

COMMUNITY DEVELOPMENT COMMISSION

Village of Bensenville

VILLAGE HALL

March 4, 2025 6:30 PM

I. Call Meeting to Order

II. Roll Call and Quorum

III. Pledge of Allegiance

IV. Public Comment

V. Approval of Minutes

February 4, 2025 Community Development Commission Meeting Minutes

VI. Action Items:

1. CDC Case 2025-02: Consideration of a Special Use Permit (Outdoor Storage Area) at 1084 Industrial Dr Unit 6
2. CDC Case 2025-03: Consideration of a Preliminary and Final Plat of Subdivision at 224 Marshall Rd
3. CDC Case 2025-06: Consideration of a Special Use Permits (Motor Vehicle Repair and/or Service and Outdoor Storage Area) at 1025 Industrial Dr
4. CDC Case 2025-04: Consideration of the 2025 Zoning Map

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:**March4, 2025**DESCRIPTION:**February 4, 2025 Community Development Commission Meeting Minutes

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

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

Description

Upload Date

Type

DRAFT_250204_CDC**2/19/2025****Cover Memo**

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

February 4, 2025

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

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

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

JOURNAL OF PROCEEDINGS: The minutes of the Community Development Commission Meeting of the January 7, 2025 were presented.

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

All were in favor. Motion carried.

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

PUBLIC COMMENT: There was no Public Comment.

Public Hearing: CDC Case Number 2022-08 SUP Transfer Review
Petitioner: Vancaravan Incorporated
Location: 485 Podlin Drive
Request: Special Use Permit, Motor Vehicle Repair and/or Service
Municipal Code Section 10-7-2-1

Motion: Commissioner Wasowicz made a motion to open CDC Case No. 2022-08 SUP Transfer Review. Commissioner Marcotte seconded the motion.

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

Chairman Rowe opened CDC Case No. 2022-08 SUP Transfer Review at 6:33 p.m.

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

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

Jack Kozar, Attorney for both the applicant and property owner was present and sworn in by Chairman Rowe. Mr. Kozar stated the operation will remain as what is currently taking place at the property.

Commissioner Chambers asked what the previous issues were that lead to the tenant leaving. Mr. Kozar stated mainly parking issues.

Commissioner Chamber asked if the new tenants are aware of the previous issues. Mr. Kozar stated that they are aware and has met with them multiple times prior to executing a lease.

Commissioner King asked how many employees would be on site. Mr. Kozar stated around five.

Public Comment

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

Mr. Quinn reviewed the approval standards for proposed Special Use Permit Transfer consisting of:

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

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

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

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

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

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

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

Applicant's Response: The proposed special use will not require utilities, access roads, drainage and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.

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

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

Mr. Quinn stated:

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

1. The Special Use Permit be granted solely to Vancaravan Incorporated and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of a re-occupancy of this property, the new occupants shall appear before a Public Meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and/or ownership to the new occupant without amendment to the Special Use Permit, or if the CDC deems that the new occupant contemplates a change in use which is inconsistent with the Special Use Permit, the new occupant shall be required to petition for a new Public Hearing before the CDC for a new Special Use Permit;
2. The new tenant Vancaravan Incorporated, any other tenants, and owner 485 Podlin LLC must conform with the approval conditions outlined in the original ordinance granting a conditional use permit (Ordinance No. 64-2016).
3. Vancaravan Incorporated may only use the portions of the building and property denoted in the proposed site plans and named in the Staff Report.

4. The 7 parking spaces extending past the lot line in the southwest corner of the site plan are no longer permitted to be utilized for parking or outdoor storage.
5. The 8 parking spaces extending past the lot line on Podlin Drive are to be used solely for customer car parking and may not be used overnight. Truck and semi-truck parking or storage is not permitted in the spaces.
6. The parking lot containing 3 parallel parking spaces adjacent to the north of the building may not be utilized for parking until the surface is paved and striped according to Village Code standards.
 - a. After the surface is improved, parking is only permitted for 3 vehicles in the approved spaces shown in the site plan. No outdoor storage is allowed in this area.
7. The continued use of the site must be in conformance with the plans provided as part of the Development Review Process application, including the following:
 - a. Only one row of trucks may be parked along the southern edge of the parking lot;
 - b. The designated spaces north of the building may only be used for 3 vehicles;
 - c. Vancaravan Incorporated may only perform truck repair within the warehouse W3 portion of the building as noted in the site plan.
 - d. Vancaravan Incorporated may only park trucks in the 10 spaces provided along the southern edge of the parking lot as noted in the site plan.

