

COMMUNITY DEVELOPMENT COMMISSION

Village of Bensenville

VILLAGE HALL

September 22, 2025 6:30 PM

SPECIAL MEETING

- I. Call Meeting to Order
- II. Roll Call and Quorum
- III. Pledge of Allegiance
- IV. Public Comment
- V. Approval of Minutes
- VI. Action Items:
 - 1. August 5, 2025 Community Development Commission Meeting Minutes
 - 2. CASE #2025-14: 450 Evergreen Street Variations Request In Order to Establish a Mechanical Device or Apparatus for the Purpose of Pretreating Sanitary Waste Produced by the Business on the Premises.
 - 3. CASE #2025-20: 245 May Street Variation Request of Section 10-7-4C-9a-1, Garage Location; and Variation of Section 10-8-8G-4.
 - 4. CASE #2025-21: 301 Miner Street Variation Request of Section 10-7-4C-7, Fence or Wall Location.
 - 5. CASE #2025-22: 200 Wilson Court Special Use Permit Request of Section 10-7-2-1, Motor Vehicle Repair and/or Service.
 - 6. CASE #2025-23: Requesting Zoning Text Amendment to Municipal Code Section Title 10 (Zoning Ordinance), Chapter 10 (Signs).
- 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:**September 2, 2025**DESCRIPTION:**August 5, 2025 Community Development Commission Meeting Minutes**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:****REQUEST:****SUMMARY:****RECOMMENDATION:****ATTACHMENTS:**

Description

Upload Date

Type

DRAFT_250805_CDC_Minutes**8/21/2025****Cover Memo**

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

August 5, 2025

MOTION: Commissioner Rott made a motion to appoint Commissioner Rott as Chairman Pro-Tem. Commissioners Wasowicz seconded the motion.

All were in favor. Motion carried.

CALL TO ORDER: The meeting was called to order by Chairman Pro-Tem Rott at 6:30p.m.

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

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

JOURNAL OF PROCEEDINGS: The minutes of the Community Development Commission Meeting of the July 1, 2025 were presented.

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

All were in favor. Motion carried.

Director of Community and Economic Development, Walter Magdziarz and Village Planner, Kevin Quinn were present and sworn in by Chairman Pro-Tem Rott.

PUBLIC COMMENT: There was no Public Comment.

Public Meeting: CDC Case Number 2025-15
Petitioner: Hiab USA, Inc.
Location: 600 Devon Avenue, Unit B
Request: Special Use Permit of Section 10-7-2-1, Motor Vehicle Repair and/or Service

Motion: Commissioner Wasowicz made a motion to open CDC Case No. 2025-15. Commissioner Chambers seconded the motion.

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

Absent: Ciula, Marcotte

A quorum was present.

Chairman Pro-Tem Rott opened CDC Case No. 2025-15 at 6:32 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, June 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 CED staff posted 1 Notice of Public Hearing sign on the property, visible from the public way on Wednesday, July 12, 2025. Mr. Quinn stated on Wednesday, July 12, 2025, CED staff mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within three hundred (300) feet of the subject property. Mr. Quinn stated an Affidavit of Mailing, executed by CED personnel and the list of recipients, is maintained in the CDC file. All are available for viewing and inspection at the CED office during regular business hours.

Mr. Quinn stated the Petitioner is requesting a Special Use Permit for Motor Vehicle Repair and/or Service. Mr. Quinn stated the Petitioner, Hiab USA, Inc., will repair and maintain their proprietary cranes, forklifts, and other load handling equipment at this location. Mr. Quinn stated the roughly 42,000 square foot warehouse space would have 5 truck bays associated with it, along with 15 spaces for overnight storage. Mr. Quinn stated these fall below the thresholds for an outdoor storage Special Use. Mr. Quinn stated the property is zoned I-2 and the future land use plan indicates Industrial. Mr. Quinn stated this is a new building, and

the Petitioner will be the first tenant. Mr. Quinn stated there is one additional unit in the building.

Brad Ruth, Owner of Hiab, USA was present and sworn in by Chairman Pro-Tem Rott. Mr. Ruth provided an overview of his business operations and their desire to move to this new location.

Commissioner Ortiz asked if the purpose of the business was service and rental. Mr. Ruth stated the business is only for service and sale of products.

Commissioner Chambers asked if any hydraulic work is being done. Mr. Ruth stated yes and all necessary requirements will be met during operation.

Public Comment

Chairman Pro-Tem Rott 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 User Permits 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 Staff recommends Approval of the Findings of Fact and, therefore, approval of the Special Use Permit with the following conditions:

- a. The Special Use Permit be granted solely to Hiab USA, 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. Any outdoor storage shall be maintained in an orderly manner. No outdoor storage of tires shall be permitted.
- c. A triple catch basin shall be installed.
- d. No major engine, body work, or spray painting will be permitted.
- e. All maintenance and repair shall occur inside the building.

There were no questions from the Commission.

Motion: Commissioner Wasowicz made a motion to close CDC Case No. 2025-15. Commissioner Chambers seconded the motion.

ROLL CALL: Ayes: Chambers, Ortiz, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Pro-Tem Rott closed CDC Case No. 2025-15 at 6:41 p.m.

Motion: Commissioner Wasowicz made a motion to approve Special Use Permit of Section 10-7-2-1, Motor Vehicle Repair and/or Service with Staff's Recommendations. Commissioner Chambers seconded the motion.

ROLL CALL: Ayes: Chambers, Ortiz, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Public Meeting: CDC Case Number 2025-16
Petitioner: Core States Energy
Location: 1050 Busse Road (IL-83)
Request: (1) a variation of Section 10-7-4C-7, fence or wall location; (2) a variation of Section 10-7-4C-13a, mechanical equipment location; (3) a variation of Section 10-7-4C-13b, mechanical equipment screening variation; and (4) a variation of Section 10-9-7B, screening requirements.

Motion: Commissioner Chambers made a motion to open CDC Case No. 2025-16. Commissioner Wasowicz seconded the motion.

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

Absent: Ciula, Marcotte

A quorum was present.

Chairman Pro-Tem Rott opened CDC Case No. 2025-16 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, June 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 CED staff posted 1 Notice of Public Hearing sign on the property, visible from the public way on Wednesday, July 12, 2025. Mr. Quinn stated on Wednesday, July 12, 2025, CED staff mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within three hundred (300) feet of the subject property. Mr. Quinn stated an Affidavit of Mailing, executed by CED personnel and the list of recipients, is

maintained in the CDC file. All are available for viewing and inspection at the CED office during regular business hours.

Mr. Quinn stated the Petitioner is requesting variations to allow mechanical equipment in the front yard of the subject property 1050 Busse Road (IL 83). Mr. Quinn stated the mechanical equipment is necessary for them to install electric vehicle charging stations for multiple parking spots at this property, all located within the front yard. EV charging stations are allowed in all zoning districts (the property is zoned I-2). Mr. Quinn stated the other variations are necessary to ensure that the mechanical equipment is screened in accordance with Village standards. Mr. Quinn stated the subject property is unique; there are three yards with street frontage. Mr. Quinn stated the proposed variations are for the Pilot Gas station, located in the northeast quadrant of the site. Mr. Quinn stated the charging stations would be located between the Pilot sign and the northern driveway. Mr. Quinn stated all four variations are required to locate equipment in the front yard.

Brad Alsup, Owner of Core States Energy was present and sworn in by Chairman Pro-Tem Rott. Mr. Alsup provided an overview of the plans for the installation of the equipment and EV charging stations.

Commissioner Wasowicz asked if the proposed equipment would be shared service with other locations. Mr. Alsup stated this was its own system.

Public Comment

Chairman Pro-Tem Rott 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 Variations 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.

Mr. Quinn stated Staff recommends the Approval of the Findings of Fact and therefore the approval of the Variations with the following conditions:

- a. Plans must match those submitted by the applicant.
- b. The enclosure should not be allowed to be used for storage of any materials, supplies, or equipment other than the approved mechanical equipment.
- c. The mechanical equipment must be screened in accordance with Village standards.

There were no questions from the Commission.

Motion: Commissioner Chambers made a motion to close CDC Case No. 2025-16. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Chambers, Ortiz, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Pro-Tem Rott closed CDC Case No. 2025-16 at 6:48 p.m.

Motion: Commissioner Wasowicz made a motion to approve (1) a variation of Section 10-7-4C-7, fence or wall location; (2) a variation of Section 10-7-4C-13a, mechanical equipment location; (3) a variation of Section 10-7-4C-13b, mechanical equipment screening variation; and (4) a variation of Section 10-9-7B, screening requirements with Staff's Recommendations. Commissioner Chambers seconded the motion.

ROLL CALL: Ayes: Chambers, Ortiz, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Public Meeting: CDC Case Number 2025-17
Petitioner: Aubrey Sign Corporation
Location: 1280 N IL Tr 83
Request: Electronic Message Sign Location Variation
Municipal Code 10 – 10 – 5 – 4a – 3

Motion: Commissioner Chambers made a motion to open CDC Case No. 2025-17. Commissioner Wasowicz seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:

Chambers, Ortiz, Rott, Wasowicz

Absent: Ciula, Marcotte

A quorum was present.

Chairman Pro-Tem Rott opened CDC Case No. 2025-17 at 6:50 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, June 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 CED staff posted 1 Notice of Public Hearing sign on the property, visible from the public way on Wednesday, July 12, 2025. Mr. Quinn stated on Wednesday, July 12, 2025, CED staff mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within three hundred (300) feet of the subject property. Mr. Quinn stated an Affidavit of Mailing, executed by CED personnel and the list of recipients, is maintained in the CDC file. All are available for viewing and inspection at the CED office during regular business hours.

Mr. Quinn stated the Petitioner is requesting a variation to install an electronic message sign within one mile of the property line of a lot containing another EMS. Mr. Quinn stated the nearest lot is the lot directly adjacent north, where an EMS was approved in 2024.

Mr. Quinn stated the EMS will comprise 41 percent of the existing monument sign. The existing sign falls in line with current Village size and landscaping regulations.

Brian Oswald, Owner of On Time Messenger was present and sworn in by Chairman Pro-Tem Rott. Mr. Oswald provided an overview of the proposed sign. Mr. Oswald stated they have been in business for twenty-eight (28) years. Mr. Oswald stated they repair the sign every five years due to effects from sunlight and general wear & tear. Mr. Oswald stated the purpose of the added EMC sign would allow a community message system along with promotion of their business.

There were no questions from the Commission.

Public Comment

Chairman Pro-Tem Rott 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 Approval of Findings of Fact, and therefore recommends the Approval of the Variation, Electronic Message Sign Location with the following conditions:

- a) All illumination standards outlined in Village Code Section 10-10-5B-4d must be adhered to.
- b) All landscaping standards outlined in Village Code Section 10-10-5B-8c must be adhered to.

There were no questions from the Commission.

Motion: Commissioner Chambers made a motion to close CDC Case No. 2025-17. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Chambers, Ortiz, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Pro-Tem Rott closed CDC Case No. 2025-17 at 6:56 p.m.

Motion: Commissioner Chambers made a motion to approve Electronic Message Sign Location Variation, *Municipal Code 10 – 10 – 5 – 4a – 3* with Staff's Recommendations. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Chambers, Ortiz, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Public Meeting: CDC Case Number 2025-18
Petitioner: Perfect Express Corp
Location: 611 N IL Rt 83
Request: Special Use Permit of Section 10-7-2-1, Professional Office

Motion: Commissioner Wasowicz made a motion to open CDC Case No. 2025-18. Commissioner Chambers seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:

Chambers, Ortiz, Rott, Wasowicz

Absent: Ciula, Marcotte

A quorum was present.

Chairman Pro-Tem Rott opened CDC Case No. 2025-18 at 6:57 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, June 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 CED staff posted 1 Notice of Public Hearing sign on the property, visible from the public way on Wednesday, July 12, 2025. Mr. Quinn stated on Wednesday, July 12, 2025, CED staff mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within three hundred (300) feet of the subject property. Mr. Quinn stated an Affidavit of Mailing, executed by CED personnel and the list of recipients, is maintained in the CDC file. All are available for viewing and inspection at the CED office during regular business hours.

Mr. Quinn stated the Petitioner is requesting a Special Use Permit, Professional Office to allow the primary use of an I-2 building to be a professional office. Mr. Quinn stated according to the Applicant, the purpose of the Special Use Permit is to occupy the roughly 8,450 square foot first floor for office space for an air freight brokerage business, a U.S Customs brokerage, and other related businesses. Mr. Quinn stated there are two other floors to the building. Mr. Quinn stated the adjacent property south is zoned C-2, where the proposed use would be allowable by right. Mr. Quinn stated there appear to be at least 60 parking spaces on the property, fulfilling the parking requirements. Mr. Quinn stated a similar SUP for the same tenants was approved in 2023.

Mark Baumhart, Real Estate Broker and Patrick Chan, Owner of Perfect Express Corp were present and sworn in by Chairman Pro-Tem Rott. Mr. Baumhart stated this was approved two years ago but due to the amount of work that needed to be complete, his client did not move forward quick enough and the approved ordinance has since lapsed its time.

Commissioner Chambers asked if there have been any changes to plans since the last case. Mr. Baumhart stated no but all safety measures have been met.

Commissioner Wasowicz asked if there would be any fright movement on site. Mr. Chan stated no, only office space.

Chairman Pro-Tem asked how many employees would occupy the site. Mr. Chan stated 10-15 on the first floor. Mr. Baumhart stated they are still seeking occupants for the second and third floor.

Public Comment

Chairman Pro-Tem Rott 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 Permit 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 Staff recommends Approval of the Findings of Fact and, therefore, approval of the Special Use Permit with the following conditions:

- a. The Special Use Permit be granted solely to Perfect Express Corp. 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. No trucks, trailers or shipping containers may be parked, stored, serviced, repaired, modified, or utilized on the Subject Property for any operations in relation to the proposed professional office use. The professional office use shall be the sole use of the tenant space in connection with the requested special use permit. No other truck related uses shall be permitted on the property separate from the proposed special use.
- c. Any incidents or violations relating to truck use on the property shall cause the revocation of the special use permit, and the petitioner will be required to re-apply permit on the property.
- d. Building shall not be occupied until all improvements as required by the Fire Marshal and Building Official have been satisfactorily completed.
- e. No outdoor storage shall be permitted on the premises.

Commissioner Wasowicz asked if new tenants would need to apply for a special use permit to occupy the second and third floor.

Mr. Quinn stated yes, because of how the building is zoned.

Mr. Baumhart stated he would like to speak with Staff to possibly rezone the property.

Motion: Commissioner Chambers made a motion to close CDC Case No. 2025-18. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Chambers, Ortiz, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Pro-Tem Rott closed CDC Case No. 2025-18 at 7:07 p.m.

Motion: Commissioner Wasowicz made a motion to approve Special Use Permit of Section 10-7-2-1, Professional Office with Staff's Recommendations. Commissioner Chambers seconded the motion.

ROLL CALL: Ayes: Chambers, Ortiz, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Public Meeting: CDC Case Number 2025-19
Petitioner: Victoria Camacho
Location: 185 May Street
Request: Variation of Section 10-7-4C-7, fence or wall location

Motion: Commissioner Chambers made a motion to open CDC Case No. 2025-19. Commissioner Wasowicz seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:

Chambers, Ortiz, Rott, Wasowicz

Absent: Ciula, Marcotte

A quorum was present.

