

COMMUNITY DEVELOPMENT COMMISSION

Village of Bensenville

VILLAGE HALL

February 4, 2025 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, 2025 Community Development Commission Meeting Minutes

VI. Action Items:

1. SUP Transfer Review: Request for Review and Transfer to Vancaravan Incorporated at 485 Podlin 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)

TYPE:Minutes**SUBMITTED BY:**Corey Williamsen**DEPARTMENT:**Village Clerk's Office**DATE:**February 4, 2025**DESCRIPTION:**January 7, 2025 Community Development Commission Meeting Minutes**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:****REQUEST:****SUMMARY:****RECOMMENDATION:**

ATTACHMENTS:

Description

Upload Date

Type

DRAFT_250107_CDC**1/29/2025****Cover Memo**

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

January 7, 2025

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, Chambers, King, Marcotte, Rott
Absent: Ciula, Wasowicz
A quorum was present.

STAFF PRESENT: K. Pozsgay, K. Quinn, C. Williamsen

JOURNAL OF PROCEEDINGS: The minutes of the Community Development Commission Meeting of the December 3, 2024 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.

Director of Community and Economic Development, Kurtis Pozsgay and Village Planner, Kevin Quinn were present and sworn in by Chairman Rowe.

PUBLIC COMMENT: There was no Public Comment.

Public Hearing: CDC Case Number 2024-12
Petitioner: KMS Investments LLC
Location: 477 Lot 2 and 3, Sexton Property Redevelopment
Request: Planned Unit Development Amendment
Municipal Code 10 – 4 – 4

**With the following Code Departures*

C-2 District Requirements; Principal Entrance Location
Municipal Code 10 – 6 – 18 – 1G

Off-Street Parking Requirements
Municipal Code 10 – 8 – 2 – 1

Pedestrian Circulation Systems
Municipal Code 10 – 8 – 7

Maximum Driveway Width
Municipal Code 10 – 8 – 8 – 1

Driveway Apron
Municipal Code 10 – 8 – 8F – 2

Street Tree Frequency
Municipal Code 10 – 9 – 4B – 1

Tree Canopy Coverage
Municipal Code 10 – 9 – 5A

Minimum Parking Lot Perimeter Landscape
Municipal Code 10 – 9 – 5B – 1

Parking Lot Interior Landscape Islands
Municipal Code 10 – 9 – 5C – 1

Motion: Commissioner Marcotte made a motion to open CDC Case No. 2024-12. Commissioner Rott seconded the motion.

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

Chairman Rowe opened CDC Case No. 2024-12 at 6:33 p.m.

Village Planner, Kevin Quinn, was present and sworn in by Chairman Rowe. Mr. Quinn stated a Legal Notice was published in the Bensenville Independent on December 19, 2024. Mr. Quinn 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. Quinn stated Village personnel posted one Notice of Public Hearing sign on the property, visible from the public way on December 18, 2024. Mr. Quinn stated on December 18, 2024 Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 300' of the property in question. Mr. Quinn 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. Quinn stated the Petitioner, KMS Investments LLC, is seeking approval of a PUD Amendment for the construction of two hotels and a restaurant.

Mr. Quinn stated the existing PUD (for a Country Inn & Suites) was approved in 2001 and amended in 2015 to include a Holiday Inn Express & Suites with additional parking. Mr. Quinn stated there was an additional site plan review in 2002. The hotels would be located at the northeast corner of the intersection of Grand Avenue and Commerce Court, across the street from the existing two hotels. Mr. Quinn stated the southern hotel would be a Hyatt Studio (120 rooms), and the northern hotel would be a dual Hilton hotel (151 rooms). Mr. Quinn stated the proposed development has 297 parking spaces, shared between the two hotels and a restaurant (10,000 square feet). Mr. Quinn stated the proposed development falls within a C-2 Commercial District. Mr. Quinn stated the Hyatt is proposed to be 79,424 SF and the dual hotel is proposed to be 79,752 SF.

Sonny Shah, owner of KMS Investments LLC Thakar Patel, Engineer were both present and sworn in by Chairman Rowe. Mr. Patel reviewed the vision for the proposed site. Mr. Patel stated the current owner and operator of the two hotels on site are the same that plan to build the new hotels.

Commissioner Chambers asked if water run off would be discharged into the existing creek on site. Mr. Patel stated no, they are going to construct a retention basin on site for excess water runoff.

Commissioner Chambers asked if a traffic study was conducted. Mr. Patel stated no. Mr. Pozsgay stated the County of DuPage would most likely require a traffic study as part of their approval process.

Public Comment

Chairman Rowe asked if there were any members of the Public that would like to make comment. There were none.

Mr. Quinn reviewed the approval standards for proposed Planned Unit Development consisting of:

1. **Comprehensive Plan:** The proposed planned unit development fulfills the objectives of the Comprehensive Plan, and other land use policies of the Village, through an innovative and creative approach to the development of land.

Applicant's Response: *The proposed hospitality campus is in compliance with the ordinance approved by Village under*

ordinance number 23-2001, dated May 1, 2001. The campus designed with shared access, parking etc. rather than series of uncoordinated separate uses exemplifies the creativity of this PUD application.

2. Public Facilities: The proposed planned unit development will provide walkways, driveways, streets, parking facilities, loading facilities, exterior lighting, and traffic control devices that adequately serve the uses within the development, promote improved access to public transportation, and provide for safe motor vehicle, bicycle, and pedestrian traffic to and from the site.

Applicant's Response: *As indicated in submitted PUD documents, the campus is designed with walkways, driveways, parking areas, loading facilities where required, lighting of parking area and building areas.*

3. Landscaping and Screening: The proposed planned unit development will provide landscaping and screening that enhances the Village's character and livability, improves air and water quality, reduces noise, provides buffers, and facilitates transitions between different types of use.

Applicant's Response: *The proposed PUD development will provide landscaping and screening required per Village and all different franchise requirements. The landscaping and native planted detention system will improve air and water quality.*

4. Site Design: The proposed planned unit development will incorporate sustainable and low impact site design and development principles.

Applicant's Response: *The proposed PUD development has unique site design to locate hotels and shared parking for guest use. Due to shared parking need for this development, we reduced parking areas significantly.*

5. Natural Environment: The proposed planned unit development will protect the community's natural environment to the great extent practical, including existing natural features, water courses, trees, and native vegetation.

Applicant's Response: *The design of the PUD is as consistent as practical with preservation of any natural features. The proposed PUD development site does not contain any flood plain, wetland etc.*

6. Utilities: The proposed planned unit development will be provided with underground installation of utilities when feasible, including electricity, cable, and telephone, as well as appropriate facilities for storm sewers, stormwater retention, and stormwater detention.