There were no questions from the Commission.

Motion: Commissioner Rott made a motion to close CDC Case No. 2022-08 SUP Transfer Review. Commissioner Marcotte seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2022-08 SUP Transfer Review at 6:43 p.m.

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

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

Nays: None

All were in favor. Motion carried.

**Report from
Community
Development:**

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

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

All were in favor. Motion carried.

The meeting was adjourned at 6:45 p.m.

TYPE:Public Hearing**SUBMITTED BY:**K. Quinn**DEPARTMENT:**CED**DATE:**03.04.25**DESCRIPTION:**CDC Case 2025-02: Consideration of a Special Use Permit (Outdoor Storage Area) at 1084 Industrial Dr Unit 6**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:****SUPPORTS THE FOLLOWING APPLICABLE 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***REQUEST:**

Special Use Permit, Outdoor Storage Area, Municipal Code 10 - 7 - 2 - 1

SUMMARY:

1. The Petitioner, Jobsite Solutions PDQuipment, is seeking approval of Special Use Permit, Outdoor Storage for their facility, located at 1084 Industrial Drive, Unit 6.
2. The unit is roughly 2,556 square feet, while the outdoor storage located, found in the rear of the property, is 2,821.5 square feet.
3. The outdoor storage area is not visible from the street, and while it is screened, that screening is not compliant with Village Zoning regulations.
4. The area is not currently striped for truck parking.

RECOMMENDATION:

1. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Special Use Permit with the following conditions:
 - a. The Special Use Permit be granted solely to Jobsite Solutions PDQuipment and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of a re-occupancy of this property, the new occupants shall appear before a Public Meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and/or ownership to the new occupant without amendment to the Special Use Permit, or if the CDC deems that the new occupant contemplates a change in use which is inconsistent with the Special Use Permit, the new occupant shall be required to petition for a new Public Hearing before the CDC for a new Special Use Permit.
 - b. The outdoor storage area must be screened in accordance with Village standards.
 - c. Any truck parking in the outdoor storage area must be properly striped in accordance with Village standards.
 - d. Applicant must create utility account at Village.

ATTACHMENTS:

Description

Upload Date

Type

Cover Page**2/26/2025****Cover Memo****Aerial & Zoning****2/19/2025****Backup Material****Legal Notice****2/19/2025****Backup Material****Application w Approval Standards****2/19/2025****Backup Material****Staff Report****2/26/2025****Executive Summary**

Site Plan
Plat of Survey

2/19/2025
2/19/2025

Backup Material
Backup Material



BENSENVILLE

GATEWAY TO OPPORTUNITY

Community Development Commission
Public Hearing 03.04.25

CDC Case #2025 – 02

Jobsite Solutions Corp PDQuipment
1084 Industrial Drive Unit 6

Special Use Permit, Outdoor Storage Area
Municipal Code 10 – 7 – 2 – 1

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, March 4, 2025, at 6:30 P.M, at which a Public Hearing will be held to review case No. 2025 – 02 to consider a request for:

Special Use Permit, Outside Storage Area
Municipal Code 10 – 7 – 2 – 1

At 405-407 Domenic 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:

THE WEST 150 FEET OF LOT 19 IN O'HARE WEST INDUSTRIAL PLAZA SUBDIVISION, BEING IN PART OF THE NORTHWEST ¼ OF SECTION 11 AND THE SOUTHWEST ¼ OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 26, 1971 AS DOCUMENT R-71-16332 IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 1084 Industrial Drive, Suite 6.

Brandonbury LLC of 1084 Industrial Dr, Bensenville, Illinois 60106 is the owner of the subject property and Jobsite Solutions Corp PDQuiment of Oregon City, Oregon 97045 is the applicant for the subject property.