Chairman Pro-Tem Rott opened CDC Case No. 2025-19 at 7:08 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, June 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 CED staff posted 1 Notice of Public Hearing sign on the property, visible from the public way on Wednesday, July 12, 2025. Mr. Quinn stated on Wednesday, July 12, 2025, CED staff mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within three hundred (300) feet of the subject property. Mr. Quinn stated an Affidavit of Mailing, executed by CED personnel and the list of recipients, is maintained in the CDC file. All are available for viewing and inspection at the CED office during regular business hours.

Mr. Quinn stated the Petitioner is requesting a Variation to construct a fence in the front yard of their property. Mr. Quinn stated based on an aerial image, the Petitioner's backyard is roughly 3.5 feet wide. Mr. Quinn stated the Petitioner desires to construct a 125-foot-long fence that runs the width of the lot at 75 feet. Mr. Quinn stated the fence starts at the rear of the home, heading west, ending roughly 20 feet before the property line. Mr. Quinn stated it then turns south for 75 feet before heading east to connect with the home again. Mr. Quinn stated the fence, as proposed, encroaches into the front setback.

Victoria Camacho, Property Owner was present and sworn in by Chairman Pro-Tem Rott. Ms. Camacho stated she would like to install the fence for the safety of her daughter.

Commissioner Ortiz asked what type of material would be used for the fence. Ms. Camacho stated white vinyl.

Public Comment

Chairman Pro-Tem Rott 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 Approval of Findings of Fact, and therefore recommends the Approval of the Variation, Fence or Wall Location subject to the following conditions:

- a) The fence shall not encroach into the front setback and must stop at least 30 feet from the property line.
- b) Fence shall be 5-foot vinyl with an additional foot of lattice.

There were no questions from the Commission.

Motion: Commissioner Wasowicz made a motion to close CDC Case No. 2025-19. Commissioner Chambers seconded the motion.

ROLL CALL: Ayes: Chambers, Ortiz, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Pro-Tem Rott closed CDC Case No. 2025-19 at 7:16 p.m.

Motion: Commissioner Chambers made a motion to approve variation of Section 10-7-4C-7, fence or wall location with Staff's Recommendations. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Chambers, Ortiz, 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 Wasowicz made a motion to adjourn the meeting. Commissioner Chambers seconded the motion.

All were in favor. Motion carried.

The meeting was adjourned at 7:18 p.m.

TYPE:Public Hearing**SUBMITTED BY:**W. Magdziarz**DEPARTMENT:**CED**DATE:**09/22/2025**DESCRIPTION:**

CASE #2025-14: 450 Evergreen Street Variations Request In Order to Establish a Mechanical Device or Apparatus for the Purpose of Pretreating Sanitary Waste Produced by the Business on the Premises.

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

X

Financially sound Village

Quality customer-oriented services

Safe and beautiful Village

Enrich the lives of residents

Major business/corporate center

Vibrant major corridors

REQUEST:

The Applicant is requesting (1) a variation of Section 10-7-4C-7, fence or wall location; (2) a variation of Section 10-7-4C-13a, mechanical equipment location; (3) a variation of Section 10-7-4C-13b, mechanical equipment screening; (4) a variation of Section 10-8-8D, driveway visibility; and, (5) a variation of Section 10-9-7B-2a, screening requirements height.

SUMMARY:

The Petitioner is requesting multiple variations to place mechanical equipment in their front yard. The 13-foot-high mechanical equipment has already been installed in the front yard of their location at 450 Evergreen Street. The property is in an I-1 Light Industrial District. The installation was completed without permits.

According to the Petitioner, the mechanical equipment is necessary to provide pretreatment and wastewater efficiency. There has been a period of testing to verify whether the apparatus accomplishes the desired end and that testing has been positive. The Petitioner would like to make the apparatus permanent. The Petitioner has proposed screening (with a 10-foot tall fence) in line with Village standards. The variations listed above are necessary to accommodate the mechanical equipment as constructed.

While the apparatus is a necessary part of the waste4water system for this business, Village staff is of the opinion the apparatus should be located closer to the building and screened as required.

RECOMMENDATION:

In the absence of a permanent solution that places the apparatus closer to the building, Staff recommends:

1. Approval of Findings of Fact, and therefore recommends the Approval of the Variation, Fence or Wall Location with the following conditions:
 - a. Plans must match those submitted by the applicant on 05.30.25.
2. Approval of Findings of Fact, and therefore recommends the Approval of the Variation, Mechanical Equipment Location with the following conditions:
 1. The enclosure should not be allowed to be used for storage of any materials, supplies, or equipment other than the pre-treatment apparatus.
3. Approval of Findings of Fact, and therefore recommends the Approval of the Variation, Mechanical Equipment Screening with the following conditions:
 1. The mechanical equipment must be screened in accordance with Village standards.
4. Approval of Findings of Fact, and therefore recommends the Approval of the Variation, Driveway Visibility.
5. Approval of Findings of Fact, and therefore recommends the Approval of the Variation, Screening Requirements Height.

ATTACHMENTS:

Description

2025-14 CDC Binder

Upload Date

9/18/2025

Type

Cover Memo



BENSENVILLE

GATEWAY TO OPPORTUNITY

Community Development Commission
Public Hearing 09.22.25

CDC Case #2025 – 14

Harris Family Property LLC
450 Evergreen Street

Variation, Fence or Wall Location
Municipal Code 10 – 7 – 4C – 7

Variation, Mechanical Equipment Location
Municipal Code 10 – 7 – 4C – 13a

Variation, Mechanical Equipment Screening
Municipal Code 10 – 7 – 4C – 13b

Variation, Driveway Visibility
Municipal Code 10 – 8 – 8D

Variation, Screening Requirements Height
Municipal Code 10 – 9 – 7B – 2a

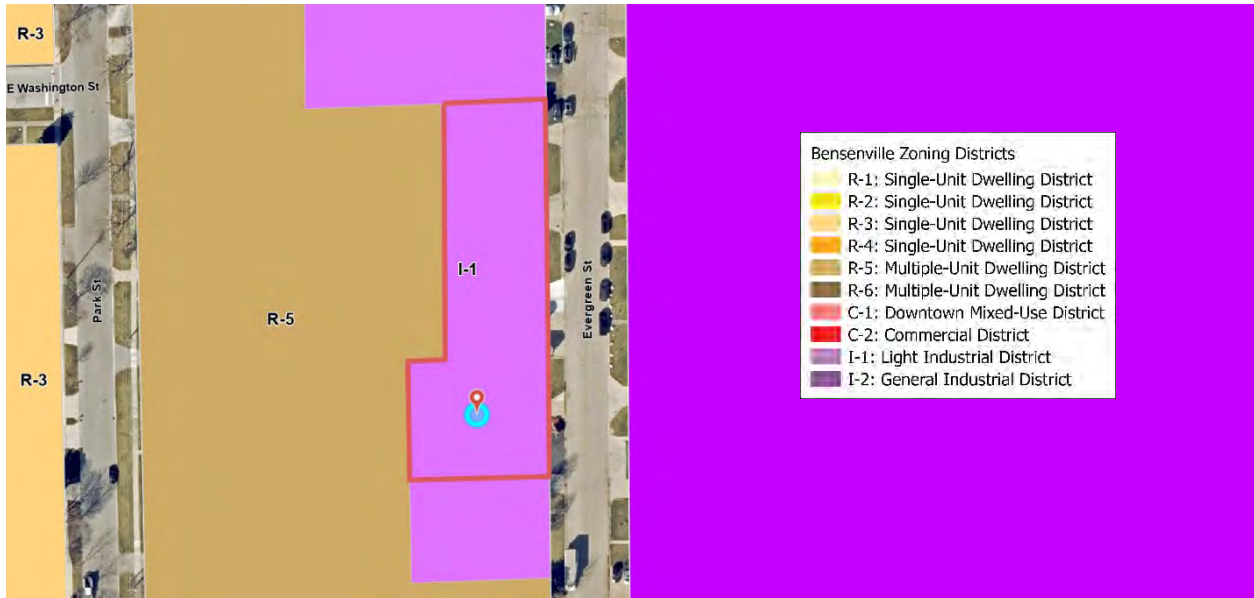
1. Aerial Photograph & Zoning Map of Subject Property
2. Legal Notice
3. Application & supporting documents
4. Advisory Report







Village of Bensenville



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

NOTICE IS HEREBY GIVEN that a Special Meeting of the Community Development Commission of the Village of Bensenville, DuPage and Cook Counties, will be held on Monday, September 22, 2025, at 6:30 P.M, at which a Public Hearing will be held to review case No. 2025-14 to consider a request for:

Variation, Fence or Wall Location
Municipal Code 10 – 7 – 4C – 7

Variation, Mechanical Equipment Location
Municipal Code 10 – 7 – 4C – 13a

Variation, Mechanical Equipment Screening
Municipal Code 10 – 7 – 4C – 13b

Variation, Driveway Visibility
Municipal Code 10 – 8 – 8D

Variation, Screening Requirements Height
Municipal Code 10 – 9 – 7B – 2a

On the property located at 450 Evergreen Street is an existing I-1 General Industrial District. The Public Hearing will be held in the Village Board Room at Village Hall, 12. S. Center Street, Bensenville.

The Legal Description is as follows:

LOTS 7 AND 8 IN LATORIA'S RESUBDIVISION OF LOTS 5 AND 6 IN SUBRUBAN ACRES ADDITION TO BENSENVILLE, A SUBDIVISION OF PART OF SECTIONS 13 AND 24, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

Harris Family Property LLC of 654 Wheeling Road, Wheeling, IL 60090 is the owner and the applicant for the subject property.

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

Applicant's application and supporting documentation may be examined by any interested parties in the office of the Community and Economic Development Department, Monday through Friday, in the Village Hall, 12 South Center Street, Bensenville, IL 60106. All interested parties may attend 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 September 22, 2025 until 5:00 PM.

Office of the Village Clerk
Village of Bensenville

PUBLISHED IN THE DAILY HERALD
September 7, 2025

###

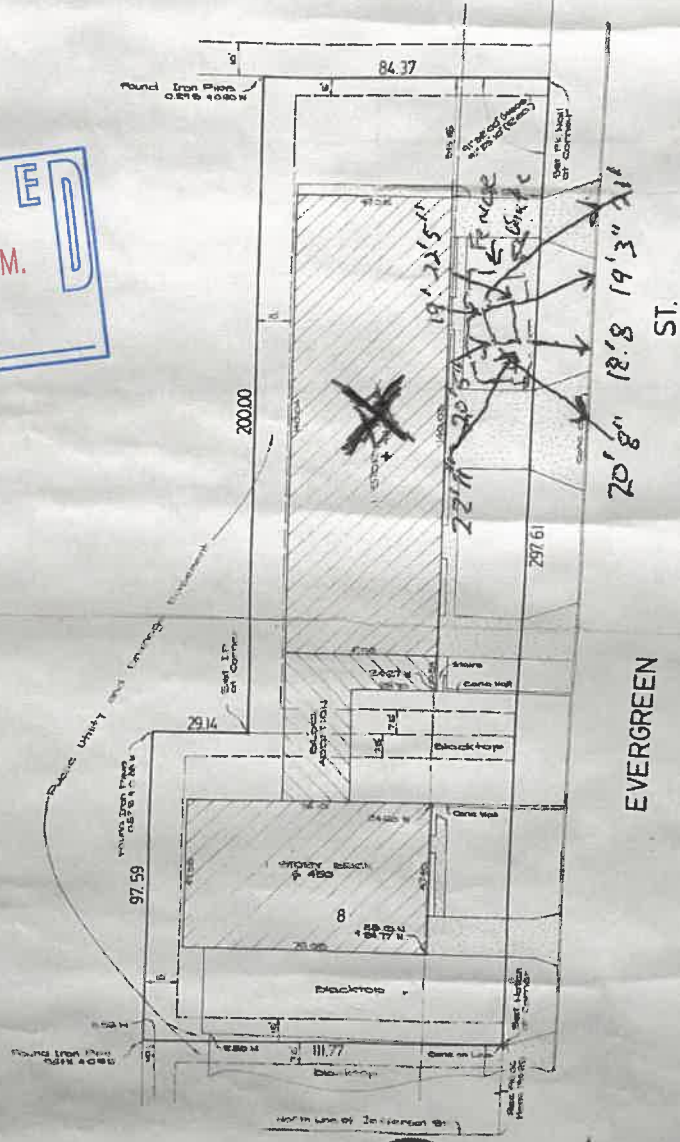


PLAT OF SURVEY

John D. McTigue
REGISTERED LAND SURVEYOR
3458 N. CIGERO AVE. CHICAGO, ILL. 60641
PHONE (312) 736-1344

LOTS 7 AND 8 IN LATORIA'S RESUBDIVISION OF LOTS 5 AND 6 IN SHERRMAN ACRES ADDITION TO BENSERVILLE, A SUBDIVISION OF PART OF SECTIONS 13 AND 24, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

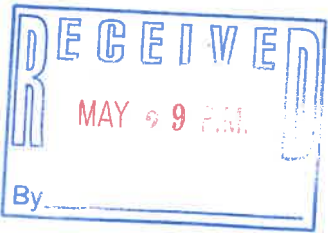
RECEIVED
MAY 9 9 P.M.
By _____



LEGEND
--- FENCE
--- CHAIN LINK
--- NORTH FACE --- S.F. --- SOUTH FACE
--- 1/2\"/>



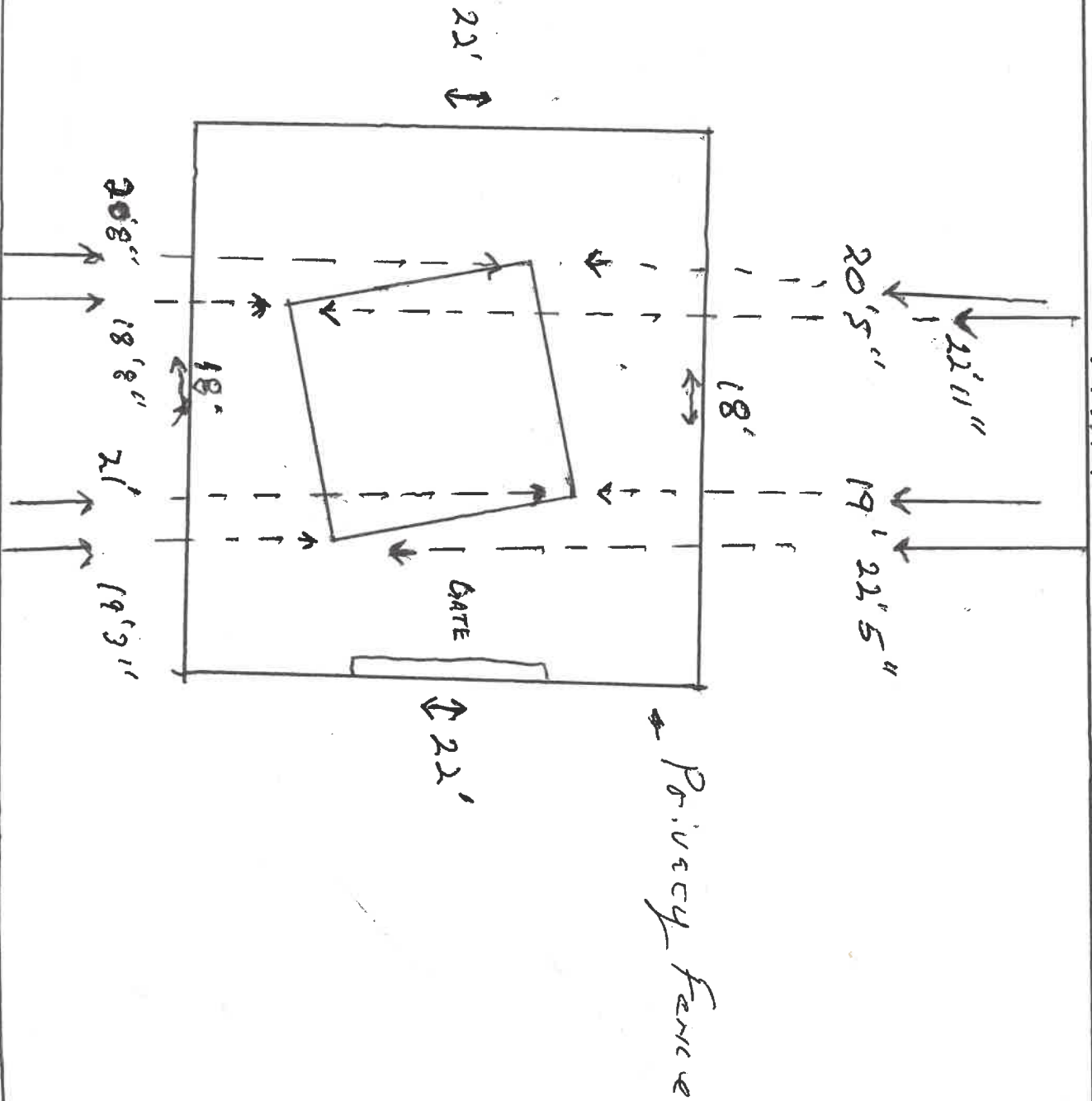
STATE OF ILLINOIS
COUNTY OF COOK
I, JOHN D. MCTIGUE, A LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.
CHICAGO, ILLINOIS, 1967
BY: _____
ILLINOIS REGISTERED LAND SURVEYOR NO. 2380