Applicant's Response: *The PUD development has been designed with utilities and some utilities have been installed already and are in operation. Storm water detention is provide for this development and is already built.*

Mr. Quinn stated:

1. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Amendment to a Planned Unit Development with the following conditions:
 - a. Developed in accordance with the plans prepared by Advantage Consulting Engineers dated January 3, 2025.
 - b. The Amendment to a Planned Unit Development be granted solely to KMS Investments LLC 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.
 - c. A DuPage County Stormwater Management Certification is required.
 - d. PCBMPs are required.
 - e. A National Pollutant Discharge Elimination System (NPDES) permit is required.
 - f. The project requires Stormwater Management Certification.
 - g. A DuPage County Division of Transportation highway permit is required.
 - h. An IEPA-Sanitary is required.
 - i. A Stormwater Management Easement over the proposed BMP facilities is required.
 - j. A stormwater management report must be provided following the DuPage County tabular stormwater report format.
 - k. 100-yr conveyance route shall be designed through the site.
 - l. Provide AutoTurn for site circulation and ingress/egress at all driveways in addition to the provided turning

- templates showing the AASHTO design vehicle that will be utilizing the site (WB-65, WB-55, etc.).
- m. A sidewalk within the Grand Avenue rights-of-way must be provided.
 - n. Fire hydrants shall be installed around the perimeter of the property every 300 feet.
 - o. A fire hydrant must be installed within 40 to 100 feet of the fire department connection.
 - p. Water flow tests must be up to date for the water main system.
 - q. The necessary number of short-term bicycle parking spaces shall be determined during the permitting process.
 - r. If snow storage is not included on-site, an off-site snow storage plan must be approved by Zoning Administrator prior to permit approval.
 - s. A pedestrian circulation system plan to be approved by Zoning Administrator prior to permit approval.
 - t. Additional trees shall be added to the site on the final landscape plan where feasible. Landscape islands should have additional trees when feasible. Final Landscape plan to be approved by Zoning Administrator prior to permit approval.
 - u. Plant species diversity requirements must be met and reflected on Final Landscape Plan.
 - v. Landscape islands must meet Village Code.
 - w. A shared parking agreement with the recreation properties to the north must be presented to the Zoning Administrator prior to the issuance of the Certificate of Occupancy.
 - x. Sidewalks will be installed connecting to the sites to the north.
 - y. KMS Investments LLC shall coordinate regarding a parking enforcement agreement with the Bensenville Police Department prior to the issuance of the Certificate of Occupancy.
 - z. No tailgating or alcoholic beverages allowed in the parking area.

There were no questions from the Commission.

Motion: Commissioner Rott made a motion to close CDC Case No. 2024-12. Commissioner Chambers seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Rott

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2024-12 at 6:44 p.m.

Motion: Commissioner Rott made a motion to approve Planned Unit Development Amendment, Municipal Code 10-4-4 with Code Departures and with Staff's Recommendations. Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Rott

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2024-22
Petitioner: Toy Barn, Inc.
Location: 1081 Entry Drive
Request: Special Use Permit, Vocational School
Municipal Code 10 - 7 - 2 - 1

Motion: Commissioner Rott made a motion to open CDC Case No. 2024-22. Commissioner Marcotte seconded the motion.

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

Chairman Rowe opened CDC Case No. 2024-22 at 6:47 p.m.

Village Planner, Kevin Quinn, was present and sworn in by Chairman Rowe. Mr. Quinn stated a Legal Notice was published in the Bensenville Independent on December 19, 2024. Mr. Quinn 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. Quinn stated the Petitioner, Toy Barn, Inc., is seeking to appeal a previous decision of the Community Development Commission case 2024-22, in which the CDC voted 0-6 to recommend approval of a Special Use Permit, Motor Vehicle Repair and/or Service at 1081 Entry Dr. The summary of the previous case is below.

The Petitioner, Toy Barn, Inc. (represented by Andy Samovsky), is seeking approval of a special use permit for motor vehicle repair and/or service. According to the applicant, they “now buy lightly damaged vehicles, we repair them and then we sell them.” The work is done in a 3,800 square foot unit. The property is currently within an I – 1 Light Industrial District, where motor vehicle repair and/or service are allowed with a special use permit.

Mr. Marshal Subach, Attorney was present and sworn in by Chairman Rowe. Mr. Subach stated he was retained by the applicant after the Community Development’s recommendation of denial to the Village Board. Mr. Subach stated he asked, and was granted by the Village Board to have this matter referred back to the Community Development Commission for additional evidence for his client. Mr. Subach stated he client is an operator of one unit withing a multi-tenant building. Mr. Subach stated his client has operated the space since 2018 and has always received his business license. Mr. Subach stated once the pandemic hit, his clients business changed and he began to fix cars that he purchases for resale. Mr. Subach stated his client only repairs his own vehicle and no one from the outside. Mr. Subach stated his client has no outdoor storage. Mr. Subach stated the previous tenant, Tiger Auto Body was granted a special use permit for auto repair and his client is operating in the same capacity as them. Mr. Subach reviewed the finding of fact for his client as seen inside the agenda packet. Mr. Subach stated if the Village denies his clients request, he would be put out of business. Mr. Subach stated his client wants to work with Fenton High School to offer a paid internship program for students.

Commissioner Chambers asked if there are any environmental concerns with the property. Mr. Subach stated his client has installed a triple basin and will get proper approval for a paint booth should his request be granted.

Commissioner Rott asked what type of auto work was being conducted on site. Andy Samovsky, owner of Toy Barn, Inc. was present and sworn in by Chairman Rowe. Mr. Samovsky stated they only work on auto body, nothing else.

Commissioner Marcotte asked if the building has property air ventilation. Mr. Samovsky stated yes and he is willing to install whatever the Village requires should he be approved.

Public Comment

Chairman Rowe asked if there were any members of the Public that would like to make comment.

Linda Brandtland – 915 John Street, Bensenville, Illinois 60106

Ms. Brandtland was present and sworn in by Chairman Rowe. Ms. Brandtland stated when she looked the company up online, there were two businesses listed for the site. Mr. Brandtland stated that vehicle repair business are an issue in Bensenville, especially in the I-1 District.

Mr. Samovsky stated there is a Toy Barn, Inc. located in Ohio and he was contacted by them threatening a lawsuit and to change his name of operation; so he changed his name of operation on Google and is in the process of updating his paperwork with the State of Illinois.

Mr. Quinn stated:

1. Staff recommends the Denial of the Findings of Fact and therefore the denial of the Special Use Permit with the following conditions:
 - a. Should the CDC or Village Board recommend approval, staff recommends the following conditions:
 - i. The Special Use Permit be granted solely to Toy Barn Inc 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 Special Use Permit, or if the CDC deems that the new occupant contemplates a change in use which is inconsistent with the Special Use Permit, the new occupant shall be required to petition for a new Public Hearing before the CDC for a new Special Use Permit.

