
  1. Consideration of a Special Use Permit to allow Motor Vehicle Repair at 865 Fairway Drive.  
VII. Report from Community and Economic Development  
VIII. Adjournment

Any individual with a disability requiring a reasonable accommodation in order to participate in a Community Development Commission Meeting should contact the Village Clerk, Village of Bensenville, 12 S. Center Street, Bensenville, Illinois, 60106 (630-350-3404)
DESCRIPTION:
January 7, 2020 Community Development Commission Minutes

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

REQUEST:

SUMMARY:

RECOMMENDATION:

ATTACHMENTS:
Description | Upload Date | Type
--- | --- | ---
DRAFT_200107_CDC | 1/27/2020 | Cover Memo
MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

January 7, 2020

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

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

STAFF PRESENT: K. Pozsgay, C. Williamsen

JOURNAL OF PROCEEDINGS: The minutes of the Community Development Commission Meeting of the December 3, 2019 were presented.

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

All were in favor. Motion carried.

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

PUBLIC COMMENT: There was no Public Comment.

Public Hearing: CDC Case Number 2019-26
Petitioner: Grzegorz Strycharczuk
Location: 865 Fairway Drive
Request: Special Use Permit, Motor Vehicle Repair
Municipal Code Section 10 – 7 – 2

Motion: Commissioner Marcotte made a motion to open CDC Case No. 2019-26. Commissioner Wasowicz seconded the motion.

ROLL CALL: Upon roll call the following Commissioners were present:
Rowe, Ciula, King, Marcotte, Rodriguez, Wasowicz
Absent: Czarnecki
A quorum was present.
Chairman Rowe opened CDC Case No. 2019-26 at 6:32 p.m.

Motion: Commissioner Marcotte made a motion to continue CDC Case No. 2019-26 until February 4, 2020. Commissioner Wasowicz seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2019-25
Petitioner: Mike’s Auto Forum
Location: 754-758 Industrial Drive
Request: Special Use Permit, Motor Vehicle Repair
Municipal Code Section 10 – 7 – 2 – 1

Motion: Commissioner Marcotte made a motion to open CDC Case No. 2019-25. Commissioner Ciula seconded the motion.

ROLL CALL: Upon roll call the following Commissioners were present: Rowe, Ciula, King, Marcotte, Rodriguez, Wasowicz

Absent: Czarnecki

A quorum was present.

Chairman Rowe opened CDC Case No. 2019-25 at 6:36 p.m.

Senior Village Planner, Kurtis Pozsgay was present and previously sworn in by Chairman Rowe. Mr. Pozsgay stated a Legal Notice was published in the Bensenville Independent on December 19, 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 December 20, 2019. Mr. Pozsgay stated on December 20, 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 Petitioner is requesting a Special Use Permit for Motor Vehicle Repair in order to expand his business, originally only occupying 758 Industrial Drive, to the adjacent space in the multi-tenant building at 754 Industrial Drive. Mr. Pozsgay stated the current business has been an existing non-conforming use for more than 20 years.

Mike Baranowski, owner of Mike’s Auto Forum was present and sworn in by Chairman Rowe. Mr. Baranowski stated he has been waiting for this adjacent property to become available for twenty years. Mr. Baranowski stated most of everything from outside will be moved inside. Mr. Baranowski stated he has a ten foot fence with screening ready to be installed.

Commissioner Rodriguez asked what the plans were for outdoor storage. Mr. Baranowski stated there will be outdoor storage behind the building that will be screened with the fence. Mr. Baranowski stated the outdoor storage will meet the 25% code requirement.

Commissioner Ciula asked if the back of the property would be accessible with the outdoor storage. Mr. Baranowski stated yes.

Chairman Rowe asked if there would be access to both building from within the building. Mr. Baranowski stated that he has already cut a door opening in the wall to access both buildings from the inside and that no further openings would occur.

Commissioner King asked if a permit was pulled for the doorway opening that Mr. Baranowski has already made. Mr. Baranowski stated no permit was pulled.

