

COMMUNITY DEVELOPMENT COMMISSION

Village of Bensenville

VILLAGE HALL

July 1, 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

May 6, 2025 Community Development Commission Minutes

VI. Action Items:

1. CDC Case 2025-12: Consideration of Text Amendments to amend Title 10 (Zoning), Chapter 7 (Uses)

2. CDC Case 2025-13: Consideration of Text Amendments to amend Title 10 (Zoning), Chapter 7 (Uses)

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:**July 1, 2025**DESCRIPTION:**May 6, 2025 Community Development Commission Minutes

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

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

Description

Upload Date

Type

DRAFT_250506_CDC**6/23/2025****Cover Memo**

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

May 6, 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, Ciula, Marcotte, Rott, Wasowicz
Absent: Chambers, Ortiz
A quorum was present.

STAFF PRESENT: K. Quinn, C. Williamsen, Village Attorney, Ryan Morton

JOURNAL OF PROCEEDINGS: The minutes of the Special Community Development Commission Meeting of the April 8, 2025 were presented.

Motion: Commissioner Rott made a motion to approve the minutes as presented. Commissioner Marcotte seconded the motion.

All were in favor. Motion carried.

Village Planner, Kevin Quinn were present and sworn in by Chairman Rowe.

PUBLIC COMMENT: There was no Public Comment.

Public Hearing: CDC Case Number 2025-10
Petitioner: SCC Contractors Group, Inc.
Location: 1069 Bryn Mawr Avenue
Request: Special Use Permit, Outdoor Storage Area
Municipal Code 10 – 7 – 2 – 1

Motion: Commissioner Rott made a motion to open CDC Case No. 2025-10. Commissioner Marcotte seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Rowe, Ciula, Marcotte, Rott, Wasowicz
Absent: Chambers, Ortiz

A quorum was present.

Chairman Rowe opened CDC Case No. 2025-10 at 6:31 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 Thursday, April 17, 2025. 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 1 Notice of Public Hearing sign on the property, visible from the public way on April 17, 2025. Mr. Quinn stated on April 16, 2025, Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 300 feet 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, SCC Contractors Group, Inc., is seeking approval of a Special Use Permit, Outdoor Storage Area. Mr. Quinn stated the Petitioner they have a 5,000 square foot office space within the building at 1069 Bryn Mawr Avenue, with a storage area in the rear of the property that is 7,800 square feet. Mr. Quinn stated the Petitioner outdoor storage is allowed as an additional primary use to their current business. Mr. Quinn stated the Petitioner any outdoor storage that exceeds 25% of the property (in multi-tenant buildings the unit) requires a Special Use Permit. Based on an aerial view of the property, it does not appear as if the outdoor storage area is screened or striped for truck parking.

Victor Sandoval, owner of SCC Contractors Group, Inc. was present and sworn in by Chairman Rowe. Mr. Sandoval stated he does not have a business on the property. Mr. Sandoval stated his wife has a company they occupies a business at the location. Mr. Sandoval stated he owns a construction company they is registered in another town. Mr. Sandoval stated he spoke to the property owner about storing his equipment on site. Mr. Sandoval stated their agreement is that Mr. Sandoval repair the parking lot in exchange to store his equipment when its not being used.

Commissioner Rowe asked what will be stored outside. Mr. Sandoval stated three trucks and two trailers.

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 Special Use consisting of:

1. **Public Welfare:** 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.
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.
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.
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.

Mr. Quinn stated:

1. Staff recommends the Approval of Findings of Fact consistent with all standards being met, and therefore recommends the approval of the Special Use Permit with the following conditions:
 - a. The Special Use Permit be granted solely to SCC Contractors Group, 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.

- b. The portion of the property designated as the outdoor storage area must be paved.
- c. Engineering plans and stormwater report water report must be provided for proposed site grading modifications, storage lot paving, and PCBMP facility.

Commissioner Rott asked for the reason Staff is requiring asphalt. Mr. Quinn explained parking on an unapproved surface is not allowed in Bensenville.

Motion: Commissioner Rott made a motion to close CDC Case No. 2025-10. Commissioner Marcotte seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2025-10 at 6:41 p.m.

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

ROLL CALL: Ayes: Rowe, Ciula, Marcott, Rott

Nays: Wasowicz

Motion carried.