- ii. A triple catch basin must be installed.
- iii. All areas where water is pumped must flow through the triple basin.
- iv. A spray booth must be installed.
- v. The fire alarm system must be upgraded.
- vi. The sprinkler system must be connected to the spray booth.
- vii. The unit must be cleaned up.
- viii. The paint mixing area must be properly ventilated.
- ix. No outdoor storage of motor vehicles is permitted.
- x. No outdoor sales are permitted.

Commissioner King stated that it seems like the petitioner has met requirements from the Village and asked Staff for their reason of denial. Mr. Pozsgay stated the Village has had a long history with non-compliance from the petitioner and the code has since changed since the last operator was in the space; the location no longer meets the requirements for the proposed special use.

Motion: Commissioner Chambers made a motion to close CDC Case No. 2024-22. Commissioner Rott seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Rott

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2024-22 at 7:18 p.m.

Motion: Commissioner Rott made a motion to approve Special Use Permit, Vocational School, Municipal Code Section 10-7-2-1 with Staff's Recommendations. Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Rott

Nays: Rowe, Chambers, King, Marcotte

Motion failed.

Public Hearing: CDC Case Number 2024-35
Petitioner: SunVest Solar
Location: 1010 Foster Avenue
Request: Variation, Solar Energy Collection System Ground-Mounted Systems Location
Municipal Code Section 10 – 7 – 4C – 23b – 1

Motion: Commissioner Rott made a motion to open CDC Case No. 2024-35. Commissioner Marcotte seconded the motion.

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

Chairman Rowe opened CDC Case No. 2024-35 at 7:20 p.m.

Village Planner, Kevin Quinn, was present and sworn in by Chairman Rowe. Mr. Quinn stated a Legal Notice was published in the Bensenville Independent on November 14, 2024. Mr. Quinn 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. Quinn stated Village personnel posted one Notice of Public Hearing sign on the property, visible from the public way on November 13, 2024. Mr. Quinn stated on November 13, 2024 Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 300' of the property in question. Mr. Quinn 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. Quinn stated the Petitioner, SunVest Solar, is seeking a variance to locate the mechanical portion of a solar energy collection system in the front yard. Mr. Quinn stated the property, 1010 Foster, is a corner side lot with two front yards, and based on an aerial inspection, may be legal non-conforming with the south side of the building in regard to the minimum interior side setback. Mr. Quinn stated the west side of the property is used for parking. Mr. Quinn stated the property falls within an I-2 General Industrial District, bordering to the west an R-3 Single-Unit Dwelling District. Mr. Quinn stated the petitioner has indicated that they would screen the proposed equipment on three sides in accordance with Village Code.

Hosni Kadi, representative of Prologis was present and sworn in by Chairman Rowe. Mr. Kadi stated engineering and surveying has been completed for the proposed project. Mr. Kadi stated Prologis buildings are converting to this technology. Mr. Kadi stated ten Prologis buildings in Bensenville are transitioning and this variance is needed at this location because of the placement of the equipment. Mr. Kadi stated they have revised their plans and will be placing the equipment on site, rather than on the front yard of the property.

There were no questions from the Commission.

Public Comment

Chairman Rowe asked if there were any members of the Public that would like to make comment. There were none.

Mr. Quinn reviewed the approval standards for proposed Variation consisting of:

1. **Public Welfare:** The proposed variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.

Applicant's Response: Yes, the proposed variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.

2. **Compatible with Surrounding Character:** The proposed variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed variation.

Applicant's Response: Yes, the proposed variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed variation.

3. **Undue Hardship:** The proposed variation alleviates an undue hardship created by the literal enforcement of this title.

Applicant's Response: Yes, the proposed variation alleviates an undue hardship created by the literal enforcement of this title.

4. Unique Physical Attributes: The proposed variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.

Applicant's Response: Yes, the proposed variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.

5. Minimum Deviation Needed: The proposed variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject property.

Applicant's Response: Yes, the proposed variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject property.

6. Consistent with Ordinance and Plan: The proposed variation is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Applicant's Response: Yes, the proposed variation is consistent with the intent of the Comprehensive Plan, this title, and other land use policies of the Village.

Mr. Quinn stated:

1. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Variation, with the following conditions:

- i. All solar energy collection system ground-mounted systems must be properly screened in accordance with Village standards.
- ii. All energy collection system ground-mounted systems must not be located in the public right-of-way.

Plans must match those submitted by SunVest Solar LLC on 12.17.24

Mr. Pozsgay stated that the Village is supportive of the initiative from Prologis but explained the Village has never approved such a request for location and that Staff feels there is room on site for the required equipment.

There were no questions from the Commission.

Motion: Commissioner Rott made a motion to close CDC Case No. 2024-35. Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Rott

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2024-35 at 7:26 p.m.

Motion: Commissioner Chambers made a motion to approve Variation, Solar Energy Collection System Ground-Mounted Systems Location; Municipal Code Section 10-7-4C-23b-1 with Staff's Recommendations. Commissioner Rott seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Rott

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2025-01
Petitioner: Village of Bensenville
Location: Village of Bensenville
Request: Text Amendments, Municipal Code Section Title 10 (Zoning Ordinance), Chapter 7 (Uses)
Municipal Code Section 10 – 3 – 6

Motion: Commissioner Marcotte made a motion to open CDC Case No. 2025-01. Commissioner Rott seconded the motion.

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

Chairman Rowe opened CDC Case No. 2025-01 at 7:28 p.m.

Village Planner, Kevin Quinn, was present and sworn in by Chairman Rowe. Mr. Quinn stated a Legal Notice was published in the Bensenville Independent on December 19, 2024. Mr. Quinn 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. Quinn stated the Village of Bensenville is seeking the aforementioned text amendments in order to refine the 2019 Village Zoning Ordinance. Mr. Quinn stated in late 2018, the Village underwent a complete overhaul of its current Zoning Ordinance, which had been adopted in 1999. Mr. Quinn stated since the introduction of the current Ordinance, Staff has been able to identify certain shortcomings while enforcing the regulations and implementing the refurbished zoning application procedures. Mr. Quinn stated the proposed amendment is summarized as follows:

- Establishment of additional location standards for Mechanical Equipment, to allow them to be located in the interior side yard in industrial districts

There were no questions from the Commission.

Public Comment

Chairman Rowe asked if there were any members of the Public that would like to make comment. There were none.

Mr. Quinn reviewed the approval standards for proposed Text Amendments consisting of:

1. **Public Welfare:** The proposed amendments will not endanger the health, safety, comfort, convenience, and general welfare of the public.

Applicant's Response: Since the adoption of the 2019 Zoning Ordinance, a complete overhaul of the previous Code, Staff has been able to find areas for improvement within the code.

The amendment to the code requirements for Mechanical Equipment will not endanger the health, safety, comfort, convenience, and general welfares of the public. The proposed amendment for Mechanical Equipment location clarify aspects of the installation process for Mechanical Equipment and make the process more accessible for those in industrial districts. The proposed amendments keep in consideration and ensure that the general welfare of the public is not impacted.