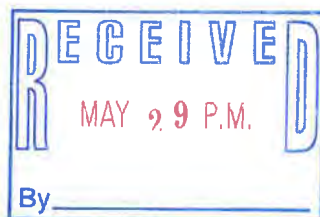
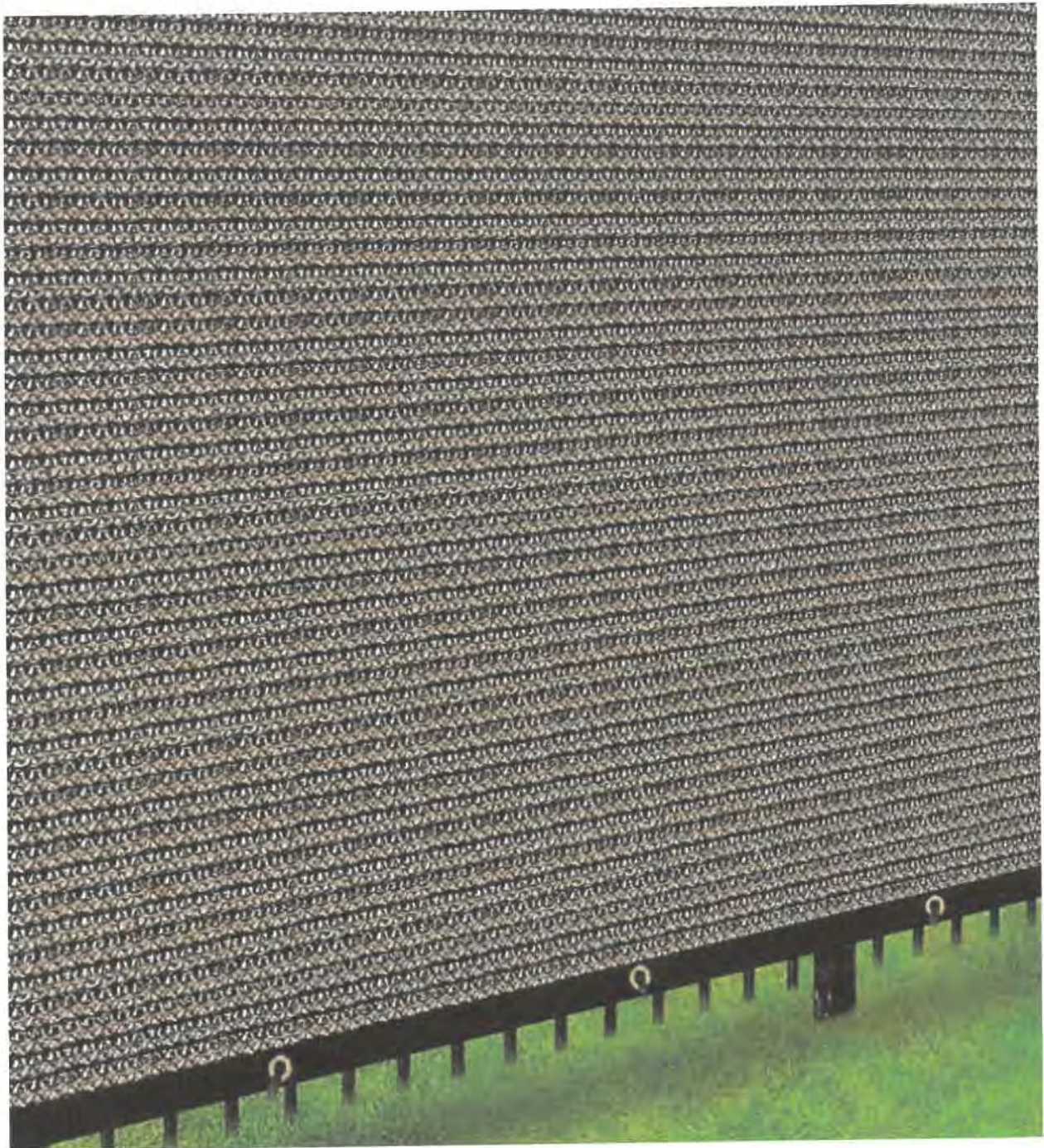
Sight Plan

Plant

Road







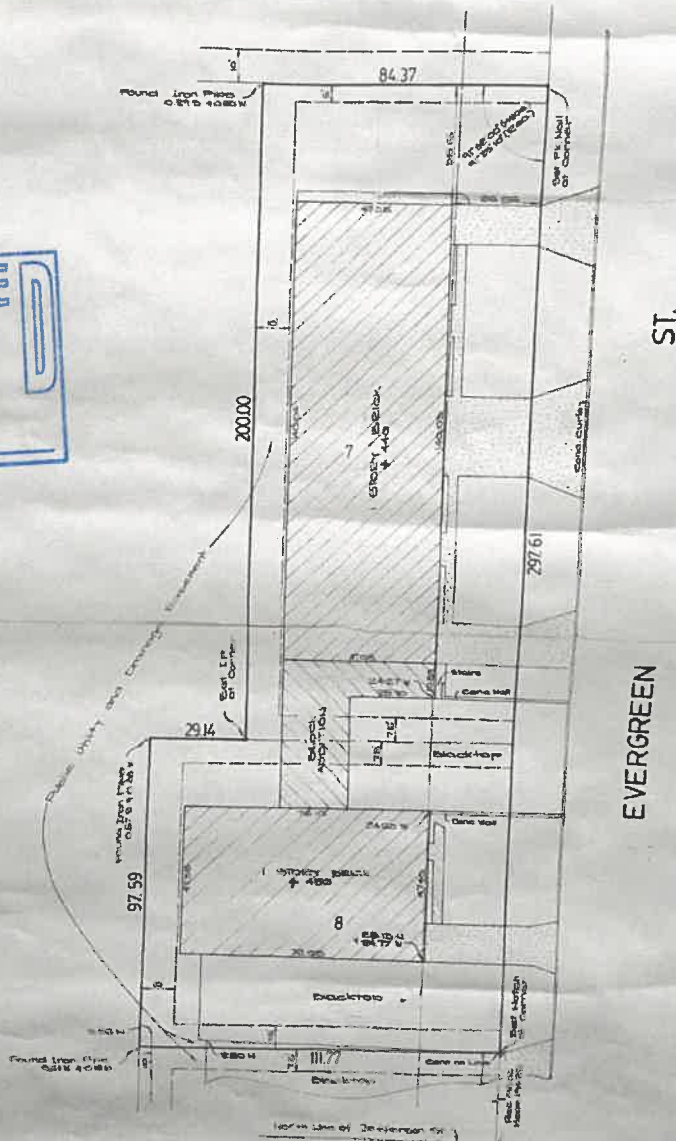


PLAT OF SURVEY

John D. McTigue
REGISTERED LAND SURVEYOR
3458 N. CICERO AVE. CHICAGO, ILL. 60641
PHONE (312) 736-1344

LOTS 7 AND 8 IN LATONIA'S RESUBDIVISION OF LOTS 5 AND 6 IN HUNTERMAN ACRES ADDITION TO BIRMINGHAM, A SUBDIVISION OF PART OF SECTIONS 13 AND 24, TOWNSHIP 49 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

RECEIVED
MAY 29 P.M.
By _____



LEGEND
--- PR. LINE
--- WOOD - C.L. - CHAIN LINK
--- NORTH FACE - S.F. - SOUTH FACE
--- WOOD PIPE - S.F. - NON ROD
--- SCALE 1 INCH EQUALS 20 FEET
--- (distances are rounded to feet and decimal parts only)
--- DRAWN BY: [Signature]
--- SURVEYED BY: [Signature]
--- CHECKED BY: [Signature]



STATE OF ILLINOIS) S.S.
COUNTY OF COOK)
I, JOHN D. MCTIGUE, AN ILLINOIS REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.
CHICAGO, ILLINOIS, MAY 29, 1950
BY: [Signature] J.D. MCTIGUE, REGISTERED LAND SURVEYOR, NO. 2200



ADVISORY REPORT

CASE #:	2025 – 14
HEARING DATE:	September 22, 2025
PROPERTY:	450 Evergreen Street
PROPERTY OWNER:	Harris Family Property, LLC
APPLICANT:	Same as above
PIN:	03-24-110-034 & 03-24-110-035

REQUEST:

The Applicant is requesting a (1) a variation of Section 10-7-4C-7, fence or wall location; (2) a variation of Section 10-7-4C-13a, mechanical equipment location; (3) a variation of Section 10-7-4C-13b, mechanical equipment screening; (4) a variation of Section 10-8-8D, driveway visibility; and, (5) a variation of Section 10-9-7B-2a, screening requirements height.

PUBLIC NOTICE:

1. A Legal Notice was published in the Daily Herald on September 5, 2025. A Certified copy of the Legal Notice is maintained in the Community Development Commission (CDC) file and is available for viewing and inspection at the Community & Economic Development Department (CED) during regular business hours.
2. CED staff posted a Notice of Public Hearing sign on the property, visible from the public way on September 8, 2025.
3. On September 8, 2025, CED staff mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within three hundred (300) feet of the subject property. An Affidavit of Mailing, executed by CED personnel and the list of recipients, is maintained in the CDC file. All are available for viewing and inspection at the CED office during regular business hours.

SUMMARY & DESCRIPTION:

The Petitioner is requesting multiple variations to place mechanical equipment in their front yard. The 13-foot-high mechanical equipment has already been installed in the front yard of their location at 450 Evergreen Street. The property is in an I-1 Light Industrial District. The installation was completed without permits.

According to the Petitioner, the mechanical equipment is necessary to provide pretreatment and wastewater efficiency. There has been a period of testing to verify whether the apparatus accomplishes the desired end and that testing has been positive. The Petitioner would like to make the apparatus permanent. The Petitioner has proposed screening (with a 10-foot tall fence) in line with Village standards. The variations listed above are necessary to accommodate the mechanical equipment as constructed.

While the apparatus is a necessary part of the wastewater system for this business, Village staff is of the opinion the apparatus should be located closer to the building and screened as required.

SURROUNDING LAND USES:

	Zoning	Land Use	Comprehensive Plan	Jurisdiction
Site	I-1	Industrial	Industrial	Village of Bensenville
North	I-1	Industrial	Industrial	Village of Bensenville
South	I-1	Industrial	Industrial	Village of Bensenville
East	I-2	Industrial	Commercial / Industrial Flex	Village of Bensenville
West	R-5	Multi-Family Residential	Multi-Family Residential	Village of Bensenville

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

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

DEPARTMENT COMMENTS:FINANCE:

- 1) U/B account is up to date with no liens.

POLICE:

- 1) Screening must meet village standards. If not, other options should be explored.

ENGINEERING AND PUBLIC WORKS:

- 1) No comments.

COMMUNITY & ECONOMIC DEVELOPMENT:

- 1) Is the proposed enclosure encroaching into the Evergreen right-of-way?
- 2) The enclosure should not be allowed to be used for storage of any materials, supplies, or equipment other than the pre-treatment apparatus.

FIRE SAFETY:

- 1) This structure may not be the end product. The footprint may be off and the exact location may also be off. I would recommend that they hold off on their submittal until we know what the end product will look like.

BUILDING:

- 1) No comments.

PLANNING:

1. The 2015 Comprehensive Plan indicates "Industrial".
2. The current zoning is I-1 Light Industrial District.

3. The applicant is seeking variations to allow mechanical equipment and the required screening within the front yard.
4. Per Municipal Code Section 10-7-4C-7, Fence or Wall, the following standards apply:
 - a. Location: In all zoning districts, fences and walls are allowed in the interior side yard and rear yard.
 - i. *The petitioner is requesting a variation from this standard to allow a fence or wall in the front yard as required for mechanical equipment screening.*
 - b. Height: The maximum height of a fence or wall shall be measured from the ground at the base of the fence or wall.
 - i. Residential And Commercial Districts: In Residential and Commercial Zoning Districts, the maximum height of a fence or wall shall be six feet (6') in an interior side or rear yard.
 - ii. Industrial Districts: In Industrial Zoning Districts, the maximum height of a fence or wall shall be ten feet (10') in an interior side or rear yard.
 1. *This proposal includes a ten foot fence in the front yard in an industrially zoned district.*
 - iii. Exceptions: Any yard adjacent to a railroad right-of-way may have a maximum fence height of ten feet (10'). Any yard adjacent to a six (6) lane arterial street may have a maximum fence height of eight feet (8').
 - c. Access: Every fence fronting onto an existing or proposed road right-of-way, except for corner lots, must include a gate giving access to the right-of-way.
 - d. Materials And Construction:
 - i. Construction, Design And Appearance: In all zoning districts, both sides of a fence or wall shall be similar in construction, design, and appearance. The finished side of a fence or wall shall face outward from the zoning lot so that all posts are located on the property owner's side of the fence or wall.
 - ii. Residential Districts: In Residential Zoning Districts, fences and walls may be constructed of treated wood, simulated wood, vinyl, chain link without slats, wrought iron, brick, and stone.
 - iii. Non-Residential Districts: In Non-Residential Zoning Districts, fences and walls may be constructed of treated wood, simulated wood, vinyl, chain link with slats of a uniform color or without slats, metal mesh, corrugated metal, wrought iron, brick, stone, cinderblock, and concrete block.
 1. *The proposed fence does not appear to meet these standards. Any variance granted shall be contingent on meeting these standards.*
 - iv. Prohibited Materials: Fences shall not be constructed of barbed wire, electrically charged wire, or razor wire, except in the I-1 and I-2 Districts where barbed wire and electrically charged wire may be used with an approved building permit. Approved barbed wire fences may have a maximum of three (3) strands of barbed wire and shall slope toward the interior of the property.
5. Per Municipal Code Section 10-7-4-13a, Mechanical Equipment Location, the following standards apply:
 - a. Ground-mounted mechanical equipment shall only be located in the rear yard. In industrial districts, ground-mounted mechanical equipment may be placed in the interior side yard. Roof-mounted mechanical equipment shall be located a minimum of ten feet (10') from any supporting wall to facilitate safe access.
 - i. *The Petitioner is requesting a variation from this standard in order to locate mechanical equipment in the front yard. This is due to the nature of the mechanical equipment- it deals with cleaning wastewater, and the only access point available is in the front yard.*

6. Per Municipal Code Section 10-7-4-13b, Mechanical Equipment Screening, the following standards apply:
 - a. Roof-mounted mechanical equipment screening must equal the height of the tallest mechanical equipment installed on the roof of the building. The requirements of section 10-9-7, "Screening Requirements", of this title shall apply to ground-mounted mechanical equipment. Single-unit dwellings, Townhouse dwellings, and Two-unit dwellings are exempt from the screening requirements for ground-mounted mechanical equipment.
 - i. *The proposed screening exceeds the height requirements for as laid out in 10-9-7. The Petitioner is requesting a variation from this requirement in order to screen the mechanical equipment to the best of their ability. As they do not meet the requirements as laid out in 10-9-7, this variance is needed.*
7. Per Municipal Code Section 10-8-8D, Driveway Visibility, the following standards apply:
 - a. No building, structure, sign, or landscape element shall obstruct the area between 2.5 feet and eight feet (8') in height within the sight triangle area on each side of any driveway. Beginning at the intersection of the driveway with the lot line, the sight triangle shall be formed by measuring ten feet (10') along the lot line in the opposite direction of the driveway and ten feet (10') along the driveway in the opposite direction of the lot line, then connecting the endpoints of the lines across the subject property (refer to figure 10-8-8-1, "Visibility At Driveways", of this subsection).
 - i. *The proposed screening would encroach upon the sight vision triangle in two instances. The Petitioner is requesting a variance from these standards in order to properly screen the mechanical equipment.*
8. Per Municipal Code Section 10-9-7B-2a, Screening Requirements Height, the following standard applies:
 - a. The fence or wall shall not exceed eight feet (8') in height.
 - i. *The proposed fence height exceeds the height requirements by 2 feet.*

Applicant Response:

APPROVAL STANDARDS FOR VARIATIONS:

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.