Public Hearing: CDC Case Number 2025-11
Petitioner: City of Elmhurst
Location: 3N784 Church Road / 1008 Church Road
Request: Variation, Pole Sign
Municipal Code Section 10 – 10 – 7 – 9

Motion: Commissioner Rott made a motion to open CDC Case No. 2025-11. Commissioner Wasowicz seconded the motion.

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

Chairman Rowe opened CDC Case No. 2025-11 at 6:43 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 Thursday, April 17, 2025. 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 1 Notice of Public Hearing sign on the property, visible from the public way on April 17, 2025. Mr. Quinn stated on April 16, 2025, Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 300 feet 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 is requesting a Variation to allow a pole sign at the Churchville Schoolhouse property. Mr. Quinn stated the proposed sign is mounted on two decorative posts rather than a base, so as to maintain the desired antiquated aesthetic of the site. Mr. Quinn stated Village Zoning Ordinance prohibits pole signs in all zoning districts. Mr. Quinn stated a variance was approved at this location for this purpose in Ordinance #45-2020.

Dave Oberg, employee of City of Elmhurst was present and sworn in by Chairman Rowe. Mr. Oberg stated he appeared in front to the Commission in 2020 and the proposed sign was unanimously approved. Mr. Oberg stated there were no funds for the sign at the time and the variance had since lapsed before the sign could be

installed. Mr. Oberg stated they have raised enough funds to install the sign. Mr. Oberg stated the same design that was presented in 2020 is what the plan currently is.

Commissioner Rott asked since donations were received for the sign, would advertising be part of the sign? Mr. Oberg stated absolutely not.

Commissioner Marcotte asked if the sign would be lit. Mr. Oberg stated it would not be lit, it would ruin the esthetics of the property.

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.
- 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.
- 3) **Undue Hardship:** 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.
- 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.
- 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.

Mr. Quinn stated Staff recommends the Approval of Findings of Fact consistent with all standards being met, and therefore recommends the Approval of the Variation at 3N784 Church Road with the following conditions:

1. Sign shall be in accordance with plans submitted with the CDC application;
2. A landscape plan shall be submitted to and approved by the Zoning Administrator;
3. All Village of Bensenville sewers must be shown on final plans prior to permit approval;
4. The address must be updated to a Village of Bensenville address.

There were no questions from the Commission.

Motion: Commissioner Wasowicz made a motion to close CDC Case No. 2025-11. Commissioner Rott seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2025-11 at 6:49 p.m.

Motion: Commissioner Rott made a motion to approve Variation, Pole Sign, Municipal Code 10-10-7-9 with Staff's Recommendations. Commissioner Wasowicz seconded the motion.

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

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 Marcotte made a motion to adjourn the meeting. Commissioner Rott seconded the motion.

All were in favor. Motion carried.

The meeting was adjourned at 6:56 p.m.

TYPE:Public Hearing**SUBMITTED BY:**K. Quinn**DEPARTMENT:**CED**DATE:**7.01.25**DESCRIPTION:**CDC Case 2025-12: Consideration of Text Amendments to amend Title 10 (Zoning), Chapter 7 (Uses)**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**

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

REQUEST:

Text Amendments, Municipal Code Section Title 10 (Zoning Ordinance), Chapter 7 (Uses)

SUMMARY:

The Village of Bensenville is seeking the text amendments described herein to refine and clarify the Zoning Ordinance. In late 2018, the Village underwent a complete overhaul of its current Zoning Ordinance, which had been adopted in 1999. 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. The proposed amendment is summarized as follows:

- Establishment of parking garages as an allowable accessory use in certain residential and commercial zoning districts.
- Establishment of design and location requirements for parking garages as an allowable accessory use.

RECOMMENDATION:

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).

ATTACHMENTS:

Description	Upload Date	Type
Cover Page	6/24/2025	Cover Memo
Legal Notice	6/24/2025	Backup Material
Staff Report	6/24/2025	Executive Summary
Title 10 Chapter 7	6/24/2025	Backup Material



BENSENVILLE
GATEWAY TO OPPORTUNITY

**Community Development Commission
Public Hearing 07.01.25**

CDC Case #2025 – 12

Village of Bensenville

**Zoning Text Amendments
Municipal Code Section 10 – 3 – 6**

The proposed Text Amendments to the Village Code are to amend Title 10 (Zoning Ordinance), Chapter 7 (Uses).

1. Legal Notice
2. Staff Report & Exhibits

**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, July 1, 2025, at 6:30 P.M, at which a Public Hearing will be held to review an appeal of No. 2025 – 12 to consider a request for:

Zoning Text Amendments
Municipal Code 10-3-6

The proposed Text Amendments to the Village Code are to amend Title 10 (Zoning Ordinance), Chapter 7 (Uses).