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

Applicant's application and supporting documentation may be examined by any interested parties in the office of the Community and Economic Development Department, Monday through Friday, in the Village Hall, 12 South Center Street, Bensenville, IL 60106. All interested parties may attend the Public Hearing and be heard. A link for electronic viewing will be posted on the Village website at least 48 hours prior to the meeting date. 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 March 4, 2025 until 5:00 PM.

Office of the Village Clerk
Village of Bensenville

**TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT
FEBRUARY 13, 2024**

For Office Use Only

Date of Submission: 11/15/25 MUNIS Account #: 11603 CDC Case #: 2025-02

COMMUNITY DEVELOPMENT COMMISSION APPLICATION

Address: 1084 Industrail Dr Unit #6Property Index Number(s) (PIN): 03-11-102-067

A. PROPERTY OWNER:

Paul Brown MNGBrandonbury LLC

Name

Corporation (if applicable)

1084 INDUSTRIAL DR SERIES

Street

BensenvilleIL60106

City

State

Zip Code

Paul Brown630.931.5557 ext 209paul.brown@hljrealestate.com

Contact Person

Telephone Number

Email Address

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

B. APPLICANT:

☐ Check box if same as ownerDennis MillsJobsite Solutions Corp PDQuipment

Name

Corporation (if applicable)

18493 S Ferguson Rd

Street

Oregon CltyOR97045

City

State

Zip Code

Pam Mills503-706-0942Pam@pdquipment.com

Contact Person

Telephone Number

Email Address

B. ACTION REQUESTED (Check applicable):

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

*See Staff for additional information on
PUD requests

SUBMITTAL REQUIREMENTS:

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

**Item located within this application packet.

Special Use permit for outside fenced area

C. PROJECT DATA:

1. General description of the site: Outside Fenced area
2. Acreage of the site: 0 Building Size (if applicable): 2556 sq ft
3. Is this property within the Village limits? (Check applicable below)
 - ☒ Yes
 - ☐ No, requesting annexation
 - ☐ No, it is under review by another governmental agency and requires review due to 1.5 mile jurisdiction requirements.
4. List any controlling agreements (annexation agreements, Village Ordinances, site plans, etc.)
site plan

5. Character of the site and surrounding area:

	Zoning	Existing Land Use	Jurisdiction
Site:	Industrial	1-2	Village of Bensenville
North:	Industrial	1-2	Village of Bensenville
South:	Industrial	1-2	Village of Bensenville
East:	Industrial	1-2	Village of Bensenville
West:	Industrial	1-2	Village of Bensenville

D. APPROVAL STANDARDS:

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

1. The site plan for the proposed development is consistent with the existing character and zoning of adjacent properties and other property within the immediate vicinity of the proposed development.
2. The site plan for the proposed development will not adversely impact adjacent properties and other properties within the immediate vicinity of the proposed development.
3. The site plan for the proposed development will be provided with adequate utilities, access roads, parking, loading, drainage, stormwater flow paths, exterior lighting, and/or other necessary facilities.
4. The site plan for the proposed development is designed to preserve the environmental resources of the zoning lot.
5. The site plan shall accommodate on-site pedestrian circulation from parking areas, plazas, open space, and public rights-of-way. Pedestrian and vehicular circulation shall be separated to the greatest extent possible.
6. The site plan shall locate curb cuts for safe and efficient ingress and egress of vehicles. The use of shared curb cuts and cross-access easements shall be provided when appropriate.
7. The site plan for the proposed development includes architectural design that contributes positively to the Village's aesthetic appearance.
8. The site plan for the proposed development is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Approval Standards for Special Uses