2. **Amendment Objective:** The proposed amendments correct an error, add clarification, or reflect a change in policy.

Applicant's Response: The proposed amendments are requested to improve and refine the Zoning Ordinance to allow for orderly development in accordance with modern development techniques and add clarification and flexibility for common residential and commercial property zoning considerations.

3. **Consistent with Ordinance and Plan:** The proposed amendments are consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Applicant's Response: The proposed amendments are consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village. Amendments do not contrast Village goals and guidelines, as the amendments are focused on maintaining and promoting orderly land use patterns and development, protect the Village's quality of life and the character of its neighborhoods by ensuring that development is compatible and cohesive, and to promote development that sustainably manages environmentally sensitive issues.

Mr. Quinn stated Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Text Amendments to the Municipal Code Section Title 10 (Zoning Ordinance), Chapter 7 (Uses).

There were no questions from the Commission.

Motion: Commissioner Marcotte made a motion to close CDC Case No. 2025-01. Commissioner Rott seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Rott

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2025-01 at 7:31 p.m.

Motion: Commissioner Marcotte made a motion to approve Text Amendments Municipal Code Section Title 10 (Zoning Ordinance), Chapter 7 (Uses); Municipal Code Section 10-3-6. Commissioner Rott seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Rott

Nays: None

All were in favor. Motion carried.

**Report from
Community
Development:**

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

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

All were in favor. Motion carried.

The meeting was adjourned at 7:33 p.m.

TYPE:Public Meetings**SUBMITTED BY:**K. Quinn**DEPARTMENT:**CED**DATE:**02.04.25**DESCRIPTION:**SUP Transfer Review: Request for Review and Transfer to Vancaravan Incorporated at 485 Podlin Drive**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:****SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**

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

REQUEST:

Transfer of a Special Use Permit, Motor Vehicle Repair and/or Service, Municipal Code 10 - 7 - 2 - 1

SUMMARY:

1. The Petitioner, a new tenant at 485 Podlin Drive, is requesting a transfer of the Special Use Permit previously granted to a tenant at the same property.
2. Vancaravan Incorporated is requesting a Special Use Permit, Motor Vehicle Repair and/or Service, be transferred from the previous tenant to them.
3. They plan on using the existing parking configuration.
4. The property is within an I-2 General Industrial District.

RECOMMENDATION:

Staff recommends the Approval of the above Findings of Fact and therefore the Approval of Transfer of the Special Use Permit to allow Motor Vehicle Repair and/or Service within the building at 485 Podlin with the following conditions:

1. The Special Use Permit be granted solely to Vancaravan Incorporated. 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 Special Use Permit, or if the CDC deems that the new occupant contemplates a change in use which is inconsistent with the Special Use Permit, the new occupant shall be required to petition for a new Public Hearing before the CDC for a new Special Use Permit;
2. The new tenant Vancaravan Incorporated, any other tenants, and owner 485 Podlin LLC must conform with the approval conditions outlined in the original ordinance granting a conditional use permit (Ordinance No. 64-2016).
3. Vancaravan Incorporated may only use the portions of the building and property denoted in the proposed site plans and named in the Staff Report.
4. The 7 parking spaces extending past the lot line in the southwest corner of the site plan are no longer permitted to be utilized for parking or outdoor storage.
5. The 8 parking spaces extending past the lot line on Podlin Drive are to be used solely for customer car parking and may not be used overnight. Truck and semi-truck parking or storage is not permitted in the spaces.
6. The parking lot containing 3 parallel parking spaces adjacent to the north of the building may not be utilized for parking until the surface is paved and striped according to Village Code standards.
 1. After the surface is improved, parking is only permitted for 3 vehicles in the approved spaces shown in the site plan. No outdoor storage is allowed in this area.
7. The continued use of the site must be in conformance with the plans provided as part of the Development Review Process application, including the following:
 1. Only one row of trucks may be parked along the southern edge of the parking lot;
 2. The designated spaces north of the building may only be used for 3 vehicles;

3. Vancaravan Incorporated may only perform truck repair within the warehouse W3 portion of the building as noted in the site plan.
4. Vancaravan Incorporated may only park trucks in the 10 spaces provided along the southern edge of the parking lot as noted in the site plan.

ATTACHMENTS:

Description	Upload Date	Type
Cover Page	1/23/2025	Cover Memo
Application	1/23/2025	Backup Material
Staff Report	1/29/2025	Executive Summary
Plan	1/23/2025	Backup Material
Letter to Village	1/23/2025	Backup Material



BENSENVILLE

GATEWAY TO OPPORTUNITY

**Community Development Commission
Public Meeting 02.04.25**

SUP Transfer Review CDC Case 2022-08

**Vancarvan Incorporated
485 Podlin**

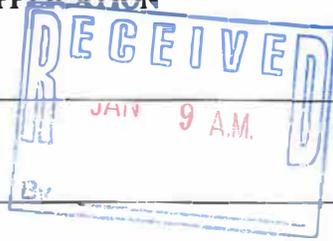
**Special Use Permit, Motor Vehicle Repair and/or Service
Municipal Code Section 10 – 7 – 2 – 1**

1. Application
2. Staff Report & Exhibits
3. Plans



For Office Use Only		
Date of Submission:	MUNIS Account #:	CDC Case #:

COMMUNITY DEVELOPMENT COMMISSION APPLICATION



Address: 485 Podlin Drive

Property Index Number(s) (PIN): 12-19-100-125

A. PROPERTY OWNER:

485 Podlin Drive LLC

Name	Corporation (if applicable)	
<u>485 Podlin Drive</u>		
Street		
<u>Franklin Park</u>	<u>IL</u>	<u>60131</u>
City	State	Zip Code
<u>Kozar Law Office</u>	<u>630-561-1408</u>	<u>jack@kozarlawoffice.com</u>
Contact Person	Telephone Number	Email Address

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

B. APPLICANT: Check box if same as owner

Vancarvan Inc.

Name	Corporation (if applicable)	
<u>301 N Elm Street</u>		
Street		
<u>Mount Prospect</u>	<u>IL</u>	<u>60056</u>
City	State	Zip Code
<u>Kozar Law Office</u>	<u>630-561-1408</u>	<u>jack@kozarlawoffice.com</u>
Contact Person	Telephone Number	Email Address

B. ACTION REQUESTED (Check applicable):

- Site Plan Review
- Special Use Permit
- Variation
- Administrative Adjustment
- Zoning Text or Map Amendment
- Zoning Appeal
- Plat of Subdivision
- Annexation
- Planned Unit Development*

*See Staff for additional information on PUD requests

SUBMITTAL REQUIREMENTS:

- Affidavit of Ownership** (signed/notarized)
- Application**
- Approval Standards**
- Plat of Survey/Legal Description
- Site Plan
- Building Plans & Elevations
- Engineering Plans
- Landscape Plan
- Tree Preservation and Removal Plan
- Application Fees
- Fees agreement**

**Item located within this application packet.

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

Currently we have a special use. We are asking to allow for a different tenant to be substituted.

no changes to the special use, other than the tenant.