Village staff is of the opinion that the approval standards below have been met.

Approval Standards for Variations	Meets Standard	
	Yes	No
1. Public Welfare	X	
2. Compatible with Surrounding Character	X	
3. Undue Hardship	X	
4. Unique Physical Attributes	X	
5. Minimum Deviation Needed	X	
6. Consistent with Ordinance and Plan	X	

RECOMMENDATIONS:

In the absence of a permanent solution that places the apparatus closer to the building, Staff recommends:

1. Approval of Findings of Fact, and therefore recommends the Approval of the Variation, Fence or Wall Location with the following conditions:
 - a. Plans must match those submitted by the applicant on 05.30.25.
2. Approval of Findings of Fact, and therefore recommends the Approval of the Variation, Mechanical Equipment Location with the following conditions:
 - a. The enclosure should not be allowed to be used for storage of any materials, supplies, or equipment other than the pre-treatment apparatus.
3. Approval of Findings of Fact, and therefore recommends the Approval of the Variation, Mechanical Equipment Screening with the following conditions:
 - a. The mechanical equipment must be screened in accordance with Village standards.
4. Approval of Findings of Fact, and therefore recommends the Approval of the Variation, Driveway Visibility.
5. Approval of Findings of Fact, and therefore recommends the Approval of the Variation, Screening Requirements Height.

TYPE:Public Hearing**SUBMITTED BY:**W. Magdziarz**DEPARTMENT:**CED**DATE:**9/22/25**DESCRIPTION:**

CASE #2025-20: 245 May Street Variation Request of Section 10-7-4C-9a-1, Garage Location; and Variation of Section 10-8-8G-4.

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

X

Financially sound Village

Quality customer-oriented services

Safe and beautiful Village

Enrich the lives of residents

Major business/corporate center

Vibrant major corridors

REQUEST:

The Applicant is requesting (1) a variation of Section 10-7-4C-9a-1, garage location; and (2) a variation of Section 10-8-8G-4.

SUMMARY:

The Petitioner is requesting Variations to locate a garage in the corner side yard of the property. The lot is uniquely designed- the principal entrance is also located in the corner side yard of the property, and there is no rear yard. The proposed garage would be 484 square feet, not exceeding the maximum square footage of 880 square feet. It would be located 12 feet from the corner side lot line, and the corner side setback is 10 feet. Accessory structures are allowed within the setback. A variation is also requested to locate a paved parking area in the corner side yard, as opposed to the rear yard.

RECOMMENDATION:

1. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Garage Location Variation subject to the following conditions:
 1. That one or more windows be added to the side elevation facing May Street;
 2. That the Petitioner comply with all of the requirements of the building permit.
2. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Paved Parking Area Variation

ATTACHMENTS:

Description

Upload Date

Type

2025-20**9/18/2025****Cover Memo**



BENSENVILLE

GATEWAY TO OPPORTUNITY

**Community Development Commission
Public Hearing 09.22.25**

CDC Case #2025 – 20

**Joshua Yee
245 May Street**

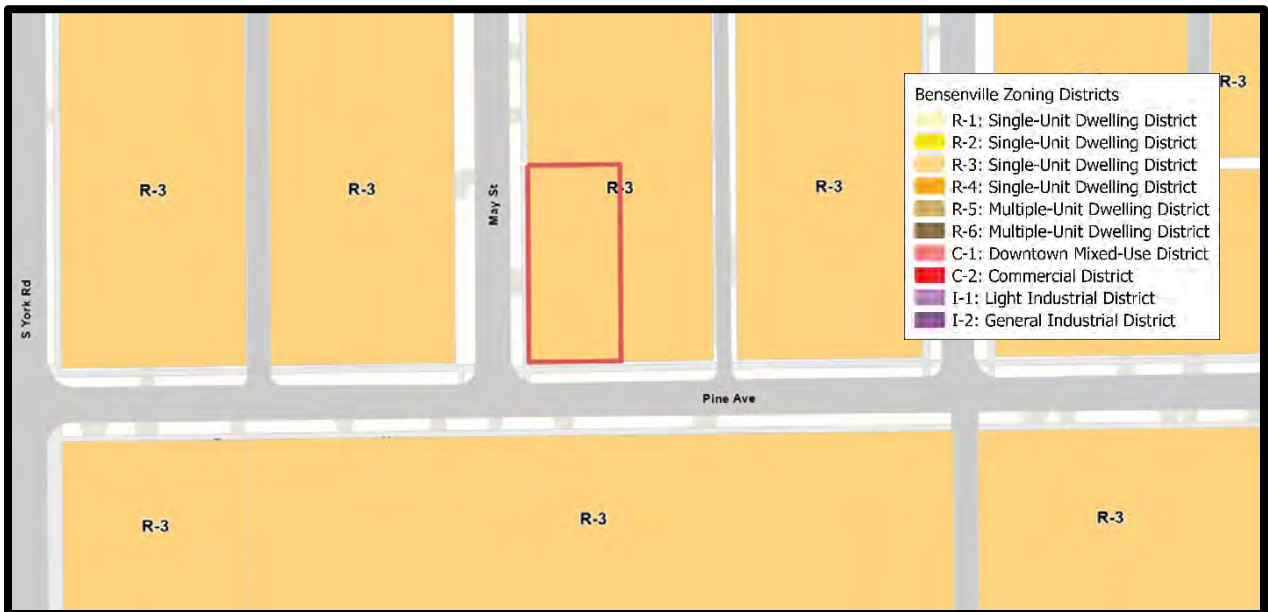
**Variation, Garage
Municipal Code 10-7-4C-9a-1**

**Variation, Paved Parking Area
Municipal Code 10-8-8-G-4**

1. Aerial Photograph & Zoning Map of Subject Property
2. Legal Notice
3. Application & supporting documents
4. Advisory Report & Exhibits



Village of Bensenville



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, September 2, 2025, at 6:30 P.M, at which a Public Hearing will be held to review case No. 2025 – 20 to consider a request for:

Garage Location Variation
Municipal Code 10 – 7 – 4C – 9a – 1

Paved Parking Area Variation
Municipal Code 10 – 8 – 8G – 4

At 245 May Street is an existing R-3 Single-Unit Dwelling District. The Public Hearing will be held in the Village Board Room at Village Hall, 12. S. Center Street, Bensenville.

The Legal Description is as follows:

LOT 11 AND THE NORTH ½ OF LOT 10 IN BAUCKE’S RESUBDIVISION OF LOTS 10 AND 11 IN BRETTMANN’S ADDITION TO BENSENVILLE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF SECTION 13 AND PART OF THE SOUTHEAST ¼ OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID BAUCKE’S RESUBDIVISION.

Commonly known as 245 May Street, Bensenville, Illinois.

Joshua Yee of 245 May Street, Bensenville, Illinois 60106 is the owner and applicant for the subject property.

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

Applicant’s application and supporting documentation may be examined by any interested parties in the office of the Community and Economic Development Department, Monday through Friday, in the Village Hall, 12 South Center Street, Bensenville, IL 60106. All interested parties may attend 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 September 2, 2025 until 5:00 PM.

Office of the Village Clerk
Village of Bensenville

PUBLISHED IN THE DAILY HERALD
AUGUST 18, 2025

PROPOSED SITE PLAN



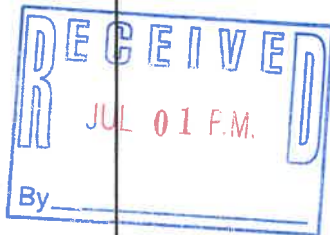
www.exactaland.com | office: 773.305.4011



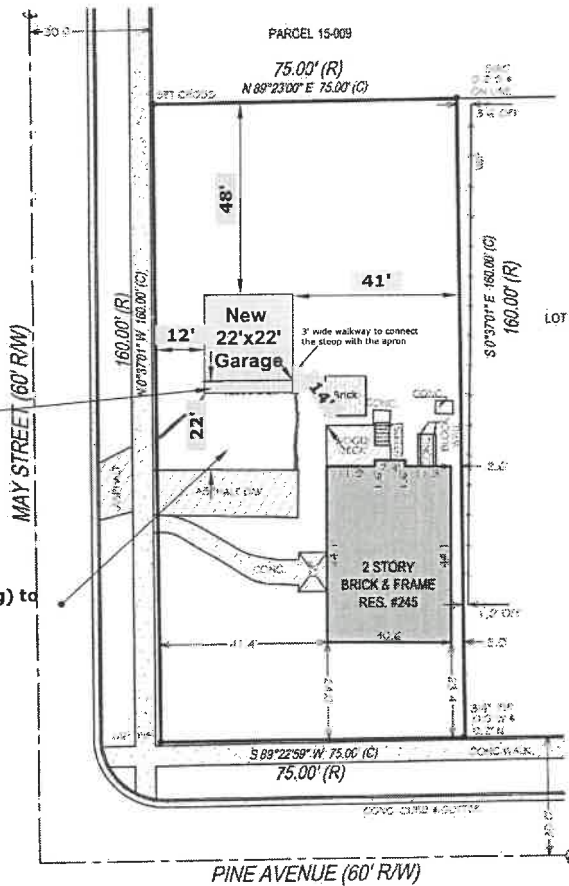
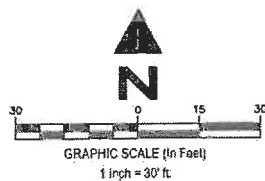
PROPERTY ADDRESS: 245 MAY STREET, BENSENVILLE, ILLINOIS 60106

SURVEY NUMBER: 2203.1340

2203.1340
BOUNDARY SURVEY
DUPAGE COUNTY



Driveway extension (19' long) to be done by others



STATE OF ILLINOIS } SS
COUNTY OF GRUNDY }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

David S. Reifke

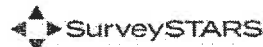


ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3712
LICENSE EXPIRES 11/30/2022
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184000059-0008

POINTS OF INTEREST:
NONE VISIBLE



Exacta Land Surveyors, LLC
P.O. Box 1000000
St. Louis, MO 63110
310 East Jackson Street, Suite 100, St. Louis, MO 63101



DATE OF SURVEY: 03/17/22
FIELD WORK DATE: 3/16/2022
REVISION DATE(S): (REVO 3/17/2022)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

EXISTING CONDITIONS DRAWING



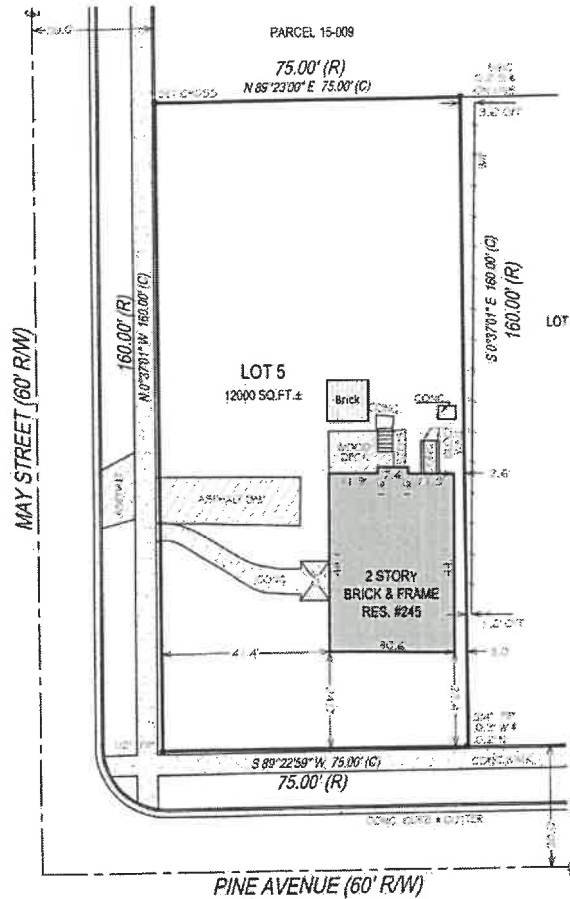
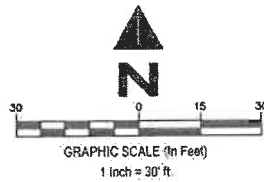
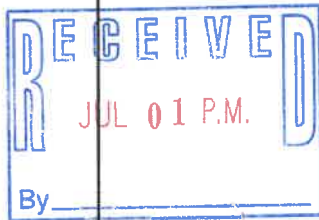
www.exactaland.com | office: 773.305.4011



PROPERTY ADDRESS: 245 MAY STREET, BENSENVILLE, ILLINOIS 60106

SURVEY NUMBER: 2203.1340

2203.1340
BOUNDARY SURVEY
DUPAGE COUNTY



STATE OF ILLINOIS } SS
COUNTY OF GRUNDY }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

David S. Reifke

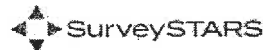


ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3712
LICENSE EXPIRES 11/30/2022
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 124003059-0008