1. The proposed special use will not endanger the health, safety, comfort, convenience and general welfare of the public.
2. 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. 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. 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. The proposed special use is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Don Mills

further action shall be undertaken on any petition or application of the Village Board and Board of Trustees, or by any other official or quasi-official individual or body thereunder, including the conduct of any hearings or deliberations, the granting of any relief or approvals, and the execution or recording of any documents, until all such outstanding fees are paid in full. Further, the Village may deny any application for a grading, building or other permit if such amounts have not been paid in full. Upon any failure to reimburse the Village in accordance with this Section, the Village may in its discretion, elect to place a lien against any real property associated with the Petitioner/Applicant's Petition or Application. In the event such amounts are not paid in full within sixty (60) days after the date when the statement of such amounts due is delivered or deposited in the U.S. mail by the Village, such amounts due shall be deemed delinquent and thereafter a delinquency charge of one percent (1%) per month, or portion thereof, with a minimum delinquency charge of \$5.00 per month, shall be added to the amount due until such amount, including all delinquency charges, is received by the Village. Said lien shall be in an amount equal to the outstanding amount owed to the Village.

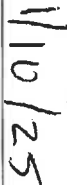
The remedies available to the Village as set forth hereinabove are non-exclusive and nothing herein shall be deemed to limit or waive the Village's right to seek relief of such fees against any or all responsible parties in a court of competent jurisdiction.

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

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



Petitioner/Applicant



Date

STATE OF ILLINOIS

)
)SS.
)

COUNTY OF DUPAGE AND COOK

AFFIDAVIT OF OWNERSHIP

I PAUL M BROWN the undersigned Affiant, being first duly sworn, on
oath states:

1. That Affiant has personal knowledge of the representations and statements made herein, and has examined all necessary documents, records of ownership and such other information as is required to confirm the statements and representations herein;
2. That the owner(s) and contract purchaser(s), if any, as set forth on the Petition attached hereto is (are) the owner(s) of record and contract purchasers of said property;
3. That all consents to the attached Petition required of lenders or of others holding an interest in the property have been obtained;
4. This Affidavit of Ownership is given to induce the Village of Bensenville, without further inquiry as to ownership or purchase interest, to rely on said statements and representations and to process and set for Public Hearing the Petition as attached hereto; and,
5. Affiant is aware of and has been advised that any false statement set forth in this Affidavit of Ownership may subject Affiant to criminal sanctions for perjury, punishable as provided by the statutes of the State of Illinois in relation to the crime of perjury.

IN WITNESS WHEREOF, the undersigned has executed this Affidavit of Ownership this

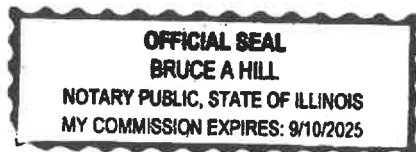
10th day of, JANUARY 2025.

Paul M Brown
Signature

SUBSCRIBED and SWORN to

before me this 10th day of, JANUARY 2025.

Bruce A Hill
Notary Public





STAFF REPORT

HEARING DATE: March 4, 2025
CASE #: 2025 – 02
PROPERTY: 1084 Industrial Dr 6
PROPERTY OWNER: Brandonbury LLC
APPLICANT: Jobsite Solutions Corp PDQuipment
SITE SIZE: 5,377 SF
BUILDING SIZE: 2,556 SF
PIN NUMBER: 03-11-102-067
ZONING: I-2 General Industrial
REQUEST: Special Use Permit, Outdoor Storage Area
Municipal Code 10 – 7 – 2 – 1

PUBLIC NOTICE:

1. A Legal Notice was published in the Bensenville Independent on Thursday, February 13, 2025. A Certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours.
2. Village personnel posted 1 Notice of Public Hearing sign on the property, visible from the public way on Tuesday, February 11, 2025.
3. On Tuesday, February 11, 2025, Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 300 feet of the property in question. An Affidavit of Mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours.

SUMMARY:

The Petitioner, Jobsite Solutions PDQuipment, is seeking approval of a Special Use Permit, Outdoor Storage, for their facility located at 1084 Industrial Dr, Unit 6. The unit is roughly 2,556 square feet, while the outdoor storage located, found in the rear of the property, is 2,821.5 square feet. The outdoor storage area is not visible from the street, and while it is screened, that screening is not compliant with Village Zoning regulations. The area is not currently striped for truck parking.