C. PROJECT DATA:

1. General description of the site: Industrial mechanical repair

2. Acreage of the site: 1/2 Building Size (if applicable): 7500 sq feet

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.)

Ordinance No. 64-2016, ordinance approving the grant of a conditional use

permit to allow for motor vehicle repair (major and minor) and associated

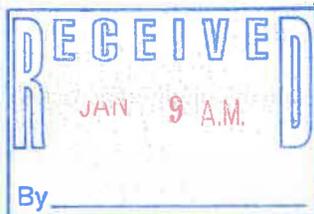
variance at the property located at 485 Podlin, Bensenville, Illinois. Survey attached.

5. Character of the site and surrounding area:

	Zoning	Existing Land Use	Jurisdiction
Site:	I-2	Industrial	Bensenville
North:	I-2	Industrial	Bensenville
South:	I-2	Industrial	Bensenville
East:	I-2	Industrial	Bensenville
West:	I-2	Industrial	Bensenville

D. APPROVAL STANDARDS:

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



Upon the failure of the Petitioner/Applicant to reimburse the Village in accordance with this Agreement, no further action shall be undertaken on any Petition or Application by the Village President and Board of Trustees, or by any other official or quasi-official individual or body thereunder, including the conduct of any hearings or deliberations, the granting of any relief or approvals, and the execution or recording of any documents, until all such outstanding fees are paid in full. Further, the Village may deny any application for a grading, building or other permit if such amounts have not been paid in full. Upon any failure to reimburse the Village in accordance with this Section, the Village may in its discretion, elect to place a lien against any real property associated with the Petitioner/Applicant's Petition or Application. In the event such amounts are not paid in full within sixty (60) days after the date when the statement of such amounts due is delivered or deposited in the U.S. mail by the Village, such amounts due shall be deemed delinquent and thereafter a delinquency charge of one percent (1%) per month, or portion thereof, with a minimum delinquency charge of \$5.00 per month, shall be added to the amount due until such amount, including all delinquency charges, is received by the Village. Said lien shall be in an amount equal to the outstanding amount owed to the Village.

The remedies available to the Village as set forth hereinabove are non-exclusive and nothing herein shall be deemed to limit or waive the Village's right to seek relief of such fees against any or all responsible parties in a court of competent jurisdiction.

BY SIGNING BELOW, THE PETITIONER/APPLICANT ACKNOWLEDGES THAT THEY HAVE READ THE FOREGOING PARAGRAPHS AND FULLY UNDERSTANDS AND AGREES TO COMPLY WITH THE TERMS SET FORTH HEREIN. FURTHER, BY SIGNING BELOW, THE SIGNATORY WARRANTS THAT THEY POSSESS FULL AUTHORITY TO SO SIGN.

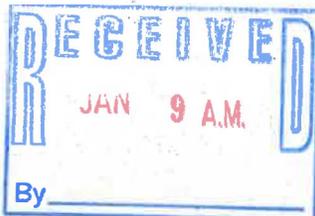
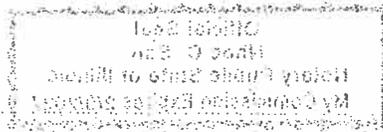
THE PETITIONER/APPLICANT AGREES THAT THEY SHALL BE LIABLE FOR PAYMENT OF FEES REFERRED TO IN APPLICABLE SECTIONS OF THE ORDINANCES OF THE VILLAGE OF BENSENVILLE, AND AS SET FORTH HEREIN.

Petitioner/Applicant

Jay Kostech as attorney for applicant

1/9/25

Date



STATE OF ILLINOIS)
)SS.
COUNTY OF DUPAGE AND COOK)

AFFIDAVIT OF OWNERSHIP

I IVAN SYROVIK 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

8th day of January 2025

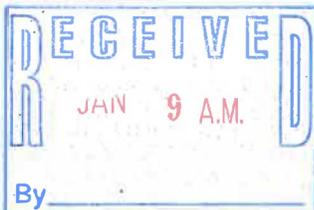
Signature 

SUBSCRIBED and SWORN to

before me this 8th day of January, 2025.


Notary Public

Official Seal
Nhoc C. San
Notary Public State of Illinois
My Commission Expires 2/9/2027





STAFF REPORT

MEETING DATE: November 5, 2024
CASE #: 2022 – 08 SUP Transfer Review
PROPERTY: 485 Podlin Drive
PROPERTY OWNER: 485 Podlin Drive LLC
APPLICANT: Vancaravan Incorporated
SITE SIZE: .5 SF
BUILDING SIZE: 7,500 SF
PIN NUMBER: 12-19-100-125
ZONING: I – 2: General Industrial District
REQUEST: Special Use Permit, Motor Vehicle Repair and/or Service
Municipal Code Section 10-7-2-1

SUMMARY OF PAST STAFF REPORT:

The Petitioner is seeking a Special Use Permit to lease a portion of the existing operation to a new tenant. The new tenant would continue the existing truck repair use in the portions of the building and parking lot where the owner was previously operating the truck repair portion of their business. The previous ordinance (Ordinance No. 64-2016) granted a Conditional Use Permit to allow Motor Vehicle Repair, Major & Minor to be granted solely to owner/applicant 485 Podlin Drive LLC and their sublessee, P & G Auto Repair. The transfer of Special Use Permit to another named Lessee requires review by the Community Development Commission and approval of the Village Board.

REVIEW SUMMARY:

The Petitioner, a new tenant at 485 Podlin Drive, is requesting a transfer of the Special Use Permit previously granted to a tenant at the same property. Vancaravan Incorporated is requesting a Special Use Permit, Motor Vehicle Repair and/or Service, be transferred from the previous tenant to them. They plan on using the existing parking configuration. The property is within an I-2 General Industrial District.

SURROUNDING LAND USES:

	Zoning	Land Use	Comprehensive Plan	Jurisdiction
Site	I - 2	Industrial	Industrial	Village of Bensenville
North	I – 2	Industrial	Industrial	Village of Bensenville
South	I – 2	Industrial	Industrial	Village of Bensenville
East	I – 2	Industrial	N/A	Village of Bensenville
West	I – 2	Industrial	Industrial	Village of Bensenville

DEPARTMENT COMMENTS:

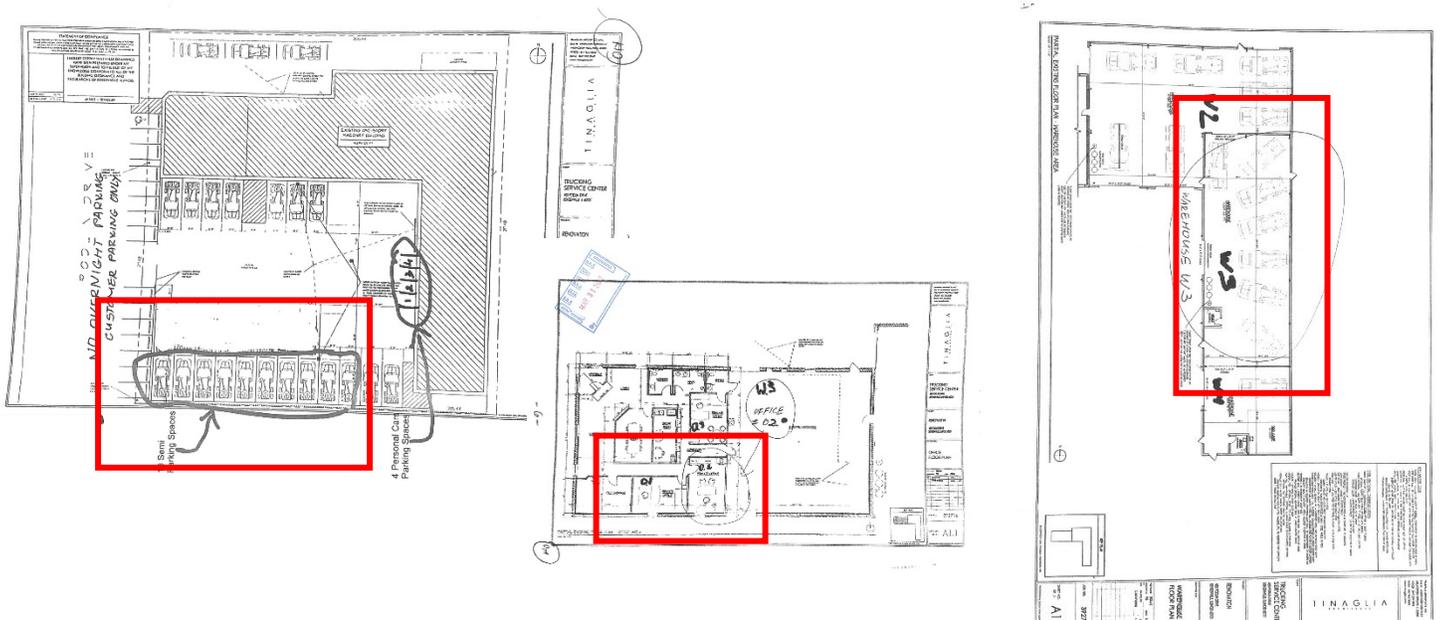
SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

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

Planning (*from 2022-08*):

- 1) The 2015 Comprehensive Plan indicates “Industrial” for this property.
- 2) The current zoning is I – 2: General Industrial District
- 3) The petitioner would like to lease portions of his existing building to a new lessee, OM TRANS CORP, to operate a truck repair business where the petitioner was previously operating a truck repair business. This includes space for truck repair in the warehouse W3 designated on the site plans, 10 parking spaces on the south end of the property that are noted on the site plans, and a private office noted as O.2 in the site plans.
- 4) The petitioner is also proposing to add four personal vehicle parking spaces on the west side of the warehouse W3 building in the existing paved parking area.
 - a. The Village Zoning Ordinance applies specific Parking Design Standards in Section 10-8-6.
- 5) Staff feels that the truck repair use is acceptable for the current property, as it is a continuation of the existing use permitted by the original conditional use permit.
- 6) A conditional use permit to conduct Motor Vehicle Repair (Major & Minor) was granted to Five Star Truck and Trailer Sales and P&G Auto Repair in 2016 (Ordinance No. 64-2016) with the following conditions of approval:
 - a. The conditional use permit be granted solely to P & G Auto Repair and Five Star Truck and Trailer Sales and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of the sale or lease of this property, the proprietors shall appear before a public meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either recommend that the Village Board approve of the transfer of the lease and/or ownership to the new proprietor without amendment to the Conditional Use Permit; or if the CDC deems that the new proprietor contemplates a change in use which is inconsistent with the Conditional Use Permit, the new proprietor shall be required to petition for a new public hearing before the CDC for a new Conditional Use Permit;
 - b. The development of the site must be in conformance with the plans provided as part of the application prepared by Tinaglia Architects dated 06.03.16 last revised 07.12.16;
 - c. The Applicant and Owner 485 Podlin LLC will not oppose establishment of a Special Service Area/Special Assessment for the improvement of Podlin Drive.
- 7) The original conditional use permit granted to the applicant (Ordinance No. 64-2016) included the following variance approvals:
 - a. Sections: 10-11-8A Parking in Required Yard to allow parking in the front yard;
 - b. 10-11-8-2C Parking Lot Configuration to allow stadium parking;
 - c. 10-11-11E, Number of Parking Spaces Required to allow a reduction in the required number of spaces from 23;

- d. 10-12-2D Screening of Outdoor Storage to allow outdoor storage to continue as shown on the site plan without the required screening; and
 - e. 10-14-11E Fence in the Front and Corner Side Yard to allow a fence in the front yard.
- 8) The Village Zoning Ordinance applies the following use specific standards to Truck Repair Uses:
- a. Minimum Lot Area: The minimum lot area for a truck repair facility is one acre.
 - i. The lot meets this requirement.
 - b. Outdoor Storage: Disabled or inoperable trucks and those awaiting pick-up may be stored outdoors if the following conditions are met:
 - i. Location: Outdoor storage of trucks is prohibited in the front yard and corner side yard.
 - 1. The lot meets this requirement, with the exception of the parking being used as outdoor storage past the west lot line that will be removed as a condition of approval.
 - ii. 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 subsection 10-9-5B, "Parking Lot Perimeter Landscape", of this title.
 - 1. The lot screens the main truck storage areas with existing fencing. The applicant received a variance allowing for a relief in screening for the parking section north of the building.
 - iii. Storage Duration: Motor vehicle repair and/or service facilities may not store the same trucks outdoors for more than thirty (30) days.
 - c. Screening: Street frontage not occupied by buildings or driveways shall be improved with landscape screening in accordance with the requirements of subsection 10-9-5B, "Parking Lot Perimeter Landscape", of this title.
- 9) The images below include the designations (10 parking spaces, Warehouse W3, Office O2) of the proposed areas to be utilized by OM TRANS CORP.
- 10) Staff recommendations are noted in red in the staff revised site plan attached to this report.



APPROVAL STANDARDS FOR SPECIAL USES:

- 1) **Public Welfare:** The proposed special use will not endanger the health, safety, comfort, convenience and general welfare of the public.

Applicant's Response: The proposed special use will not endanger the health, safety, comfort, convenience and general welfare of the public.

- 2) **Neighborhood Character:** The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.

Applicant's Response: The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.

- 3) **Orderly Development:** The proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.

Applicant's Response: The proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.

- 4) **Use of Public Services and Facilities:** The proposed special use will not require utilities, access roads, drainage and/or other 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 special use will not require utilities, access roads, drainage and/or other 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.