The Public Hearing will be held in the Village Board Room at Village Hall, 12 S Center St, Bensenville.

The Zoning Text Amendments are being sought by the Village Board.

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 the Public Hearing and be heard. Written comments mailed to the Village Hall, and online comments submitted on the Village website, will be accepted by the Community and Economic Development Department through July 1, 2025 until 5:00 PM.

Office of the Village Clerk
Village of Bensenville

**TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT
JUNE 12, 2025**



STAFF REPORT

HEARING DATE: July 1, 2025
CASE #: 2025 - 12
PROPERTY: Village of Bensenville
PROPERTY OWNER: n/a
APPLICANT: Village of Bensenville
SITE SIZE: n/a
PIN NUMBER: n/a
REQUEST: Text Amendments, Municipal Code Section Title 10 (Zoning Ordinance), Chapter 7 (Uses)
Municipal Code Section 10 – 3 – 6

PUBLIC NOTICE:

1. A Legal Notice was published in the Bensenville Independent on Thursday, June 12, 2025. 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.

SUMMARY:

The Village of Bensenville is seeking the text amendments described herein to refine and clarify the Zoning Ordinance. In late 2018, the Village underwent a complete overhaul of its current Zoning Ordinance, which had been adopted in 1999. 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. The proposed amendment is summarized as follows:

- Establishment of parking garages as an allowable accessory use in certain residential and commercial zoning districts.
- Establishment of design and location requirements for parking garages as an allowable accessory use.

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

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

APPROVAL STANDARDS FOR ZONING TEXT AMENDMENTS:

- 1) **Public Welfare:** The proposed amendments will not endanger the health, safety, comfort, convenience, and general welfare of the public.
- 2) **Amendment Objective:** The proposed amendments correct an error, add clarification, or reflect a change in policy.
- 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.

	Meets Standard	
Zoning Text Amendment Approval Standards	<i>Yes</i>	<i>No</i>
1. Public Welfare	X	
2. Amendment Objective	X	
3. Consistent with Ordinance and Plan	X	

RECOMMENDATIONS:

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).

Respectfully Submitted,
Department of Community & Economic Development

10-7-4: ACCESSORY STRUCTURES AND USES:

Accessory structures and uses shall be subject to the requirements of this section.

A. General Provisions For Accessory Structures: Accessory structures shall be subject to the following standards, unless otherwise established by this title.

1. Construction Phasing: No accessory structure shall be constructed prior to the construction of the principal building to which it is accessory.
2. Location: Accessory structures may be located in the front, corner side, interior side, and rear yards, unless otherwise specifically prohibited by this title. Accessory structures shall not be allowed in any easement.
3. Setback: Accessory structures shall be located a minimum of three feet (3') from any interior lot line or rear lot line, except fences and walls.
4. Height: The maximum height of an accessory structure shall be twelve feet (12'), unless otherwise specifically permitted in this title.

B. Accessory Structures Table: Table 10-7-4-1, "Accessory Structures", of this subsection includes common accessory structures that may be located in each zoning district within the Village. For accessory structures not listed, the Zoning Administrator will review a proposed accessory structure and determine if it is similar to those listed and therefore subject to the applicable standards.

1. Permitted ("P"): A "P" indicates that the accessory structure does not require a building permit and is allowed by-right within the designated zoning district provided that it meets all applicable standards set forth in subsection C, "Use Standards For Accessory Structures", of this section.
2. Permitted With Building Permit ("B"): A "B" indicates that the accessory structure requires the approval of a building permit in accordance with title 9, "Building Regulations", of this Code and shall meet the use standards set forth in subsection C, "Use Standards For Accessory Structures", of this section in order to be allowed within the designated zoning district.
3. No Designation: The absence of a letter (a blank space) indicates that the structure is not allowed within the designated zoning district.