SURROUNDING LAND USES:

	Zoning	Land Use	Comprehensive Plan	Jurisdiction
Site	I-2	Warehousing Facility	Industrial	Village of Bensenville
North	I-2	Industrial	Industrial	Village of Bensenville
South	I-2	Industrial	Industrial	Village of Bensenville
East	I-2	Industrial	Industrial	Village of Bensenville
West	I-2	Industrial	Industrial	Village of Bensenville

DEPARTMENT COMMENTS:

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

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

Finance:

- 1) Account not on file.

Police:

- 1) No comments.

Engineering and Public Works:

- 1) No comments.

Community & Economic Development:

Economic Development:

- 1) No comments.

Fire Safety:

- 1) Keys for fence shall be placed in the Fire Department key box by the front door.

Building:

- 1) No comments.

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 outdoor storage as a primary use at 1084 Industrial Unit 6.
 - a. The proposed outdoor storage area at this property would be roughly 52 percent of the gross lot area.
- 4) 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.
- 5) Per Municipal Code Section 10-8-11C, Off-Street Loading Facility Requirements Dimensions, loading spaces shall have a minimum width of twelve feet (12'), minimum length of sixty feet (60'), and minimum vertical clearance of fourteen feet (14').
 - a. If a truck is to be stored in the proposed outdoor storage area, the area must be properly striped according to these standards.
- 6) Per Municipal Code Section 10-8-11D, Off-Street Loading Facility Requirements Location, all loading spaces shall be located on the same zoning lot as the use served, unless an alternate location has been approved by the Zoning Administrator through the site plan review process (see section 10-3-2, "Site Plan Review", of this title).
 - a. Side Or Rear Yard: Loading facilities shall be located on the side and/or rear yard of the lot. A designated loading area may be located within a drive aisle with prior written approval from the Zoning Administrator.
- 7) Per Municipal Code Section 10-9-7B, Screening Requirements, the following standards apply:
 - a. Location: Refuse areas shall be located in the interior side yard or rear yard. Refer to subsections 10-7-3W, "Outdoor Storage Area", and 10-7-4C13, "Mechanical Equipment", of this title for location requirements for outdoor storage and ground-mounted mechanical equipment standards.
 - b. Opaque Fence Or Wall: The refuse area or outdoor storage area shall be completely screened by an opaque masonry wall or fence on three (3) sides, and an opaque gate on the fourth side. The wall of a principal structure may serve as a screening wall.
 - i. Height: The fence or wall shall not exceed eight feet (8') in height.
 - ii. Complementary Design: Screening elements should complement the architectural style of the primary building on-site and use building materials similar to those used for the primary building.
 - iii. Gate: The enclosure of the refuse area or outdoor storage area shall be gated, and remain locked except during times of refuse deposit or collection.
 - c. Landscape Elements: Landscape shrubs or native grasses may be installed on three (3) sides of the area, with plantings located between the fencing and back of curb, and screening the full length of each side. Installed shrubs shall form a continuous hedge comprised of individual small shrubs of an appropriate species that are adaptable to being grown as a hedge, with a minimum width of twenty four inches (24"), spaced thirty six inches (36") on center.

Applicant Response: No comments.

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.

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

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

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

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

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

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

Applicant's Response: Yes, the proposed special use will not require utilities, access roads, drainage and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.