**Public Comment:**

Chairman Rowe asked if there was any member of the Public that would like to comment on the proposed 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: Mike’s Auto Forum’s proposed use will not create any issues with traffic flow especially considering that space is going to be used mainly for storage of parts and parts cars. We will not receive or screen any cargo delivered by semi trucks that takes place in surrounding area by other businesses which means our use will even decrease the traffic flow. Mike’s Auto Forum’s proposed use of the property will certainly be less traffic than most any other potential user for the space. Traffic will be typical for the industrial district along Industrial Drive.

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: Mike’s Auto Forum’s proposed use of the property, mainly for storage purpose, will not create any adverse effect of noise, flare, odor, dust, waste disposal, blockage of light, air, or any other environmental issues that is not already present in this industrial area.

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: Mike’s Auto Forum’s proposed use will fit harmoniously with existing character of existing permitted uses in its environs and will be beneficial to other businesses and Village of Bensenville itself by being able to use inside space of the building to move from outside to inside of the building all existing parts and parts cars that are already in possession of Mike’s Auto Forum.

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

Applicant’s Response: No additional public services or facilities will be required.
5) **Public Necessity:** The proposed use at the particular location requested is necessary to provide a service or a facility, which is in the interest of public convenience, and will contribute to the general welfare of the neighborhood or community.

**Applicant’s Response:** With the approval of the special uses requested, Mike’s Auto Forum will be able to store inside all parts of cars and parts that we use which will be beneficial for purpose of keeping surrounding area more clean and organized. It also will improve efficiency of time to prepare cars faster for sale which will at the same time generate increase in sales tax for the Village.

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

**Applicant’s Response:** Our business use is in harmony with any other elements of compatibility pertinent in the judgement of the board of the conditional use in its proposed location.

Mr. Pozsgay stated Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Special Use Permits to allow the expansion of use at 754-758 Industrial Drive with the following conditions:

1) Both units require a triple catch basin;
2) Applicant must submit a Letter of Intent to install fire alarms at both properties with a cure date no later than six month after approval of Special Use Permit;
3) Mechanical ventilation shall be installed in accordance with the International Mechanical Code;
4) Show room shall have an accessible entrance on an accessible route from the accessible parking space(s);
5) Bathroom shall be accessible, on an accessible route and the existing number of fixture may need to be increased;
6) Outdoor Storage Area shall remain under 25% of gross lot area; and
7) No vehicles shall be parked in the front yard or on the public street.

There were no questions from the Commission.

**Motion:** Commissioner Marcotte made a motion to close CDC Case No. 2019-25. Commissioner King seconded the motion.
ROLL CALL:       Ayes: Rowe, Ciula, King, Marcotte, Rodriguez, Wasowicz

               Nays: None

All were in favor. Motion carried.

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

Motion:        Commissioner Marcotte made a combined motion to approve the
               Findings of Fact for CDC Case No. 2019-25 as presented by Staff
               and to approve the Special Use Permit, Motor Vehicle Repair.
               Commissioner King seconded the motion.

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

               Nays: None

All were in favor. Motion carried.

Report from Community Development:

Mr. Pozsgay reviewed both recent CDC cases along with
upcoming cases.

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

All were in favor. Motion carried.

The meeting was adjourned at 7:01 p.m.
Consideration of a Special Use Permit to allow Motor Vehicle Repair at 865 Fairway Drive.

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

- Financially Sound Village
- Quality Customer Oriented Services
- Safe and Beautiful Village
- Enrich the lives of Residents
- Major Business/Corporate Center
- Vibrant Major Corridors

REQUEST:
1. Special Use Permit, Motor Vehicle Repair
   Municipal Code Section 10 - 7 - 2

SUMMARY:
1. The Petitioner is requesting a Special Use Permit for Motor Vehicle Repair to operate an auto repair shop at 865 Fairway Drive.
2. The unit is in a multi-tenant industrial building in an I – 2 Industrial District.
3. This case has been continued from the previous Public Hearing on January 7, 2020.

RECOMMENDATION:
1. Staff recommends the Denial of the Findings of Fact and therefore the Denial of the Special Use Permit for Motor Vehicle Repair at 865 Fairway Drive.