TABLE 10-7-4-1
ACCESSORY STRUCTURES

[illegible]

Flagpole	B	B	B	B	B	B	B	B	B	B	10-7-4C8
Garage	B	B	B	B	B	B	B	B	B	B	10-7-4C9
Garden	P	P	P	P	P	P	P	P	P	P	10-7-4C10
Gazebo or pergola	B	B	B	B	B	B	B	B	B	B	10-7-4C11
Greenhouse	B	B	B	B	B	B	B	B	B	B	None
Hoophouse	P	P	P	P	P	P	P	P	P	P	10-7-4C12
Mechanical equipment	B	B	B	B	B	B	B	B	B	B	10-7-4C13
Outdoor fire pit	P	P	P	P	P	P	P	P			10-7-4C14
Outdoor sales and display area							P	P	P	P	10-7-4C15
Parking Garage					B	B	B	B			10-7-4C29
Patio	B	B	B	B	B	B	B	B	B	B	10-7-4C16
Rain barrel or rainwater cistern	P	P	P	P	P	P	P	P	P	P	None
Rain garden	P	P	P	P	P	P	P	P	P	P	10-7-4C17
Recreation equipment	P	P	P	P	P	P	P	P			10-7-4C18
Refuse, recycling, or grease container	P	P	P	P	P	P	P	P	P	P	10-7-4C19
Satellite dish	P	P	P	P	P	P	P	P	P	P	10-7-4C20
Shed	B	B	B	B	B	B					10-7-4C21
Small wind energy system	B	B	B	B	B	B	B	B	B	B	10-7-4C22
Solar energy collection system	B	B	B	B	B	B	B	B	B	B	10-7-4C23

Swimming pool	B	B	B	B	B	B	B	B			10-7-4C24
Treehouse	P	P	P	P	P	P					10-7-4C25
Wireless telecommunication antenna	B	B	B	B	B	B	B	B	B	B	10-7-4C26

C. Use Standards For Accessory Structures: The following standards apply to accessory structures designated as permitted ("P") or permitted with building permit ("B") in the zoning districts noted in the "Use Standards/Code Section" column of subsection B, table 10-7-4-1, "Accessory Structures", of this section.

28. Electric Vehicle Charging Stations (EVCS):

a. Districts: EVCS are allowed in all zoning districts.

b. Location:

(1) Make sure pedestrian pathways are considered when siting EVSEs by maintaining reasonable distances from EVSEs to pedestrian walkways.

(2) Electric charging station equipment may not block the public right-of-way for pedestrians where minimal unobstructed walkable sidewalks exist or be located in a place that obstructs or interferes with a driver's view of approaching, merging or intersecting traffic in and around the right-of- way.

c. Height: EVSE ports and connector devices shall be no less than 36 inches and no higher than 48 inches from the ground or pavement surface where mounted.

d. Safety:

(1) EVSEs mounted on pedestals shall be designated and located so as not to impede pedestrian travel or create trip hazards on sidewalks.

(2) EV Charging Stations shall be protected by bollards, other structures, or curbs if located where EVs can otherwise make direct contact with the EVCS in a publicly accessible parking lot.

(3) Non-mountable curbing may be used in lieu of bollards if the charging station is setback a minimum of 24 inches from the face of the curb.

(4) Public EVSEs shall require retractable cords to prevent trip hazards and for a cleaner look.

e. Landscaping: Landscaping is allowed in accordance with subsection [10-9-3](#) of Chapter 9.

f. Signage: Advertising is only allowed in accordance with subsections [10-10-2D](#) and [10-10-5](#) of Chapter 10.

29. Parking Garage

- a. Districts: Parking garages are permitted as an accessory use in the R-5, R-6, C-1 & C-2 Districts.
- b. Location: Parking garages are allowed only in the interior side and rear yards.
- c. Height: The maximum height of a parking garage shall be sixty feet (60') or no taller than the principal structure on the lot, whichever is less.
- d. Setback: All parking garages comply with the setback requirements of the zoning district in which they are located.
- e. Parking Design Standards: The requirements of section 10-8-6, "Parking Design Standards", of this title shall apply to parking garages.
- f. Driveways: The requirements of section 10-8-8, "Driveways", of this title shall apply to parking garages.

D. Home-Based Business: A home-based business is permitted within any dwelling unit in the Village as part of a principal or accessory structure, subject to approval of the Zoning Administrator and provided that the following standards are met. Home-based business standards do not apply to day care homes which are regulated in accordance with the requirements of subsection 10-7-3G, "Day Care Home", of this chapter.