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

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

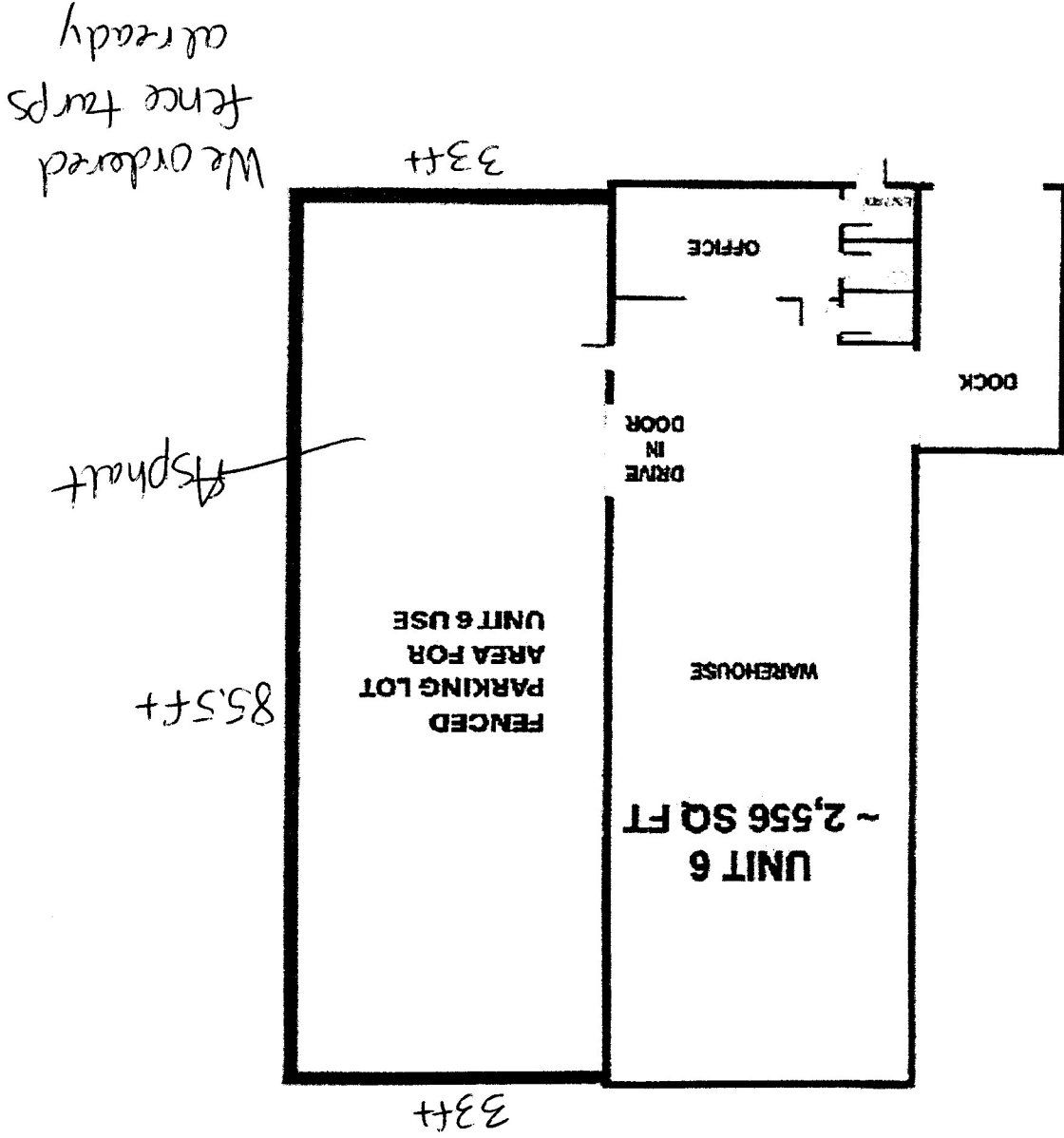
Approval Standards for Special Use Permits	Meets Standard	
	<i>Yes</i>	<i>No</i>
1. Public Welfare	X	
2. Neighborhood Character	X	
3. Orderly Development	X	
4. Use of Public Services and Facilities	X	
5. Consistent with Title and Plan	X	

RECOMMENDATIONS:

1. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Special Use Permit with the following conditions:
 - a. The Special Use Permit be granted solely to Jobsite Solutions PDQequipment and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of a re-occupancy of this property, the new occupants shall appear before a Public Meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and/or ownership to the new occupant without amendment to the Special Use Permit, or if the CDC deems that the new occupant contemplates a change in use which is inconsistent with the Special Use Permit, the new occupant shall be required to petition for a new Public Hearing before the CDC for a new Special Use Permit.
 - b. The outdoor storage area must be screened in accordance with Village standards.
 - c. Any truck parking in the outdoor storage area must be properly striped in accordance with Village standards.
 - d. Applicant must create utility account at Village.