POINTS OF INTEREST:
NONE VISIBLE



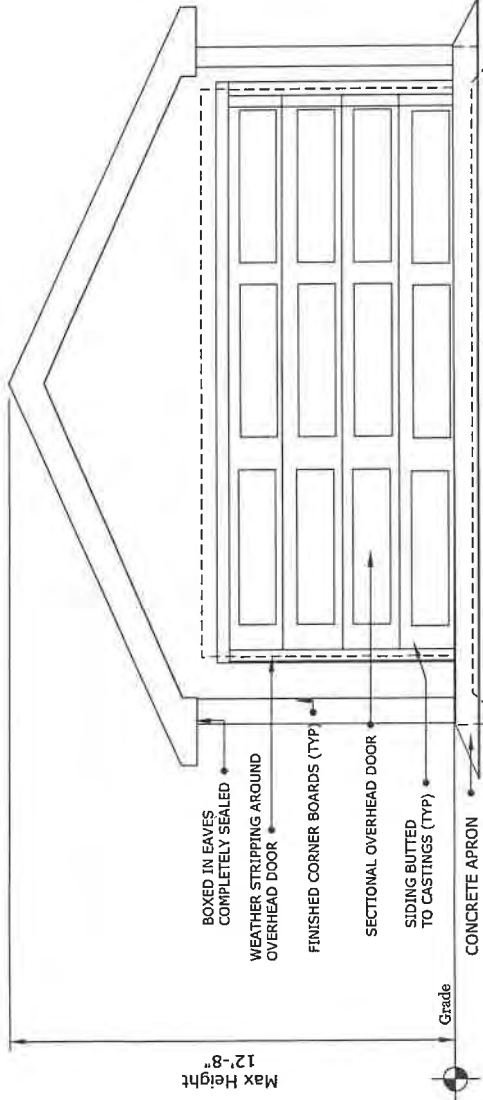
Exacta Land Surveyors, LLC
P.L.S.# 101006059
at 773.305.4011
515 Ellis Avenue, Bensenville, IL 60015



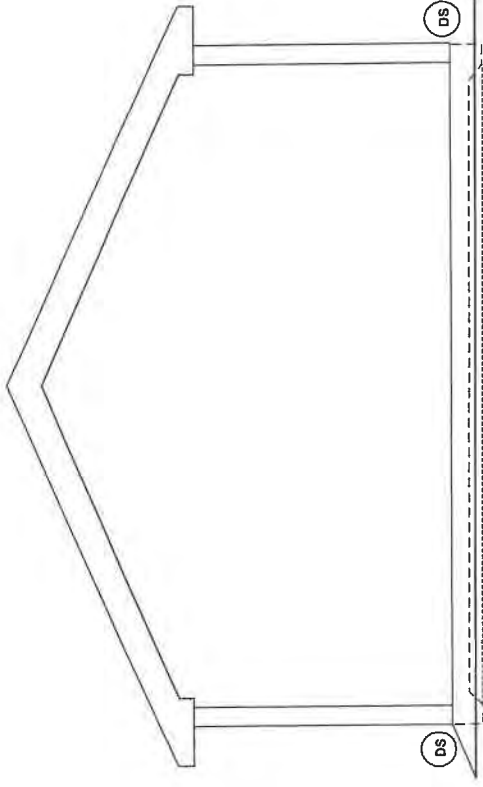
DATE OF SURVEY: 03/17/22
FIELD WORK DATE: 3/16/2022
REVISION DATE(S): (REVO 3/17/2022)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

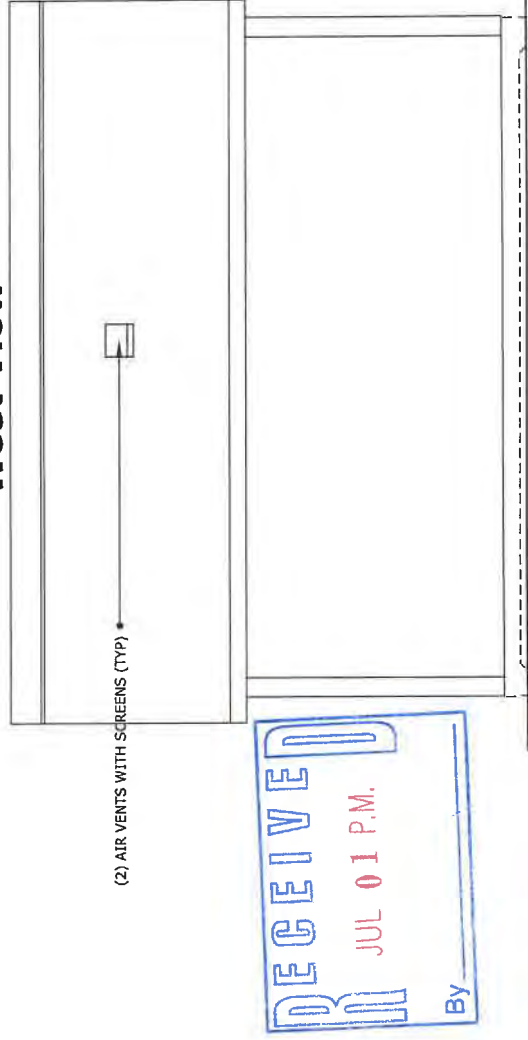
South View



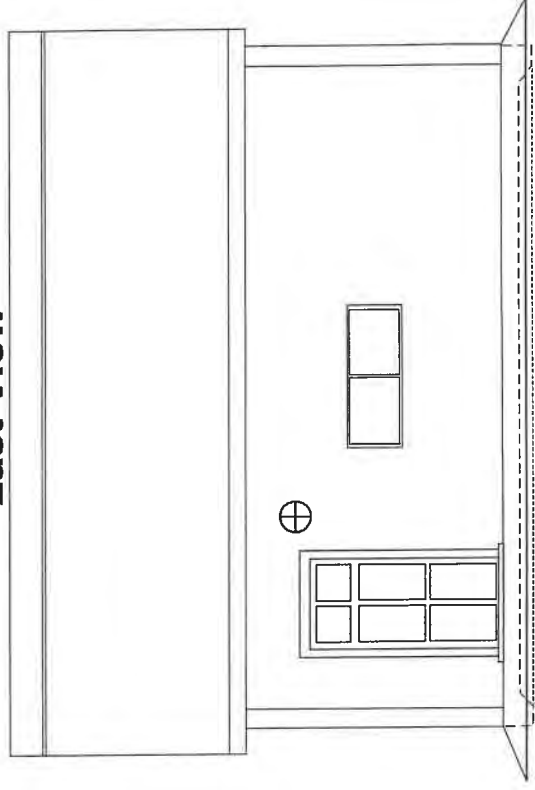
North View



West View



East View



Drawing not to scale - Reproduction prohibited without the express written consent of Danley's Garages



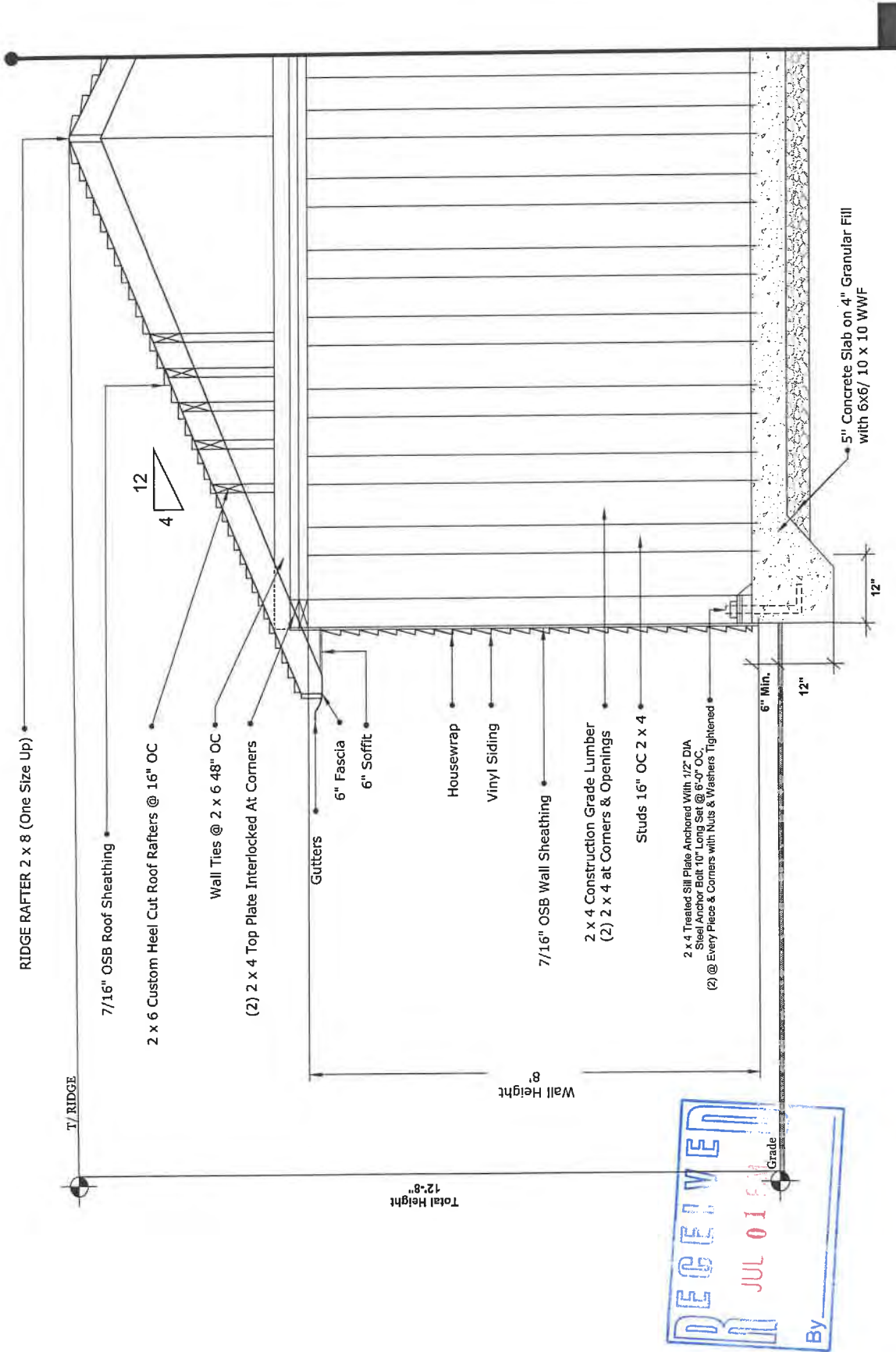
Danley's Garages
6300 N River Rd Suite 615,
Rosemont, IL 60018
847-849-5477

Jobsite Address: 245 May Street, Bensenville, IL 60106

Customer Name: Joshua Yee

PAGE 3
Elevations

Detached Garage - Gable Roof

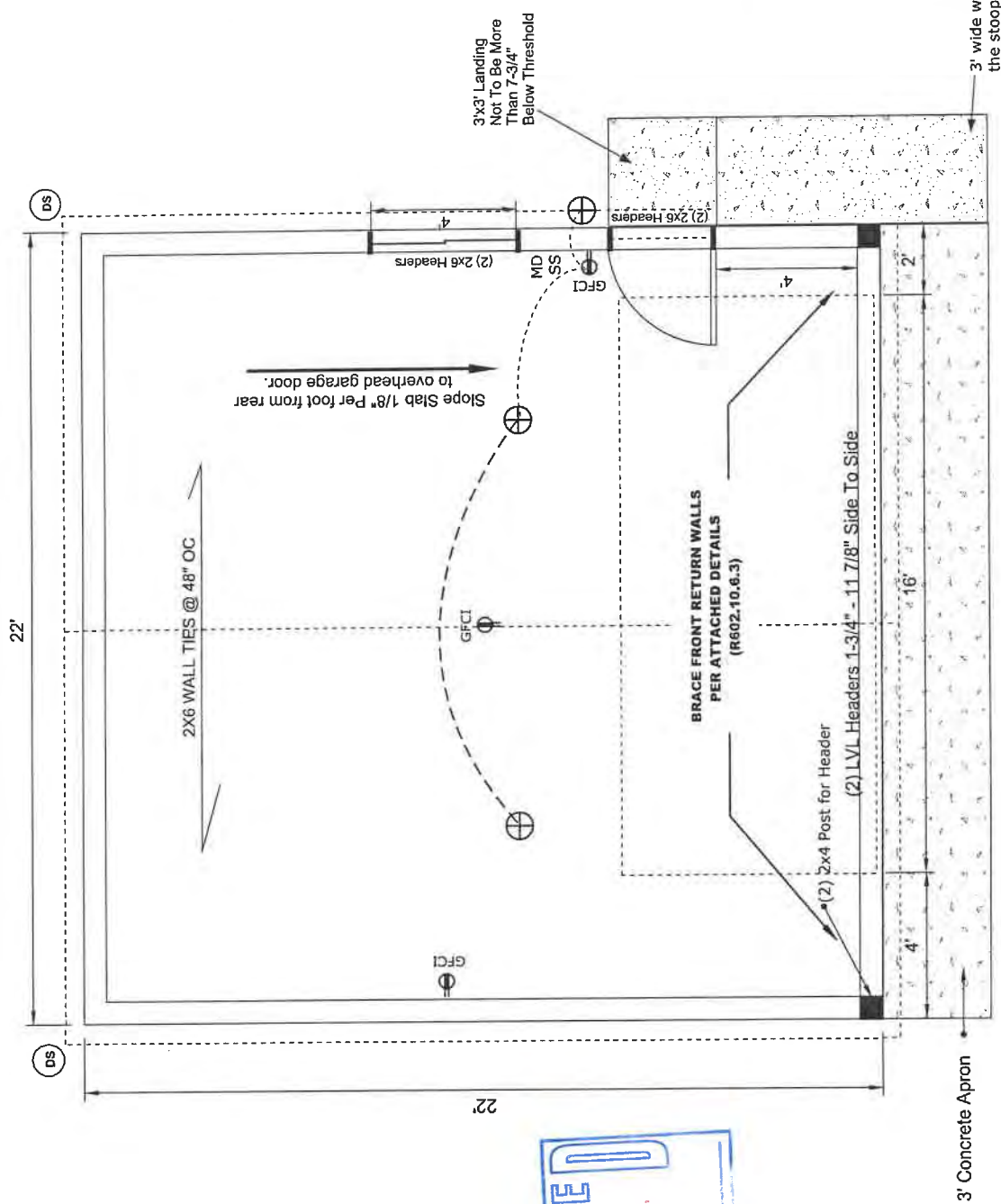
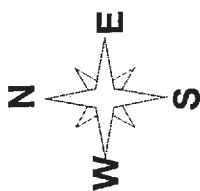


Drawing not to scale - Reproduction prohibited without the express written consent of Danley's Garages

Danley's Garages
 6300 N River Rd Suite 615,
 Rosemont, IL 60018
 847-849-5477

Jobsite Address: 245 May Street, Bensenville, IL 60106
 Customer Name: Joshua Yee

PAGE 2
 Building Plan
 Detached Garage - Gable Roof



KEY

GFCI Outlet Light Switch MD Door Window Overhead Garage Door Header Down Spout

ALL LUMBER USED IS SPF #2 OR BETTER
ANY ELECTRICAL COMPONENTS EXPOSED TO ELEMENTS SHALL BE WEATHER RESISTANT

TOTAL: 484 Sq.Ft.