ATTACHMENTS:

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Public Hearing 01.07.20 & 02.04.20

CDC Case #2019 – 26

Grzegorz Strycharczuk
865 Fairway Dr

Special Use Permit, Motor Vehicle Repair
Municipal Code Section 10 – 7 – 2

1. Aerial Photograph & Zoning Map of Subject Property
2. Legal Notice
3. Application
4. Staff Report & Exhibits
5. Plans
LEGAL NOTICE/PUBLIC NOTICE
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Meeting of the Community Development Commission of the Village of Bensenville, DuPage and Cook Counties, will be held on Tuesday, January 7, 2019 at 6:30 P.M., at which a Public Hearing will be held to review case No. 2019 - 26 to consider a request for:

Special Use Permit, Motor Vehicle Repair
Municipal Code Section 10 – 7 – 2 – 1

at 865 Fairway Drive in the I – 2 General Industrial District. The Public Hearing will be held in the Village Board Room at Village Hall, 12 S. Center Street, Bensenville.

The Legal Description is as follows:

PARCEL 1: THE EAST 8.0 FEET OF LOT 17 (EXCEPT THE SOUTH 197.0 FEET THEREOF) IN O’HARE METROPOLITAN INDUSTRIAL DISTRICT, BEING A SUBDIVISION OF PART OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 20, 1970 AS DOCUMENT R70-24289, IN DUPAGE COUNTY, ILLINOIS, AND THE WEST 185.0 FEET OF LOT 4 (EXCEPT THE SOUTH 197.0 FEET THEREOF) IN THE RESUBDIVISION OF PART OF LOTS 12 AND 13 AND LOTS 18 AND 19 IN O’HARE METROPOLITAN INDUSTRIAL DISTRICT, BEING A SUBDIVISION OF PART OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED SEPTEMBER 22, 1971 AS DOCUMENT R71-48344, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGREE AND EGRESS AS CREATED BY DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS MADE BY RIVER FOREST STATE BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 1, 1976 AND KNOWN AS TRUST NUMBER 2150 DATED MARCH 26, 1977 AND RECORDED DECEMBER 1, 1977 AS DOCUMENT R77-110880 OVER THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

THE SOUTH 197 FEET OF THE EAST 15.00 FEET OF THE WEST 185.00 FEET AND THE SOUTH 197 FEET IF THE EAST 20.00 FEET OF THE WEST 32.00 FEET OF LOT 4 (EXCEPTING THEREFROM THAT PORTION FAILING IN PARCEL 1) IN THE RESUBDIVISION OF PART OF LOTS 12 AND 13 AND LOTS 18 AND 19 IN O’HARE METROPOLITAN INDUSTRIAL DISTRICT, BEING A SUBDIVISION OF PART OF SECTION 11, TOWNSHIP 40 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED SEPTEMBER 22, 1971 AS DOCUMENT R71-48344, IN DUPAGE COUNTY, ILLINOIS, AND THE WEST 15.0 FEET OF THE EAST 193.00 FEET OF
THE WEST 378.00 FEET OF LOT 4 IN THE RESUBDIVISION OF PART OF LOTS
12 AND 13 AND LOTS 18 AND 19 IN O’HARE METROPOLITAN INDUSTRIAL
DISTRICT, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED
SEPTEMBER 22, 1971 AS DOCUMENT R71-48344, IN DUPAGE COUNTY,
ILLINOIS.

Commonly known as 865 Fairway Drive, Bensenville, IL 60106.

Barbara Szalinski of 232 Hidden Bay Drive #603, Osprey, FL 34229 is the owner and
Grzegorz Strycharczuk of 401 Blackhawk Dr, Schaumburg, IL 60193 is the applicant for
the subject property.

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

Applicant’s application and supporting documentation may be examined by any interested
parties in the office of the Community and Economic Development Department, Monday
through Friday, in the Village Hall, 12 South Center Street, Bensenville, IL 60106. All
interested parties may attend and will be heard at the Public Hearing. Written comments
will be accepted by the Community and Economic Development Department through
January 7, 2019 until 5:00 P.M.