- 5) **Consistent with Title and Plan:** The proposed special use is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

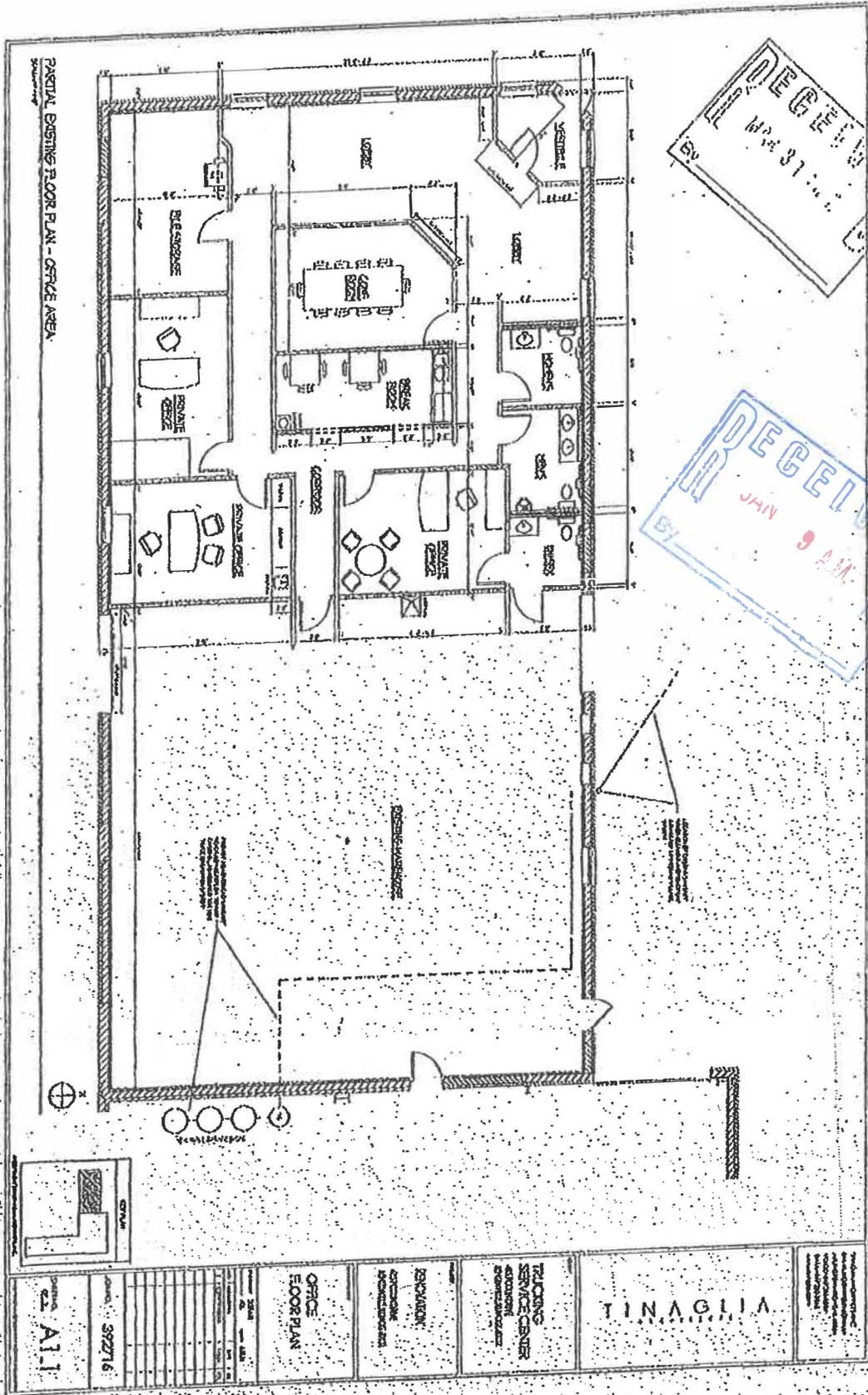
Applicant's Response: The proposed special use is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Special Use Permit Approval Standards	Meets Standard	
	Yes	No
1. Public Welfare	X	
2. Neighborhood Character	X	
3. Orderly Development	X	
4. Use of Public Services and Facilities	X	
5. Consistent with Title and Plan	X	

RECOMMENDATIONS:

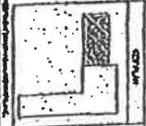
Staff recommends the Approval of the above Findings of Fact and therefore the Approval of Transfer of the Special Use Permit to allow Motor Vehicle Repair and/or Service within the building at 485 Podlin with the following conditions:

1. The Special Use Permit be granted solely to Vancaravan Incorporated 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 Special Use Permit, or if the CDC deems that the new occupant contemplates a change in use which is inconsistent with the Special Use Permit, the new occupant shall be required to petition for a new Public Hearing before the CDC for a new Special Use Permit;
2. The new tenant Vancaravan Incorporated, any other tenants, and owner 485 Podlin LLC must conform with the approval conditions outlined in the original ordinance granting a conditional use permit (Ordinance No. 64-2016).
3. Vancaravan Incorporated may only use the portions of the building and property denoted in the proposed site plans and named in the Staff Report.
4. The 7 parking spaces extending past the lot line in the southwest corner of the site plan are no longer permitted to be utilized for parking or outdoor storage.
5. The 8 parking spaces extending past the lot line on Podlin Drive are to be used solely for customer car parking and may not be used overnight. Truck and semi-truck parking or storage is not permitted in the spaces.
6. The parking lot containing 3 parallel parking spaces adjacent to the north of the building may not be utilized for parking until the surface is paved and striped according to Village Code standards.
 - a. After the surface is improved, parking is only permitted for 3 vehicles in the approved spaces shown in the site plan. No outdoor storage is allowed in this area.
7. The continued use of the site must be in conformance with the plans provided as part of the Development Review Process application, including the following:
 - a. Only one row of trucks may be parked along the southern edge of the parking lot;
 - b. The designated spaces north of the building may only be used for 3 vehicles;
 - c. Vancaravan Incorporated may only perform truck repair within the warehouse W3 portion of the building as noted in the site plan.
 - d. Vancaravan Incorporated may only park trucks in the 10 spaces provided along the southern edge of the parking lot as noted in the site plan.