Respectfully Submitted,
Department of Community & Economic Development

EXHIBIT A
SITE PLAN





SURVEY NUMBER: 2306.2342

BUYER: HLJ REAL ESTATE LLC

LENDER:

TITLE COMPANY:

COMMITMENT DATE:

CLIENT FILE NO: CCHI2303126LD

LEGAL DESCRIPTION:

ALTA/NSPS "TABLE A" ITEM:

GENERAL SURVEYORS NOTES:

- SURVEYORS LEGEND:**

FLOOD ZONE INFORMATION:

TYPE:Public Hearing**SUBMITTED BY:**K. Quinn**DEPARTMENT:**CED**DATE:**03.04.25**DESCRIPTION:**CDC Case 2025-03: Consideration of a Preliminary and Final Plat of Subdivision at 224 Marshall Rd**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:****SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**

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

REQUEST:

Preliminary and Final Plat of Subdivision, Municipal Code 11-3
 Variation, Minimum Corner Side Setback, Municipal Code 10-6-12-1
 Variation, Maximum Driveway Width, Municipal Code 10-8-8-1
 Variation, Driveway Visibility, Municipal Code 10-8-8D

SUMMARY:

1. The Petitioners, Cyrille Llanes and Gonzalo Cervantes, are seeking approval of a Plat of Subdivision and variations in order to subdivide one parcel into two lots.
2. The variations requested are to allow for the existing home and associated structures to remain on the new parcel, as the existing structures will not comply with code requirements after the plat of subdivision.
3. The setback variation is requested to allow the existing structure to remain in its current state.
4. The driveway variations are to allow the driveway and home to remain in their current state.
5. The petitioner has expressed interest in selling the new vacant lot after the execution of the plat of subdivision.

RECOMMENDATION:

1. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Preliminary and Final Plat of Subdivision with the following conditions:
 - a. All accounts must be paid and brought into compliance.

ATTACHMENTS:

Description	Upload Date	Type
Cover Page	2/19/2025	Cover Memo
Aerial & Zoning	2/19/2025	Backup Material
Legal Notice	2/19/2025	Backup Material
Application	2/19/2025	Backup Material
Approval Standards	2/19/2025	Backup Material
Plat of Survey	2/19/2025	Backup Material
Staff Report	2/27/2025	Executive Summary



BENSENVILLE

GATEWAY TO OPPORTUNITY

**Community Development Commission
Public Hearing 03.04.25**

CDC Case #2025 – 03

**Cyrille Llanes and Gonzalo Cervantes
224 Marshall Road**

**Preliminary and Final Plat of Subdivision
Municipal Code 11-3**

**Variation, Minimum Corner Side Setback
Municipal Code Section 10 – 6 – 12 – 1**

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

**Variation, Maximum Driveway Width
Municipal Code Section 10 – 8 – 8 – 1**

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

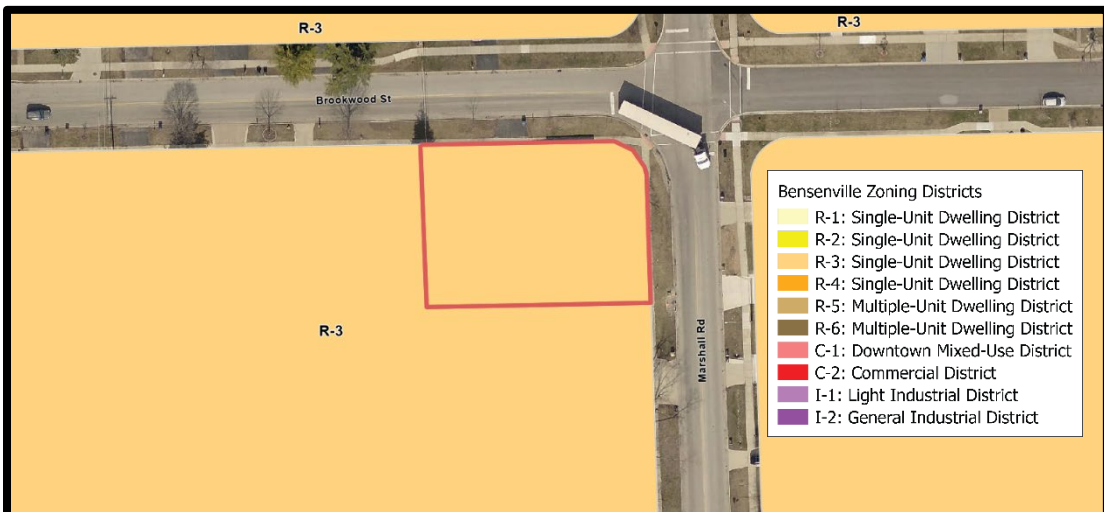
1. Aerial Photograph & Zoning Map of Subject Property
2. Legal Notice
3. Application
4. Staff Report & Exhibits
5. Plans