Electrical Details

CIRCUITS:
(1) 20 AMP. #12ga (1) 15AMP #14ga
15-20 AMP disconnect switch 1/2"x8" ground rod
BURIAL DEPTH: 12" STEEL RIGID METAL
CONDUIT, 6" DEEP
All electrical components exposed to the elements
shall be weather resistant
WIRING SERVICE CIRCUIT TO
SERVICE PANEL

Drawing not to scale - Reproduction prohibited without the express written consent of Danley's Garages

Danley's Garages
6300 N River Rd Suite 615,
Rosemont, IL 60018
847-849-5477

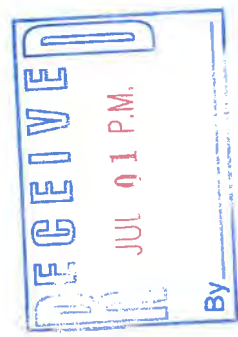
Jobsite Address: 245 May Street, Bensenville, IL 60106

PAGE 1

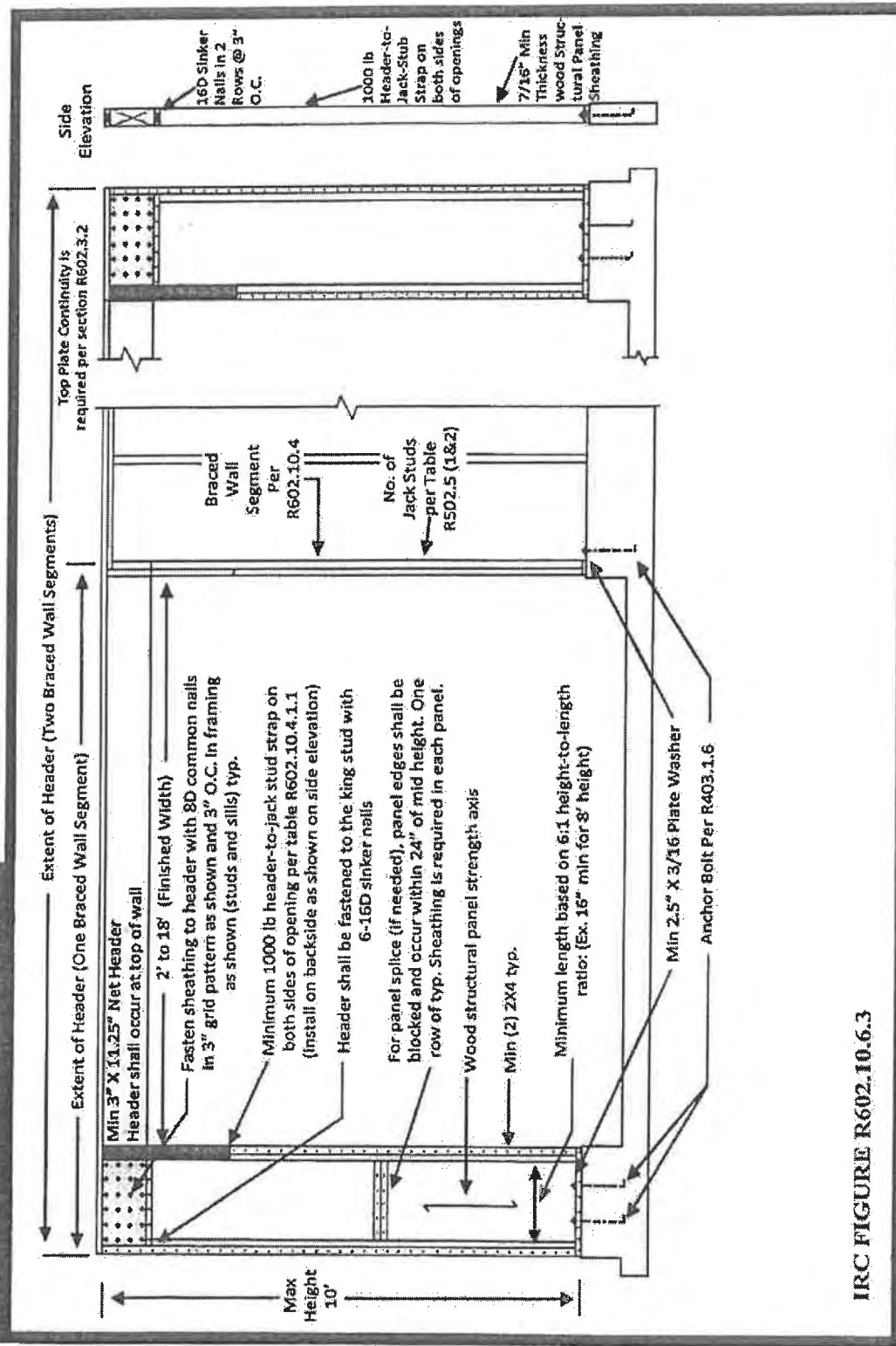
Floor Plan

Customer Name: Joshua Yee

Detached Garage - Gable Roof



Braced Wall Panel Detail

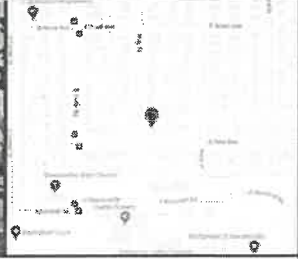


IRC FIGURE R602.10.6.3





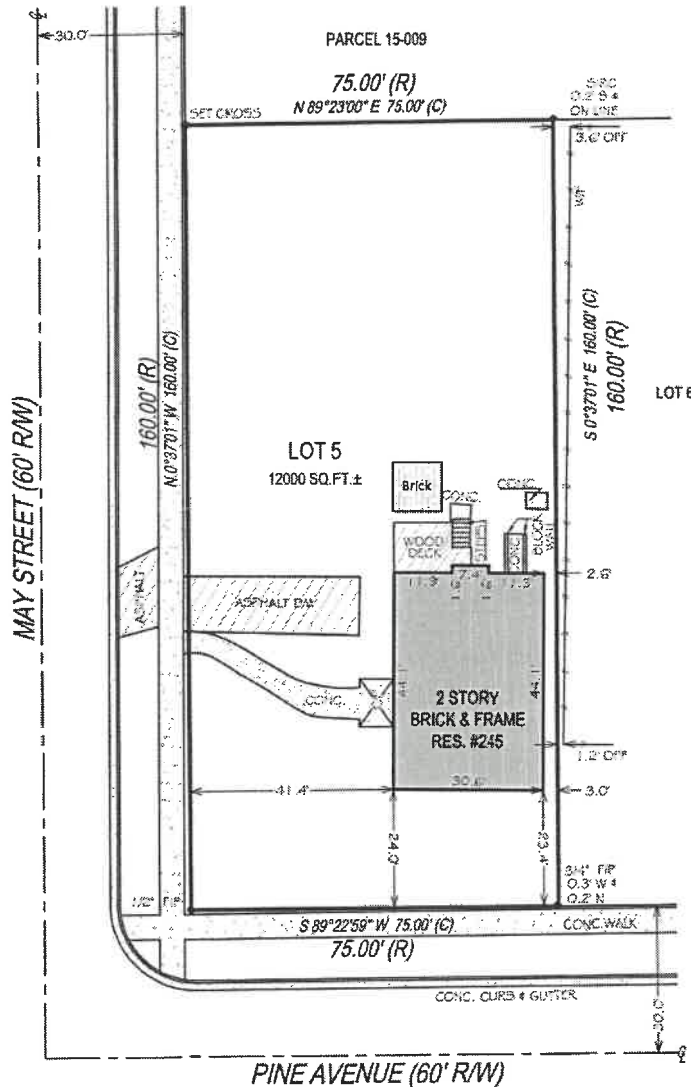
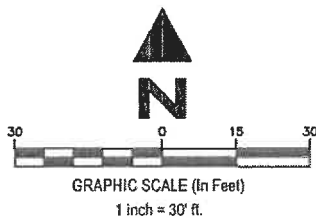
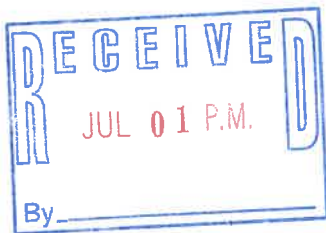
www.exactaland.com | office: 773.305.4011



PROPERTY ADDRESS: 245 MAY STREET, BENSENVILLE, ILLINOIS 60106

SURVEY NUMBER: 2203.1340

2203.1340
BOUNDARY SURVEY
DUPAGE COUNTY



STATE OF ILLINOIS } SS
COUNTY OF GRUNDY }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO
THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY
SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

David S. Reifke



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3712
LICENSE EXPIRES 11/30/2022
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

POINTS OF INTEREST:
NONE VISIBLE



Exacta Land Surveyors, LLC
PLS# 184008059
o: 773.305.4011
310 East Jackson Street | Morris, IL 60450



DATE OF SURVEY: 03/17/22

FIELD WORK DATE: 3/16/2022

REVISION DATE(S): (REV:0 3/17/2022)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

PROPERTY ADDRESS: 245 MAY STREET, BENSENVILLE, ILLINOIS 60106

SURVEY NUMBER: 2203.1340

JOB SPECIFIC SURVEYOR NOTES:

LEGAL DESCRIPTION:

LOT 5 IN F.W. FRANZEN'S PINE AVENUE SUBDIVISION IN THE SOUTH WEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 3, 1910 AS DOCUMENT 102648, IN DUPAGE COUNTY, ILLINOIS.

GENERAL SURVEYOR NOTES:

- The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
- If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
- This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
- Alterations to this survey map and report by other than the signing surveyor are prohibited.
- Dimensions are in feet and decimals thereof.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
- Unless otherwise noted "SIR" indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long.
- The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
- Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
- Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.
- Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter 8, Part 1270, Section 1270.56, Paragraph 8, Sub-Paragraph 6, Item k.
- THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE PHONE NUMBER SHOWN HEREON.

SURVEYOR'S LEGEND

LINETYPES Boundary Line Center Line Chain Link or Wire Fence Easement Edge of Water Iron Fence Overhead Lines Structure Survey Tie Line Vinyl Fence Wall or Party Wall Wood Fence SURFACE TYPES Asphalt Brick or Tile Concrete Covered Area Water Wood SYMBOLS Benchmark Center Line Central Angle or Delta Common Ownership Control Point Catch Basin	Elevation Fire Hydrant Find or Set Monument Guywire or Anchor Manhole Tree Utility or Light Pole Well	C/S - Concrete Slab CATV - Cable TV Riser CB - Concrete Block CH - Chord Bearing CHIM - Chimney CLF - Chain Link Fence CME - Canal Maintenance Easement CO - Clean Out CONC - Concrete COR - Corner CS/W - Concrete Sidewalk CUE - Control Utility Easement CVG - Concrete Valley Gutter D/W - Driveway DE - Drainage Easement DF - Drain Field DH - Drill Hole DUE - Drainage & Utility Easement ELEV - Elevation EM - Electric Meter ENCL - Enclosure ENT - Entrance EOP - Edge of Pavement EOW - Edge of Water ESMT - Easement EUB - Electric Utility Box F/DH - Found Drill Hole FCM - Found Concrete Monument FF - Finished Floor FIP - Found Iron Pipe FIPC - Found Iron Pipe & Cap	FIR - Found Iron Rod FIRC - Found Iron Rod & Cap FN - Found Nail FN&D - Found Nail & Disc FRRSPK - Found Rail Road Spike GAR - Garage GM - Gas Meter ID - Identification IE/EE - Ingress/Egress Easement ILL - Illegible INST - Instrument INT - Intersection IRRE - Irrigation Easement L - Length LAE - Limited Access Easement LL - License No. (Business) LBE - Limited Buffer Easement LE - Landscape Easement LME - Lake/Landscape Maintenance Easement LS# - License No. (Surveyor) MB - Map Book ME - Maintenance Easement MES - Mitered End Section MF - Metal Fence MH - Manhole NR - Non-Radial NTS - Not to Scale NAVD88 - North American Vertical Datum 1988 NGVD29 - National Geodetic Vertical Datum 1929 OG - On Ground	ORB - Official Records Book ORV - Official Record Volume O/A - Overall O/S - Offset OFF - Outside Subject Property OH - Overhang OHL - Overhead Utility Lines ON - Inside Subject Property P/E - Pool Equipment PB - Plat Book PC - Point of Curvature PCC - Point of Compound Curvature PCP - Permanent Control Point PI - Point of Intersection PLS - Professional Land Surveyor PLT - Planter POB - Point of Beginning POC - Point of Commencement PRC - Point of Reverse Curvature PRM - Permanent Reference Monument PSM - Professional Surveyor & Mapper PT - Point of Tangency PUE - Public Utility Easement R - Radius or Radial R/W - Right of Way RES - Residential RGE - Range ROE - Roof Overhang Easement RP - Radius Point	S/W - Sidewalk SBL - Setback Line SCL - Survey Closure Line SCR - Screen SEC - Section SEP - Septic Tank SEW - Sewer SIR - Set Iron Rod SMWE - Storm Water Management Easement SN&D - Set Nail and Disc SQFT - Square Feet STL - Survey Tie Line STV - Story SV - Sewer Valve SWE - Sidewalk Easement TBM - Temporary Bench Mark TEL - Telephone Facilities TOB - Top of Bank TUE - Technological Utility Easement TWP - Township TX - Transformer TYP - Typical UE - Utility Easement UG - Underground UP - Utility Pole UR - Utility Riser VF - Vinyl Fence W/C - Witness Corner W/F - Water Filter WF - Wood Fence WM - Water Meter/Valve Box WV - Water Valve
--	--	--	---	---	---

CERTIFIED TO:

DATE SIGNED: 03/17/22

BUYER:

LENDER:

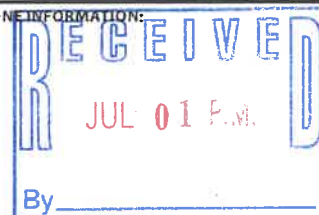
TITLE COMPANY:

COMMITMENT DATE: NOT REVIEWED

CLIENT FILE NO:

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

FLOOD ZONE INFORMATION:



Exacta Land Surveyors, LLC
PLS# 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450



ADVISORY REPORT

CASE #:	2025 – 20
HEARING DATE:	September 2, 2025
PROPERTY:	245 May Street
PROPERTY OWNER:	Joshua Yee
APPLICANT:	Same as above
PIN:	03-13-318-019

REQUEST:

The Applicant is requesting (1) a variation of Section 10-7-4C-9a-1, garage location; and (2) variations of Section 10-8-8G-4.

PUBLIC NOTICE:

1. A Legal Notice was published in the Daily Herald on Monday, August 18, 2025. A Certified copy of the Legal Notice is maintained in the Community Development Commission (CDC) file and is available for viewing and inspection at the Community & Economic Development Department (CED) during regular business hours.
2. CED staff posted 1 Notice of Public Hearing sign on the property, visible from the public way on Thursday, August 14, 2025.
3. On Wednesday, August 20, 2025, CED staff mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within three hundred (300) feet of the subject property. An Affidavit of Mailing, executed by CED personnel and the list of recipients, is maintained in the CDC file. All are available for viewing and inspection at the CED office during regular business hours.

SUMMARY & DESCRIPTION:

The Petitioner is requesting Variations to locate a garage in the corner side yard of the property. The lot is uniquely designed- the principal entrance is also located in the corner side yard of the property, which leaves a narrow rear yard directly north of the house. The proposed garage would be 484 square feet, not exceeding the maximum square footage of 880 square feet. It would be located 12 feet from the corner side lot line, and the corner side setback is 10 feet. Accessory structures are allowed within the setback. Variations are also requested to locate a paved parking area in the corner side yard, as opposed to the rear yard, and for that paved parking area to be wider and larger than permitted.

No comments.

FIRE SAFETY:
No comments.

BUILDING:
No comments.