Office of the Village Clerk
Village of Bensenville

TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT
December 19, 2019
COMMUNITY DEVELOPMENT COMMISSION APPLICATION

Address: 865 Fairway Drive, Bensenville, IL 60106

Property Index Number(s) (PIN): 03-11-102-058

A. PROPERTY OWNER:
   Barbara Szulinski
   232 Hidden Bay Drive #603
   Osprey, Florida 34229
   Contact Person: Mirek Szulinski 630-881-0425 mirekszulinski@yahoo.com

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

   Property Owner Signature: __________________________ Date: 9/9/19

B. APPLICANT: □ Check box if same as owner
   Grzegorz Strycharczuk
   401 Blackhawk Dr
   Aurora, IL 60193
   Contact Person: Radek Marcok 773-458-3656 radekmarcok@yahoo.com

   Relationship of Applicant to Address Property

   Applicant Signature: __________________________ Date: 09/03/19

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

   COMMUNITY DEVELOPMENT COMMISSION APPLICATION

   Address: 865 Fairway Drive, Bensenville, IL 60106

   Property Index Number(s) (PIN): 03-11-102-058

   A. PROPERTY OWNER:
      Barbara Szulinski
      232 Hidden Bay Drive #603
      Osprey, Florida 34229
      Contact Person: Mirek Szulinski 630-881-0425 mirekszulinski@yahoo.com

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

      Property Owner Signature: __________________________ Date: 9/9/19

   B. APPLICANT: □ Check box if same as owner
      Grzegorz Strycharczuk
      401 Blackhawk Dr
      Aurora, IL 60193
      Contact Person: Radek Marcok 773-458-3656 radekmarcok@yahoo.com

      Relationship of Applicant to Address Property

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      □ Approval Criteria
      □ Legal Description of Property
      □ Plat of Survey
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      □ Building Plans & Elevations
      □ Engineering Plans
      □ Landscape Plan
      □ Review Fee (Application Fee + Escrow)
      □ Escrow agreement and deposit*
      □ Digital Submission of all application materials
D. PROJECT DATA:

1. General description of the site: 865 Fairvile Dr.

2. Acreage of the site: 0.185

3. 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.)
   - N/A

5. Character of the site and surrounding area:

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<th>Existing Land Use</th>
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<tr>
<td>West: 1-2</td>
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</table>

E. APPROVAL CRITERIA:

The applicant must compose a letter describing how the request(s) specifically meets the individual criteria from the appropriate Approval Criteria, found on the following pages. The CDC will be unable to recommend approval of a request without a response to the pertinent "Approval Criteria."
Approval Criteria for Special Use letter

1. There will be no adverse impact of types or volumes of traffic flow not otherwise typical of Allowed Uses in the zoning district.
2. There will be no adverse environmental effects (noise, glare, dust, waste disposal, blockage of light or air, etc) of a type or degree not characteristic of Allowed Uses in the district.
3. The proposed use will fit harmoniously with the existing character of existing Allowed Uses in its environs. There will be no adverse effects on environmental quality, property values, or neighborhood character beyond those normally associated with Allowed Uses in the district.
4. The proposed use will not require existing community facilities or services to a degree disproportionate to that normally expected of Allowed 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.
5. 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.
6. The use is in harmony with any other elements of compatibility pertinent in the judgement of the Board to the Special use in its proposed location.
STAFF REPORT
HEARING DATE: January 7, 2020
February 4, 2020
CASE #: 2019 – 26
PROPERTY: 865 Fairway Drive
PROPERTY OWNER: Barbara Szulinski
APPLICANT: Grzegorz Strycharczuk
SITE SIZE: 8,063,541 SF
BUILDING SIZE: 3,776 SF
PIN NUMBER: 03-11-102-058
ZONING: I-2 General Industrial District
REQUEST: Special Use Permit, Motor Vehicle Repair
Municipal Code Section 10 – 7 – 2

PUBLIC NOTICE:
1. A Legal Notice was published in the Bensenville Independent on Thursday, December 19, 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, December 20, 2019.
3. On Friday, December 20, 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 requesting a Special Use Permit for Motor Vehicle Repair to operate an auto repair shop at 865 Fairway Drive. The unit is in a multi-tenant industrial building in an I – 2 Industrial District.