TYPE:Public Hearing**SUBMITTED BY:**K. Quinn**DEPARTMENT:**CED**DATE:**7.01.25**DESCRIPTION:**CDC Case 2025-13: Consideration of Text Amendments to amend Title 10 (Zoning), Chapter 7 (Uses)**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**

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

REQUEST:

Text Amendments, Municipal Code Section Title 10 (Zoning Ordinance), Chapter 7 (Uses)

SUMMARY:

The Village of Bensenville is seeking the text amendments described herein to refine and clarify the Zoning Ordinance. In late 2018, the Village underwent a complete overhaul of its current Zoning Ordinance, which had been adopted in 1999. 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. The proposed amendment is summarized as follows:

- Establishment of mobile food facilities as allowable in all zoning districts with a temporary use permit.
- Amends the use standards for mobile food facilities to adjust maintenance standards while adding new signage and location standards.

RECOMMENDATION:

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).

ATTACHMENTS:

Description	Upload Date	Type
Cover Page	6/24/2025	Cover Memo
Legal Notice	6/24/2025	Backup Material
Staff Report	6/24/2025	Executive Summary
Title 10 Chapter 7	6/24/2025	Backup Material



BENSENVILLE
GATEWAY TO OPPORTUNITY

**Community Development Commission
Public Hearing 07.01.25**

CDC Case #2025 – 13

Village of Bensenville

**Zoning Text Amendments
Municipal Code Section 10 – 3 – 6**

The proposed Text Amendments to the Village Code are to amend Title 10 (Zoning Ordinance), Chapter 7 (Uses).

1. Legal Notice
2. Staff Report & Exhibits

**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, July 1, 2025, at 6:30 P.M, at which a Public Hearing will be held to review an appeal of No. 2025 – 13 to consider a request for:

Zoning Text Amendments
Municipal Code 10-3-6

The proposed Text Amendments to the Village Code are to amend Title 10 (Zoning Ordinance), Chapter 7 (Uses).

The Public Hearing will be held in the Village Board Room at Village Hall, 12 S Center St, Bensenville.

The Zoning Text Amendments are being sought by the Village Board.

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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 the Public Hearing and be heard. Written comments mailed to the Village Hall, and online comments submitted on the Village website, will be accepted by the Community and Economic Development Department through July 1, 2025 until 5:00 PM.

Office of the Village Clerk
Village of Bensenville

**TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT
JUNE 12, 2025**



STAFF REPORT

HEARING DATE: July 1, 2025
CASE #: 2025 - 12
PROPERTY: Village of Bensenville
PROPERTY OWNER: n/a
APPLICANT: Village of Bensenville
SITE SIZE: n/a
PIN NUMBER: n/a
REQUEST: Text Amendments, Municipal Code Section Title 10 (Zoning Ordinance), Chapter 7 (Uses)
Municipal Code Section 10 – 3 – 6

PUBLIC NOTICE:

1. A Legal Notice was published in the Bensenville Independent on Thursday, June 12, 2025. 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.

SUMMARY:

The Village of Bensenville is seeking the text amendments described herein to refine and clarify the Zoning Ordinance. In late 2018, the Village underwent a complete overhaul of its current Zoning Ordinance, which had been adopted in 1999. 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. The proposed amendment is summarized as follows:

- Establishment of mobile food facilities as allowable in all zoning districts with a temporary use permit.
- Amends the use standards for mobile food facilities to adjust maintenance standards while adding new signage and location standards.

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

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

DEPARTMENT COMMENTS:

Community & Economic Development:

Planning:

1. Per Municipal Code Section 10-11-2, a Mobile Food Facility is defined as “A motorized vehicle or mobile food unit, such as a pushcart, that is used to sell food items.”

APPROVAL STANDARDS FOR ZONING TEXT AMENDMENTS:

- 1) **Public Welfare:** The proposed amendments will not endanger the health, safety, comfort, convenience, and general welfare of the public.
- 2) **Amendment Objective:** The proposed amendments correct an error, add clarification, or reflect a change in policy.
- 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.

	Meets Standard	
Zoning Text Amendment Approval Standards	<i>Yes</i>	<i>No</i>
1. Public Welfare	X	
2. Amendment Objective	X	
3. Consistent with Ordinance and Plan	X	

RECOMMENDATIONS:

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).

Respectfully Submitted,
Department of Community & Economic Development

10-7-5: TEMPORARY STRUCTURES AND USES:

Temporary structures and uses shall be subject to the requirements of this section.

A. Temporary Structures And Uses Table: Table 10-7-5-1, "Temporary Structures And Uses", of this subsection establishes the allowed temporary structures and uses for each zoning district. Table 10-7-5-1, "Temporary Structures And Uses", of this subsection is not an exhaustive list of temporary structures and uses that may be located within the Village. Each structure or use is given one of the following designations for each zoning district.