PLANNING:

1. The 2015 Comprehensive Plan indicates “Single Family Residential”.
2. The current zoning is R-3 Single Unit Dwelling District.
3. The applicant is seeking a variation to allow a garage to be located in the corner side yard of the property, as well as a variation to allow a paved parking area in the corner side yard. Both accessory structures are allowable only in the rear yard by code.
4. Per Municipal Code Section 10-7-4C-9, Garage, the following standards apply:
 - a. Location:
 - i. Detached garages are allowed in the rear yard.
 1. *The petitioner is requesting a variation from this standard. The proposed detached garage would be in the corner side yard, 12 feet from the property line. If the garage was built in the rear yard, it would be 40 feet from the property line*
 - ii. Attached garages may be attached to the corner side, interior side, or rear elevation of the principal structure. Attached garages with a front-facing garage must be set back a minimum of five feet (5') from the front elevation of the principal structure.
 - b. Number: One attached or detached garage is allowed per zoning lot.
 - i. *There currently is no garage within the zoning lot.*
 - c. Size: The maximum size of an attached or detached garage shall not exceed eight hundred eighty (880) square feet.
 - i. *The proposed garage falls within this standard- it would be 484 square feet.*
 - d. Alley Orientation: Where an alley exists adjacent to the side or rear lot line, all motor vehicle access to the garage shall occur throughout the alley.
5. Per Municipal Code 10-8-8G-4, Paved Parking Area, the following standards apply:
 - a. Paved parking areas are permitted in the rear yard adjacent to the entrance of a detached garage. Each zoning lot may have two (2) paved parking areas that are located on one side of the garage, but not on both sides. The paved parking area shall be 10 feet by 20 feet per vehicle parking space. The paved parking area shall be accessed from an alley at the rear of the lot and shall be located one foot (1') or more from an interior lot line and three feet (3') or less from the rear lot line. Refer to figure 10-8-8-4, "Paved Parking Area", of this subsection.
 - i. *The petitioner is requesting a variation from this standard in three ways: location, width, and area. First, they would like to locate the proposed parking pad adjacent north to the existing driveway in the corner side yard. It would be located between the proposed garage and the existing driveway. Even if the garage was built in the rear yard, there would be no way to access the garage without a driveway in the corner side yard, due to the rear yard having no street access. Second, the proposed paved parking area exceeds the size standards*

listed above- it would be 22 feet by 19 feet, exceeding the maximum width by 3 feet. Third, a standard paved parking area has a square footage of 400 square feet- the proposed paved parking area would have a square footage of 418 square feet.

6. The proposed garage does not impede the sight vision triangle of neighboring properties.

SUPPORTS THE FOLLOWING VILLAGE GOALS:

☐	Financially sound Village	☐	Enrich the lives of residents
X	Quality customer-oriented services	☐	Major business/corporate center
☐	Safe and beautiful Village	☐	Vibrant major corridors

Applicant Response: ***

APPROVAL STANDARDS FOR VARIATIONS:

- Public Welfare:** The proposed variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.
- 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.
- Undue Hardship:** The proposed variation alleviates an undue hardship created by the literal enforcement of this title.
- 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.
- 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.
- 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.

Village staff is of the opinion that the approval standards below have been met.

Approval Standards for Variations	Meets Standard	
	Yes	No
1. Public Welfare	X	
2. Compatible with Surrounding Character	X	
3. Undue Hardship	X	
4. Unique Physical Attributes	X	
5. Minimum Deviation Needed	X	
6. Consistent with Ordinance and Plan	X	

RECOMMENDATIONS:

1. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Garage Location Variation subject to the following conditions:
 - a. That the side elevation facing May Street shall have one or more windows.
 - b. That the garage be constructed in substantial compliance with the site plan submitted with the variation request.
 - c. That the Applicant comply with all requirements of the building permit upon issuance.
2. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Paved Parking Area Variations subject to the new paved area be constructed in substantial compliance with the site plan submitted with the variation application.

Respectfully Submitted,
Department of Community & Economic Development

TYPE:Public Hearing**SUBMITTED BY:**W. Magdziarz**DEPARTMENT:**CED**DATE:**9/22/25**DESCRIPTION:**CASE #2025-21: 301 Miner Street Variation Request of Section 10-7-4C-7, Fence or Wall Location.**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**

X

Financially sound Village

Quality customer-oriented services

Safe and beautiful Village

Enrich the lives of residents

Major business/corporate center

Vibrant major corridors

REQUEST:

The Applicant is requesting a variation of Section 10-7-4C-7, fence or wall location.

SUMMARY:

The Petitioner is requesting a Variation to construct a fence in the corner side yard of their property. The proposed fence will be six-foot-tall white vinyl. It will run 57 feet west of the house (parallel to Memorial), in line with the front façade of the building. It will then run 28 feet parallel to Miner Street before turning east for 57 feet before ending at the house. While it runs to the property line on Miner Street, it stays in-line with the house façade (facing Memorial).

RECOMMENDATION:

Staff recommends Approval of Findings of Fact, and therefore recommends the Approval of the Variation, Fence or Wall Location subject to the following conditions:

1. The fence shall stop not less than 30 feet from the western property line (Miner Street).
2. Fence shall be 5-foot vinyl with an additional foot of lattice.

TYPE:Public Hearing**SUBMITTED BY:**W. Magdziarz**DEPARTMENT:**CED**DATE:**09/22/2025**DESCRIPTION:**

CASE #2025-22: 200 Wilson Court Special Use Permit Request of Section 10-7-2-1, Motor Vehicle Repair and/or Service.

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

☐
☐
☐

Financially sound Village

Quality customer-oriented services

Safe and beautiful Village

☐
☒
☒

Enrich the lives of residents

Major business/corporate center

Vibrant major corridors

REQUEST:

The Petitioner is requesting a Special Use Permit, Motor Vehicle Repair and/or Service for the property located at 200 Wilson Court. The Petitioner wishes to only repair their personal business fleet of vehicles.

SUMMARY:

The Petitioner wishes to build a 1,368 square foot addition on the existing building to house a maintenance bay. This does not require a variation for coverage or setbacks- the addition will be built on existing impervious coverage. The proposed addition does not violate any neighboring properties' sight-vision triangle.

RECOMMENDATION:

Staff recommends Approval of the Findings of Fact and, therefore, approval of the Special Use Permit subject to the following conditions:

- a. The Special Use Permit be granted solely to Wilson Court 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. 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. Any outdoor storage shall be maintained in an orderly manner. No outdoor storage of tires shall be permitted.
3. No outdoor storage shall be allowed in front of the proposed addition.
4. A triple catch basin shall be installed.
 - e. No spray painting will be permitted.
 - f. All maintenance and repair shall occur inside the building.

ATTACHMENTS:

Description

2025-22 CDC Binder

Upload Date

9/18/2025

Type

Cover Memo



BENSENVILLE
GATEWAY TO OPPORTUNITY

**Community Development Commission
Public Hearing 09.22.25**

CDC Case #2025 – 22

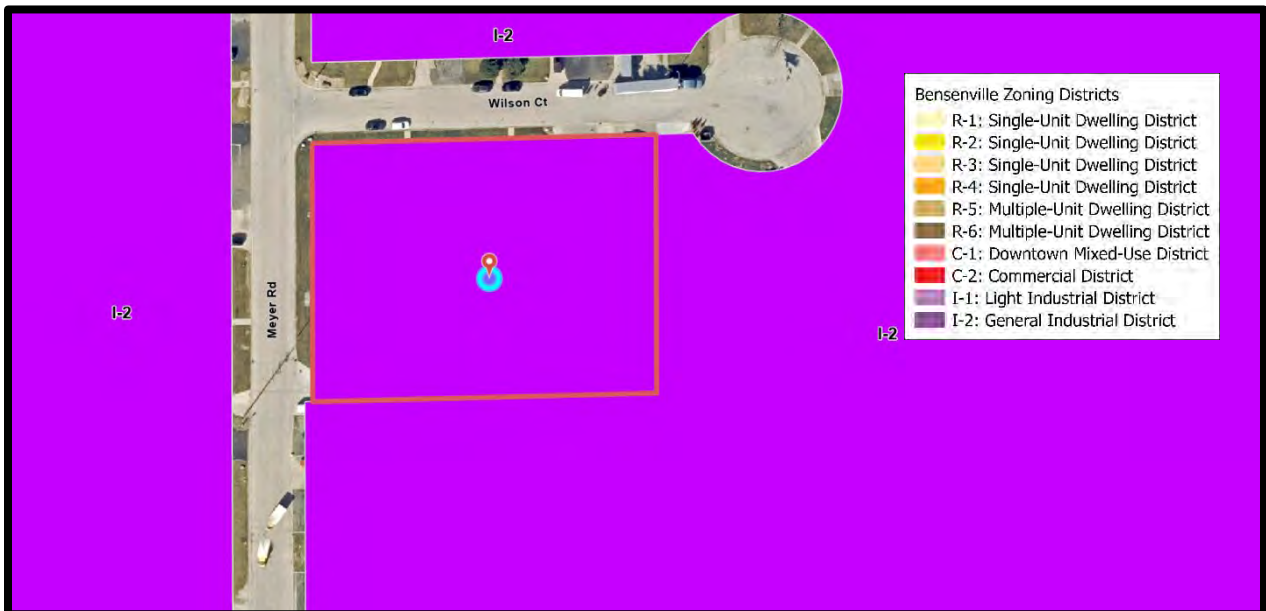
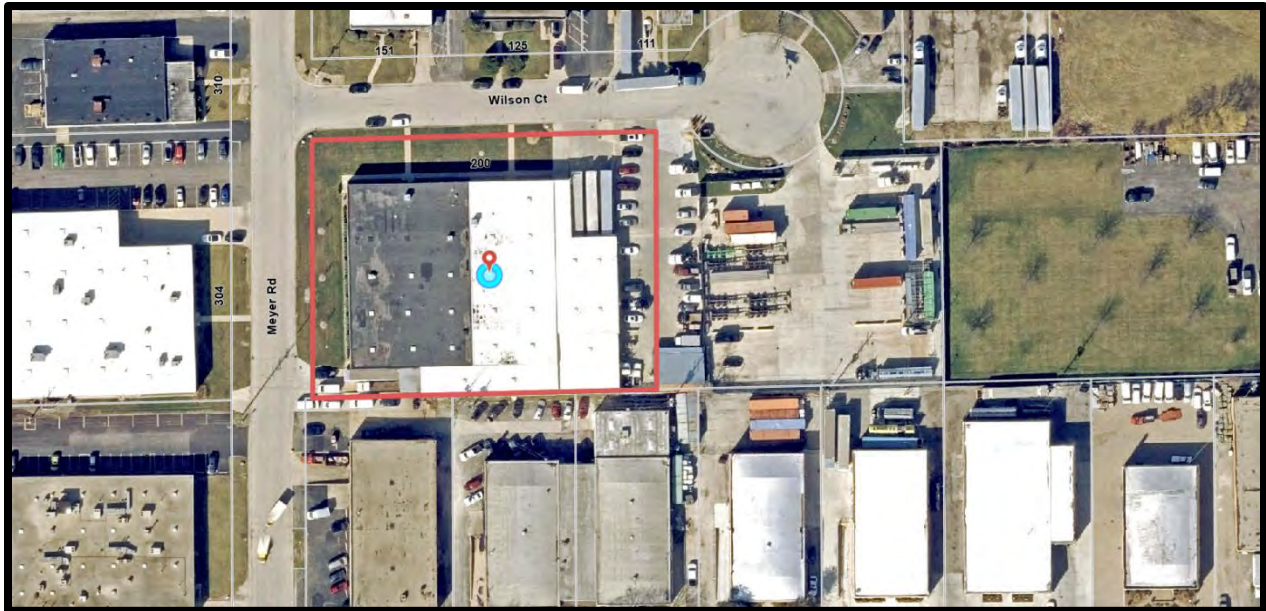
**Wilson Court, LLC
200 Wilson Court**

Special Use Permit

1. Aerial Photograph & Zoning Map of Subject Property
 2. Legal Notice
 3. Application
 4. Staff Report & Exhibits
 5. Plans



Village of Bensenville



**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, September 2, 2025, at 6:30 P.M, at which a Public Hearing will be held to review case No. 2025 – 22 to consider a request for:

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

At 200 Wilson Court is an existing I-2 General Industrial District. The Public Hearing will be held in the Village Board Room at Village Hall, 12. S. Center Street, Bensenville.

The Legal Description is as follows:

OF LOTS 3 AND 4 IN BENSENVILLE INDUSTRIAL SUBDIVISION UNIT FOUR, A SUBDIVISION OF PART OF LOT 14 AND ALL OF LOT 15 IN FAITH'S BENSENVILLE INDUSTRIAL SUBDIVISION, UNIT TWO, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID BENSENVILLE INDUSTRIAL SUBDIVISION UNIT FOUR RECORDED MAY 8, 1961 AS DOCUMENT R61-5992, IN DUPAGE COUNTY, ILLINOIS

Commonly known as 200 Wilson Court, Bensenville, Illinois 60106.

Wilson Court LLC of 200 Wilson Court, Bensenville, Illinois 60106 is the owner and applicant for the subject property.

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

Applicant's application and supporting documentation may be examined by any interested parties in the office of the Community and Economic Development Department, Monday through Friday, in the Village Hall, 12 South Center Street, Bensenville, IL 60106. All interested parties may attend 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 September 2, 2025 until 5:00 PM.

Office of the Village Clerk
Village of Bensenville

**PUBLISHED IN THE DAILY HERALD
AUGUST 18, 2025**

RECEIVED
JUL 25 P.M.
By _____

ALTA / ACSM LAND TITLE SURVEY
OF LOTS 3 AND 4 IN BENSENVILLE INDUSTRIAL SUBDIVISION UNIT FOUR, A SUBDIVISION OF PART OF LOT 14 AND ALL OF LOT 15 IN FAITH'S BENSENVILLE INDUSTRIAL SUBDIVISION UNIT TWO, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID BENSENVILLE INDUSTRIAL SUBDIVISION UNIT FOUR RECORDED MAY 8, 1961 AS DOCUMENT R81-5982, IN DUPAGE COUNTY, ILLINOIS. PARCEL NO'S 03-11-404-019 AND 03-11-404-020

VICINITY MAP



TABLE "A" ITEMS

1. Iron Pipe, P.K. Hole or cut crosses are at all property corners and are detailed on the survey drawing
2. Address as observed on the building is detailed on the survey drawing
3. Per Flood Insurance rate Map only described property lies in Zone "X", area determines to be outside the 0.2% annual chance floodplain.
4. Property described contains 106,154 s.f. = 2.44 Acres
- 5a. Per Village of Bensenville 2015 Zoning map the described property lies in Zoning District I-2, Light Industrial, this district has the following restrictions:
Front & Corner setback is 25' minimum
Interior sideyard setback 15'
Rearyard setback 20'
Building height is maximum 32' unless FAA has lower restriction
F.A.R. maximum is 1.0
- 7a. Exterior dimensions of the building on the described property is detailed on the survey drawing
- 7b. Square footage of the building footprint on the described property = 34,686 s.f.
- 7c. Measured height of the building is 16.2' and is detailed on the survey drawing
8. Substantial features observed in the process of conducting the survey are detailed on the survey drawing
9. There are 43 regular striped parking stalls & 2 handicap parking stalls and are detailed on the survey drawing
10. Location of utilities existing on or serving the described property as determined by observed evidence is detailed on the survey drawing
14. Distance to the nearest intersecting street is detailed on the survey drawing
18. There is no observed evidence of site use as a solid waste dump, dump or sanitary landfill.
- 20a. & b. There are no offsite easements or servitudes benefiting the surveyed property that are disclosed in record documents provided to the surveyor.
21. Professional Liability Insurance is maintained by the surveyor

TITLE COMMITMENT ITEMS PERTAINING TO THE ALTA SURVEY

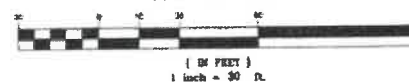
18. Building setback lines are detailed on the survey drawing
19. Utility Easement, per subdivision plat, is detailed on the survey drawing
20. Utility Easement, per subdivision plat, is detailed on the survey drawing

SURVEYORS NOTES:

1. Chicago Title Insurance Co. Commitment No. 15022745WF, effective date October 5, 2015 was used in preparation of this survey

SYMBOL	DESCRIPTION
⊕	MANHOLE
⊕	CATCH BASIN
⊕	W.E.T.
⊕	FIRE HYDRANT
⊕	E-BOX
⊕	WATER VALVE
⊕	WATER METER
⊕	VALVE IN VALVE
⊕	TRAFFIC SIGN
⊕	STREET SIGN
⊕	LAMP POST
⊕	UTILITY POLE &/ WIRE DIRECTION
⊕	POLE ANCHOR
⊕	GAS VALVE
⊕	LIGHT POLE
⊕	ELECTRIC TRANSFORMER
⊕	UTILITY PEDESTAL
⊕	TELEPHONE MANHOLE
⊕	HANDHOLE
⊕	TRAFFIC SIGNAL
⊕	STORM SEWER
⊕	SEWAGE SEWER
⊕	WATERMAIN
⊕	GASMAIN
⊕	ELECTRIC LINE
⊕	TELEPHONE LINE
⊕	CABLE TV LINE

GRAPHIC SCALE



PREPARED FOR: NANCY ZAPPEN



KRISH LAND SURVEYING, LLC
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-000000

P.O. Box 928 • Plainfield, IL 60544 • Phone: 630.627.5590
Fax: 630.627.5594

SURVEYING - CONSULTING - CONSTRUCTION LAYOUT
Scale: 1" = 30' Drawn: M.K. CHK'd: BDK Filed: CAD File: 98026-2015

STATE OF ILLINOIS
COUNTY OF DUPAGE)
TO: RINDOR, LLC
PLUMBING, MASONRY, HARDWARE & L.L.C.
NPS EXPRESS, INC.
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM AND INCLUDES ITEMS 1, 2, 3, 4, 8a, 7b, 7c, 8, 9, 11a, 14, 18, 20a, 20b, 21 AND 21 THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 1, 2015.