SURROUNDING LAND USES:

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<tr>
<th>Site</th>
<th>Zoning</th>
<th>Land Use</th>
<th>Comprehensive Plan</th>
<th>Jurisdiction</th>
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DEPARTMENT COMMENTS:
SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

- Financially Sound Village
- Quality Customer Oriented Services
- Safe and Beautiful Village
- Enrich the lives of Residents
- X Major Business/Corporate Center
- Vibrant Major Corridors

Finance:
1) Account up to date.

Police:
1) No objection.

Engineering and Public Works:
Public Works:
1) No comments.

Engineering:
1) Per 8-6-15 of Village Code, a triple basin is required. It should discharge to the sanitary.

Community & Economic Development:
Fire Safety:
1) No comments.

Building:
1) A triple basin interceptor shall be installed to protect the area that vehicles are parked.

Economic Development:
1) Questions as to if this is the highest and best use for this property.
2) Old code required a minimum of ½ acre for small vehicle repair and 1 acre for truck repair. Concerns about the size of the property for proposed use.
3) Multi-tenant industrial buildings of this size have been a problem for the Village in the past for this type of use.
4) We have several similar uses within the Village already. Question as to the need for such a use.

Planning:
1) The 2015 Comprehensive Plan indicates “Industrial” for this property.
2) The current zoning is I-2 General Industrial District.
3) In the I-2 District, Motor Vehicle Repair requires a Special Use Permit.
4) There are numerous property maintenance issues on the property, as seen in the below images of trash and a non-compliant shed.
5) Outdoor storage of vehicles must be in compliance with ordinance, particularly § 10-7-3.S.1 Outdoor Storage.
   a. Location. Outdoor storage of vehicles is prohibited in the front yard and corner side yard.
   b. Screening. To the extent practicable, storage areas shall be screened from view of the street by building and/or landscape screening in accordance with the requirements of § 10-9-5.B (Parking Lot Perimeter Landscape).
   c. Duration. Motor vehicle repair and/or service facilities may not store the same vehicles outdoors for more than 30 days

6) Outdoor storage areas must be in compliance with § 10-7-3.W Outdoor Storage Area:
   a. Location. Outdoor storage areas shall be located on an improved surface in the interior side yard or rear yard.
   b. Height. Materials stored in an outdoor storage area shall not exceed eight feet (8’) in height within twenty feet (20’) of any lot line.
   c. Uses. Outdoor storage areas are allowed as an accessory use provided such areas do not occupy more than 25% of the gross lot area. Outdoor storage areas are allowed as a principal use in association with the following principal uses: garden center, motor vehicle rental, motor vehicle repair and/or service, motor vehicle sales, heavy industrial, light industrial, medium industrial, machinery and equipment sales and rental, and warehousing, storage, or distribution facility.
Outdoor storage areas may be allowed as a principal use in association with other principal uses with prior written approval by the Zoning Administrator.

d. Screening. The requirements of § 10-9-7 (Screening Requirements) shall apply to outdoor storage areas. No stackable materials or goods shall be piled or stacked so that they are visible above the height of the screen.

7) Staff has concerns regarding parking congestion on the property. Staff requests usage information of the other tenants in the building in order to complete a parking calculation.

APPROVAL CRITERIA FOR SPECIAL USE:

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

   Applicant’s Response: There will be no adverse impact of types or volumes of traffic flow not otherwise typical of Allowed Uses in the zoning district.

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

   Applicant’s Response: There will be no adverse environmental effects (noise, glare, dust, waste disposal, blockage of light or air, etc.) of a type of degree not characteristic of Allowed Uses in the district.

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

   Applicant’s Response: The proposed use will fit harmoniously with the existing character of existing Allowed Uses in its environs. There will be no adverse effects on environmental quality, property values, or neighborhood character beyond those normally associated with Allowed Uses in the district.

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 proposed use will not require existing community facilities or services to a degree disproportionate to that normally expected of Allowed 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.
5) **Public Necessity:** The proposed use at the particular location requested is necessary to provide a service or a facility, which is in the interest of public convenience, and will contribute to the general welfare of the neighborhood or community.

**Applicant’s Response:** The proposed use at the particular location requested is necessary to provide a service or a facility which is in the interest of public convenience, and we will contribute to the general welfare of the neighborhood or community.