1. Permitted ("P"): A "P" indicates that the temporary structure or use does not require a temporary use permit and is allowed by- right within the designated zoning district provided that it meets all applicable use standards set forth in subsection B, "Use Standards For Temporary Structures And Uses", of this section.

2. Permitted With Temporary Use Permit ("T"): A "T" indicates that the temporary structure or use requires the approval of a temporary use permit (refer to section [10-3-10](#), "Temporary Use Permit", of this title) and must meet any applicable use standards set forth in subsection B, "Use Standards For Temporary Structures And Uses", of this section in order to be allowed within the designated zoning district.

3. No Designation: The absence of a letter (a blank space) indicates that the use is not allowed within the designated zoning district.

4. Other Uses: Temporary uses not listed in Table 10-7-5-1 shall require a permit as determined by the Zoning Administrator. Use Standards include, but are not limited to; hours of operation, signage, lighting, parking, and traffic flow.

TABLE 10-7-5-1
TEMPORARY STRUCTURES AND USES

Table key:	
P:	Allowed by-right and shall meet the requirements of subsection B, "Use Standards For Temporary Structures And Uses", of this section when applicable.
T:	Allowed with temporary use permit and shall meet the requirements of subsection B, "Use Standards For Temporary Structures And Uses", of this section when applicable.

Temporary Structures And Uses	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	I-1	I-2	Use Standards/ Code Section
Temporary Structures And Uses	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	I-1	I-2	Use Standards/ Code Section
Contractor trailer	P	P	P	P	P	P	P	P	P	P	10-7-5B1
Farmers' market	T	T	T	T	T	T	T	T			10-7-5B2
Garage or yard sale	T	T	T	T	T	T					10-7-5B3
Mobile food facility	T	T	T	T	T	T	T	T	T	T	10-7-5B4
Model unit	P	P	P	P	P	P	P	P			10-7-5B5
Temporary outdoor entertainment	T	T	T	T	T	T	T	T			10-7-5B6
Temporary outdoor sale							T	T			10-7-5B7
Temporary storage container	P	P	P	P	P	P	P	P	P	P	10-7-5B8

B. Use Standards For Temporary Structures And Uses: The following standards apply to temporary structures and uses designated as permitted ("P") or permitted with temporary use permit ("T") in the zoning districts noted in the "Use Standards/Code Section" column of subsection A, table 10-7-5-1, "Temporary Structures And Uses", of this section. Temporary uses may be located outdoors or within an enclosed building or structure.

3. Garage Or Yard Sale:

- a. Permit Requirements: Except during Village-wide events, no garage or yard sale shall be conducted on any premises in a Residential Zoning District without a

temporary use permit. The temporary use permit shall be posted in the front yard of the premises so it can be easily seen by the public.

b. Duration And Frequency: No garage or yard sale shall be conducted:

(1) For more than three (3) consecutive days.

(2) Before eight o'clock (8:00) A.M. or after nine o'clock (9:00) P.M.

(3) Within twelve (12) months of another garage or yard sale conducted either on the same premises or by the same applicant, except during Village-wide events.

c. Location: No sale items or sales activities shall be located outside of the zoning lot.

d. Signs: Signs for garage or yard sales shall be permitted in accordance with chapter 10, "Signs", of this title.

e. Amplification: No outdoor loudspeakers or other amplification equipment shall be used in connection with the sale.

4. Mobile Food Facility:

a. Maintenance: The permit holder for a mobile food facility shall keep the area clear of litter and debris during hours of operation and provide a trash receptacle for customer use if such receptacles are not already provided on-site or in the adjacent right-of-way.

b. Outdoor Seating: Outdoor seating may be provided on the site, but no seating may be permanently installed.

c. Electrical Service: Electrical service may be provided only by temporary service through an electric utility or by an on-board generator.

d. Alcohol: The sale of alcohol is prohibited.

e. Water Connection: A permanent water or wastewater connection is prohibited.

f. Drive-Throughs: Drive-through service is prohibited.

g. Signs: Signs for mobile food facilities shall be permitted in accordance with chapter 10, "Signs", of this title.

h. Location: Sales items or sales activities shall be located only on the zoning lot on which the mobile food facility is operating.

(1) In Residential Districts, Mobile food facilities shall not be located in the right-of-way.

5. Model Unit; Duration: Model units shall be limited to the period of active selling and/or leasing of space in the development, or six (6) months after issuance of the final occupancy permit, whichever is less. Model units shall not be used for sleeping, bathing, or cooking purposes.