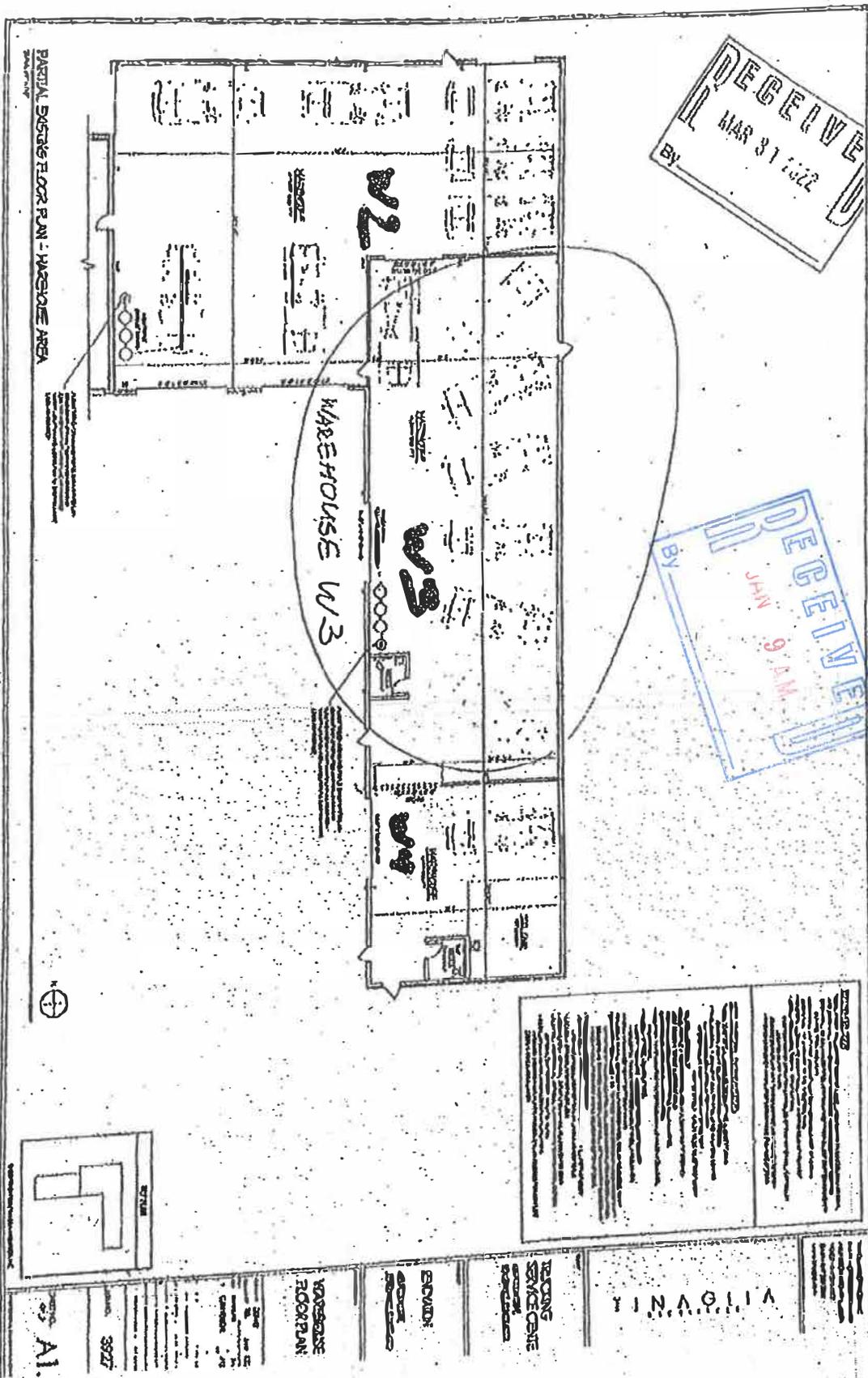


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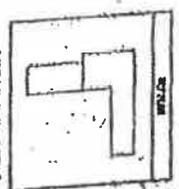
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NOTES:
 1. THE EXISTING FLOOR PLAN IS SHOWN FOR REFERENCE ONLY.
 2. THE PROPOSED CHANGES ARE SHOWN IN DASHED LINES.
 3. THE PROPOSED CHANGES ARE SUBJECT TO APPROVAL BY THE ARCHITECT.
 4. THE PROPOSED CHANGES ARE SUBJECT TO APPROVAL BY THE ENGINEER.
 5. THE PROPOSED CHANGES ARE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
 6. THE PROPOSED CHANGES ARE SUBJECT TO APPROVAL BY THE COUNTY ENGINEER.
 7. THE PROPOSED CHANGES ARE SUBJECT TO APPROVAL BY THE STATE ENGINEER.
 8. THE PROPOSED CHANGES ARE SUBJECT TO APPROVAL BY THE FEDERAL ENGINEER.

VINAVINI

PARTIAL EXISTING FLOOR PLAN - WAREHOUSE AREA



DATE: 3/27
 DRAWN BY: A.I.

WAREHOUSE FLOOR PLAN

SCALE:

READING SERVICE

EXHIBIT C

RECEIVED
JAN 9 2011

EXISTING ONE-STORY
MASONRY BUILDING
400' 60" TYP.

O2

W3

10. Assigned Truck Parking Spaces

T2 T2 T2 T2 T2

1 2 3 4 5 6 AI

13

Vancarvan Incorporated
301 N Elm St
Mount Prospect, IL 60056

January 8, 2025

Dear Village of Bensenville,

I am writing to provide an overview of Vancarvan Incorporated, a reputable automotive repair company that has been in operation since 2023. We have established a strong presence in the transportation and logistics industry, consistently delivering a reliable repair service to all our clients. As we expand our operations, we wish to assure the Village of Bensenville that we are committed to adhering to all local regulations and maintaining the highest standards of operation within your community.

We will be leasing the property located at 485 Podlin Drive as our new corporate headquarters which will accommodate our office administration and employees along with our vehicles to be parked on-site, in the designated area. This property is a fully improved facility that supports vehicle maintenance. To this end, our Fleet Vehicles will also be maintained on-site.

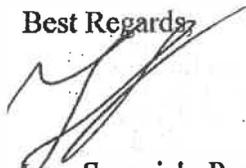
We would like to outline the following aspects of our operations at our new location:

1. **Parking Compliance:** 485 Podlin Drive will strictly utilize the designated, striped parking spaces on the property for the parking of our vehicles, sprinter vans, and box trucks. Parking will only take place in the allowed outside area striped for designated parking.
2. **Maintenance and Repair Operations:** All maintenance and repair work will be conducted exclusively within the designated warehouse space for automotive repair. Additionally, we are fully committed to ensuring that no maintenance or repair activities occur outside of the designated indoor facilities, in line with the Village regulations.
3. **Waste Management:** Vancarvan Incorporated will have a dedicated dumpster(s) located in the enclosed garbage area on the property. This dumpster will be used solely for the disposal of trash generated by our operations. We are committed to maintaining the cleanliness and orderliness of the site and being consciences of the neighboring properties.

We strive to build relationships with our communities, and we appreciate your approval of our occupancy of the property located at 485 Podlin Drive. We want to reaffirm our commitment to operating in a manner that aligns with the standards and expectations of the Village of Bensenville. We look forward to being a responsible and valued member of the community.

Please feel free to reach out should you have any questions or require further clarification. Thank you.

Best Regards,



Ivan Syroviak, President
Vancarvan Incorporated
301 N Elm St
Mount Prospect, IL 60056
(631) 432-2822