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

**Applicant’s Response:** The use is in harmony with any other elements of compatibility pertinent in the judgement of the Board to the Special Use in it proposed location.

<table>
<thead>
<tr>
<th>Special Use Approval Criteria</th>
<th>Meets</th>
<th>Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Traffic</td>
<td>X</td>
<td>No</td>
</tr>
<tr>
<td>2. Environmental Nuisance</td>
<td>X</td>
<td></td>
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<tr>
<td>3. Neighborhood Character</td>
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<td>X</td>
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<td>5. Public Necessity</td>
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<td>X</td>
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<tr>
<td>6. Other Factors</td>
<td>X</td>
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</tbody>
</table>

**RECOMMENDATIONS:**
Staff recommends the Denial of the above Findings of Fact and therefore the Denial of the Special Use Permit for Motor Vehicle Repair at 865 Fairway Drive.

Respectfully Submitted,

Department of Community & Economic Development
We refer you to a surveying company with expertise in this area for a detailed evaluation and report on the proper ROW. Pch cone, pch=porch, N of Lot 17 in O'Hare Metropolitan Industrial District. The Easement for the benefit of Parcel 1 for ingress and egress of said Resubdivison recorded September 10, 1977 as Document No. R77-110B79, for an exclusive easement for constructing and maintaining one or more water sanitary sewer and storm sewer pipelines beneath the property. According to Schedule B, Port 2, Exceptions, Item 21, states "By document recorded November 2, 1977 as Document No. R77-110B79, for an exclusive easement for constructing and maintaining one or more water sanitary sewer and storm sewer pipelines beneath the property. According to Schedule B, Port 2, Exceptions, Item 23, states "Grant easement to Commonwealth Edison Company, its successors and assigns as easement to construct and maintain all necessary appurtenances for the use and enforcement of a Subdivision of part of Section 11, Township 40 North, Range 11 East of the Third Principal Meridian, according to the Plot of Resubdivision of Port No. 2: Easement for the benefit of Parcel 1 for ingress and egress of said Resubdivision recorded September 10, 1977 as Document No. R77-110B79, for an exclusive easement for constructing and maintaining one or more water sanitary sewer and storm sewer pipelines beneath the property.

The West line of Lot 17 in O'Hare Metropolitan Industrial District, being a Subdivision of part of Section 11, Township 40 North Range 11 East of the Third Principal Meridian, according to the Plot of Resubdivision of Port No. 2: Easement for the benefit of Parcel 1 for ingress and egress of said Resubdivision recorded September 10, 1977 as Document No. R77-110B79, for an exclusive easement for constructing and maintaining one or more water sanitary sewer and storm sewer pipelines beneath the property.

Area of proper ROW is approximately 880 square feet.
FLOOR PLAN FOR ALLOCATED INTERIOR PARKING FOR 7 AUTOMOBILES

EXTERIOR PARKING ONLY FOR CUSTOMER DROP OFF AND EMPLOYEE PARKING, 10 SPACES

865 FAIRWAY DRIVE, BENSENVILLE, IL. 60106

GRZEGORZ STRYCHARCZUK
GGREG56@YAHOO.COM
1-773-988-3909

CURRENT OWNER, CORRECT TOOL, INC.
MIREK SZULINSKI
OFFICE@CORRECTTOOLUSA.COM
630-881-0495
DESCRIPTION:
Review of 2020 Zoning Map.

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

- Financially Sound Village
- Quality Customer Oriented Services
- Safe and Beautiful Village
- Enrich the lives of Residents
- Major Business/Corporate Center
- Vibrant Major Corridors

REQUEST:
N/A

SUMMARY:
1. Staff is providing the Community Development Commissioners with a 2020 Zoning Map for their review.
2. Minor changes have been made throughout the year, mostly including updating the map to show annexed properties.
3. State law requires that the Village pass an ordinance approving the zoning map each year.

RECOMMENDATION:
N/A

ATTACHMENTS:

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<thead>
<tr>
<th>Description</th>
<th>Upload Date</th>
<th>Type</th>
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</thead>
<tbody>
<tr>
<td>2020 Zoning Map</td>
<td>1/27/2020</td>
<td>Executive Summary</td>
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