DATE OF PLAT: NOVEMBER 3, 2015

Michael L. Krish
MICHAEL L. KRISH
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2501
LICENSE EXPIRES NOVEMBER 30, 2018



RECEIVED
JUL 25 P.M.
By _____

ALTA / ACSM LAND TITLE SURVEY
OF LOTS 3 AND 4 IN BENSENVILLE INDUSTRIAL SUBDIVISION UNIT FOUR, A SUBDIVISION OF PART OF LOT 14 AND ALL OF LOT 15 IN FAITH'S BENSENVILLE INDUSTRIAL SUBDIVISION UNIT TWO, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID BENSENVILLE INDUSTRIAL SUBDIVISION UNIT FOUR RECORDED MAY 8, 1961 AS DOCUMENT R81-5992, IN DUFADE COUNTY, ILLINOIS.
PARCELS NO'S 03-11-404-018 AND 03-11-404-028



TABLE "A" ITEMS

1. Iron Pipe, P.K. Nails or cut crosses are at all property corners and are detailed on the survey drawing.
2. Address as observed on the building is detailed on the survey drawing.
3. Per Flood Insurance rate Map only described property lies in Zone "X", and determines to be outside the 0.2% annual chance floodplain.
4. Property described contains 106,154 s.f. = 2.44 Acres.
- 6b. Per Village of Bensenville 2015 Zoning map the described property lies in Zoning District 1-2, Light Industrial, this district has the following restrictions:
Front & Corner setback is 25' minimum
Interior sideyard setback 15'
rearward setback 20'
building height is maximum 32' unless FAA has lower restriction
F.A.R. maximum is 1.0
- 7a. Exterior dimensions of the building on the described property is detailed on the survey drawing.
- 7b. Square footage of the building footprint on the described property = 34,886 s.f.
- 7c. Measured height of the building is 16.2' and is detailed on the survey drawing.
8. Substantial features observed in the process of conducting the survey are detailed on the survey drawing.
9. There are 43 regular striped parking stalls & 2 handicap parking stalls and are detailed on the survey drawing.
- 11a. Location of utilities existing on or serving the described property as determined by observed evidence is detailed on the survey drawing.
14. Distances to the nearest intersecting street is detailed on the survey drawing.
18. There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- 20a & b. There are no offsite easements or servitudes benefiting the surveyed property that are disclosed in record documents provided to the surveyor.
21. Professional Liability Insurance is maintained by the surveyor.

TITLE COMMITMENT ITEMS PERTAINING TO THE ALTA SURVEY

- 18. Building setback lines are detailed on the survey drawing.
- 19. Utility Easement, per subdivision plat, is detailed on the survey drawing.
- 20. Utility Easement, per subdivision plat, is detailed on the survey drawing.

SURVEYORS NOTES:

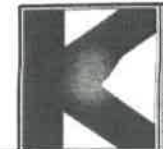
1. Chicago Title Insurance Co. Commitment No. 15022745WF, effective date October 5, 2015 was used in preparation of this survey.

LEGEND	
SYMBOL	DESCRIPTION
	MANHOLE
	CATCH BASIN
	FIRE HYDRANT
	VALVE
	WATER METER
	VALVE IN VAULT
	TRAFFIC SIGN
	STREET SIGN
	LAMP POST
	UTILITY POLE W/ WIRE DIRECTION
	POLE ANCHOR
	GAS VALVE
	LIGHT POLE
	ELECTRIC TRANSFORMER
	UTILITY PEDESTAL
	TELEPHONE MANHOLE
	HANDHOLE
	TRAFFIC SIGNAL
	STORM SEWER
	SANITARY SEWER
	WATERMAIN
	GASMAIN
	ELECTRIC LINE
	TELEPHONE LINE
	CABLE TV LINE

GRAPHIC SCALE



PREPARED FOR: NANCY ZAPPEN



No.	Date	Revision Description	By
1	7/27/2018	ALTA - ACSM	MLK

KRISCH LAND SURVEYING, LLC
PROFESSIONAL DESIGN FIRM LICENSE No. 184-000088

P.O. Box 909 • Plainfield, IL 60544 • Phone: (330) 827-5559
Fax: (330) 827-3994

SURVEYING • CONSULTING • CONSTRUCTION LAYOUT

Scale: 1" = 30' (Drawn with) QRS LOCK Plot (CAD File: 90126-20" S)

STATE OF ILLINOIS
COUNTY OF DUFADE
TO: ARSOL, LLC
PLUMBING, MECHANICAL, HANGROVE & LEE
NPS EXPRESS, INC.
CHICAGO TITLE INSURANCE COMPANY



THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2011 "MINIMUM STANDARD" DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5b, 7a, 7b, 7c, 8, 9, 10, 11, 14, 18, 20a, 20b AND 21 THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 1, 2012.

DATE OF PLAT: NOVEMBER 3, 2015
Michael L. Krusch
MICHAEL L. KRUSCH
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2501
LICENSE EXPIRES NOVEMBER 30, 2018

RECEIVED
JUL 25 P.M.
By _____



RECEIVED
JUL 25 P.M.
By _____





RECEIVED
JUL 25 P.M.
By _____



ADVISORY REPORT

CASE #:	2025 – 22
HEARING DATE:	September 2, 2025
PROPERTY:	200 Wilson Court
PROPERTY OWNER:	Wilson Court LLC
APPLICANT:	Same as above
PIN:	03-11-404-019

REQUEST:

The Applicant is requesting a Special Use Permit of Section 10-7-2-1, Motor Vehicle Repair and/or Service.

PUBLIC NOTICE:

1. A Legal Notice was published in the Daily Herald on Monday, August 18 2025. A Certified copy of the Legal Notice is maintained in the Community Development Commission (CDC) file and is available for viewing and inspection at the Community & Economic Development Department (CED) during regular business hours.
2. CED staff posted 1 Notice of Public Hearing sign on the property, visible from the public way on Thursday, August 14, 2025.
3. On Wednesday, August 13, 2025, CED staff mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within three hundred (300) feet of the subject property. An Affidavit of Mailing, executed by CED personnel and the list of recipients, is maintained in the CDC file. All are available for viewing and inspection at the CED office during regular business hours.

SUMMARY & DESCRIPTION:

The Petitioner is requesting a Special Use Permit, Motor Vehicle Repair and/or Service for the property located at 200 Wilson Court. The Petitioner wishes to only repair their personal business fleet of vehicles. To accomplish this, the Petitioner wishes to build a 1,368 square foot addition on the existing building to house a maintenance bay. This does not require a variation for coverage or setbacks- the addition will be built on existing impervious coverage. The proposed addition does not violate any neighboring properties' sight-vision triangle.



SURROUNDING LAND USES & ZONING:

	Zoning	Land Use	Comprehensive Plan	Jurisdiction
Site	I-2	Industrial	Commercial / Industrial Flex	Village of Bensenville
North	I-2	Industrial	Commercial / Industrial Flex	Village of Bensenville
South	I-2	Industrial	Commercial / Industrial Flex	Village of Bensenville
East	I-2	Industrial	Commercial / Industrial Flex	Village of Bensenville
West	I-2	Industrial	Industrial	Village of Bensenville

FINANCE:

POLICE:

ENGINEERING AND PUBLIC WORKS:

Any new work existing floor drains must be connected to a triple basin oil/water separator.

COMMUNITY & ECONOMIC DEVELOPMENT:

ECONOMIC DEVELOPMENT:

No comments.

FIRE SAFETY:

1. Any addition would require fire suppression and a fire alarm system.
2. How much motor oil, anti-freeze, and flammable liquids will be stored?

BUILDING:

Directions are not correct on page 3 and 4 of the plans.

PLANNING:

1. The 2015 Comprehensive Plan indicates "Industrial".
2. The current zoning is I-2 General Industrial District.
3. The applicant is seeking a Special Use Permit to allow Motor Vehicle Repair and/or Service at 200 Wilson Court.
4. Per Municipal Code Section 10 – 7 – 3T, Motor Vehicle Repair and/or Service, the following standards apply:
 - a. Outdoor Storage: Disabled or inoperable vehicles and those awaiting pick-up may be stored outdoors if the following conditions are met:
 - i. Location: Outdoor storage of vehicles is prohibited in the front yard and corner side yard.
 - 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.
 - iii. Storage Duration: Motor vehicle repair and/or service facilities may not store the same vehicles outdoors for more than thirty (30) days.
 - b. Location For Repairs: All repairs must occur inside an enclosed building.
 - 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.
5. Per Municipal Code Section 10-7-3X, Outdoor Storage Area, the following standards apply:
 - a. Location: Outdoor storage areas shall be located on an improved surface in the interior side yard or rear yard.
 - b. Height: Materials stored in an outdoor storage area shall not exceed eight feet (8') in height within twenty feet (20') of any lot line.
 - c. Uses: Outdoor storage areas are allowed as an accessory use provided such areas do not occupy more than twenty five percent (25%) of the gross lot area. Outdoor storage areas are allowed as a principal use in association with the following principal uses: garden center, motor vehicle rental, motor vehicle repair and/or service, motor vehicle sales, heavy industrial, light industrial, medium industrial, machinery and equipment sales and

rental, and warehousing, storage, or distribution facility. Outdoor storage areas may be allowed as a principal use in association with other principal uses with prior written approval by the Zoning Administrator.

- d. Screening: The requirements of section 10-9-7, "Screening Requirements", of this title shall apply to outdoor storage areas. No stackable materials or goods shall be piled or stacked so that they are visible above the height of the screen.

6. Per Village Code 10-8-2-1, Off-street Parking Requirements, the following standards apply:

- a. Maximum 2 spaces per service bay plus 1 per 300 square foot of retail space.
 - i. *Based on an aerial inspection, staff believes that there is capacity to meet this standard within the existing parking spaces.*

SUPPORTS THE FOLLOWING VILLAGE GOALS:

☐	Financially sound Village	☐	Enrich the lives of residents
☐	Quality customer-oriented services	☒	Major business/corporate center
☐	Safe and beautiful Village	☒	Vibrant major corridors

Applicant Response: See responses above.

APPROVAL STANDARDS FOR SPECIAL USE

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.

Approval Standards for Special Use Permits	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	

RECOMMENDATION:

1. Staff recommends Approval of the Findings of Fact and, therefore, approval of the Special Use Permit with the following conditions:
 - a. The Special Use Permit be granted solely to Wilson Court 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. 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. Any outdoor storage shall be maintained in an orderly manner. No outdoor storage of tires shall be permitted.
 - c. No outdoor storage shall be allowed in front of the proposed addition.
 - d. A triple catch basin shall be installed.
 - e. No spray painting will be permitted.
 - f. All maintenance and repair shall occur inside the building.

Respectfully Submitted,
Department of Community & Economic Development

TYPE:Public Hearing**SUBMITTED BY:**W. Magdziarz**DEPARTMENT:**CED**DATE:**9/22/25**DESCRIPTION:**

CASE #2025-23: Requesting Zoning Text Amendment to Municipal Code Section Title 10 (Zoning Ordinance), Chapter 10 (Signs).

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

☒	Financially sound Village	☒	Enrich the lives of residents
☒	Quality customer-oriented services	☒	Major business/corporate center
☒	Safe and beautiful Village	☒	Vibrant major corridors

REQUEST:

The Applicant is requesting (1) a Zoning Text Amendment to Municipal Code Section Title 10 (Zoning Ordinance), Chapter 10 (Signs).

SUMMARY:

The proposed amendment is summarized as follows:

- Establishment of governmental facilities as an allowed location for electronic message signs within all Residential Zoning Districts.
- The removal of separation requirements for electronic message signs

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 10 (Signs).

ATTACHMENTS:

Description

Upload Date

Type

2025-23 CDC Binder**9/18/2025****Cover Memo**



BENSENVILLE
GATEWAY TO OPPORTUNITY

**Community Development Commission
Public Hearing 09.22.25**

CDC Case #2025 – 23

Zoning Ordinance Text Amendment

1. Legal Notice
2. Staff Report & Exhibits
3. Text Amendment

**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, September 2, 2025, at 6:30 P.M, at which a Public Hearing will be held to review case No. 2025 – 23 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 10 (Signs).

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 September 2, 2025 until 5:00 PM.

Office of the Village Clerk
Village of Bensenville

**PUBLISHED IN THE DAILY HERALD
AUGUST 18, 2025**



ADVISORY REPORT

CASE #:	2025 – 23
HEARING DATE:	September 2, 2025
PROPERTY:	Village of Bensenville
PROPERTY OWNER:	n/a
APPLICANT:	Village of Bensenville
PIN:	n/a

REQUEST:

The Applicant is requesting (1) a Zoning Text Amendment to Municipal Code Section Title 10 (Zoning Ordinance), Chapter 10 (Signs).

PUBLIC NOTICE:

1. A Legal Notice was published in the Daily Herald on Monday, August 18, 2025. A Certified copy of the Legal Notice is maintained in the Community Development Commission (CDC) file and is available for viewing and inspection at the Community & Economic Development Department (CED) during regular business hours.

SUMMARY & DESCRIPTION:

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 refurnished zoning application procedures. The proposed amendment is summarized as follows:

- Establishment of governmental facilities as an allowed location for electronic message signs within all Residential Zoning Districts.
- The removal of separation requirements for electronic message signs.

DEPARTMENT COMMENTS:

COMMUNITY & ECONOMIC DEVELOPMENT:

PLANNING:

1. Variations for electronic message sign locations have been granted three times over the past 20 months, totaling 5 percent of total cases heard within that timeframe.

SUPPORTS THE FOLLOWING VILLAGE GOALS:

X	Financially sound Village	X	Enrich the lives of residents
X	Quality customer-oriented services	X	Major business/corporate center
X	Safe and beautiful Village	X	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.

Zoning Text Amendment Approval Standards	Meets Standard	
	<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 10 (Signs).

Respectfully Submitted,
Department of Community & Economic Development