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, March 4, 2025, at 6:30 P.M, at which a Public Hearing will be held to review case No. 2025 – 03 to consider a request for:

Preliminary and Final Plat of Subdivision
Municipal Code 11 – 3

Variation, Minimum Corner Side Setback
Municipal Code Section 10 – 6 – 12 – 1

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

Variation, Maximum Driveway Width
Municipal Code Section 10 – 8 – 8 – 1

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

At 224 Marshall Rd 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:

LOTS 1 AND 2 IN BLOCK 12 IN THE FIRST ADDITION TO PERCY WILSON’S IRVING PARK MANOR, BEING A SUBDIVISION IN SECTIONS 10, 11, 14 AND 15, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1926 AS DOCUMENT 213044, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 224 Marshall Road, Bensenville, Illinois 60106.

Cyrille Llanes and Gonzalo Cervantes of 224 Marshall Road, Bensenville, Illinois 60106 are the owners and applicants 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. A link for electronic viewing

will be posted on the Village website at least 48 hours prior to the meeting date. 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 March 4, 2025 until 5:00 PM.

Office of the Village Clerk
Village of Bensenville

**TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT
FEBRUARY 13, 2024**

For Office Use Only
Date of Submission: 11/21/25 MUNIS Account #: 14607 CDC Case #: 2025-03

COMMUNITY DEVELOPMENT COMMISSION APPLICATION

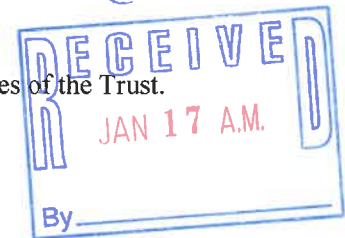
Address: 224 Marshall Road Bensenville IL 60106

Property Index Number(s) (PIN): 0314102013

A. PROPERTY OWNER:

Cyrille Llanes and Gonzalo Cervantes
Name Corporation (if applicable)
224 Marshall Road
Street
Bensenville IL 60106
City State Zip Code
Gonzalo Cervantes 630-660-5949 Gabriel Cervantes 1953
Contact Person Telephone Number Email Address
@GMAIL.COM

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



B. APPLICANT: ☐ Check box if same as owner

Name Corporation (if applicable)

Street

City State Zip Code

Contact Person Telephone Number Email Address

B. ACTION REQUESTED (Check applicable):

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

*See Staff for additional information on
PUD requests

SUBMITTAL REQUIREMENTS:

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

**Item located within this application packet.

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

C. PROJECT DATA:

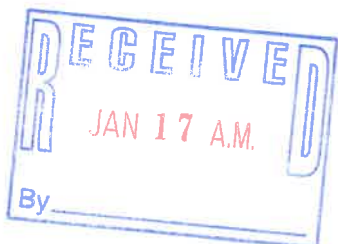
1. General description of the site: Single Family
2. Acreage of the site: .31 Building Size (if applicable): _____
3. Is this property within the Village limits? (Check applicable below)
☒ Yes
☐ No, requesting annexation
☐ No, it is under review by another governmental agency and requires review due to 1.5 mile jurisdiction requirements.
4. List any controlling agreements (annexation agreements, Village Ordinances, site plans, etc.)

5. Character of the site and surrounding area:

	Zoning	Existing Land Use	Jurisdiction
Site:	Residential R-3	R-3	Village of Bensenville
North:	Residential R-3	R-3	Village of Bensenville
South:	Residential R-3	R-3	Village of Bensenville
East:	Residential R-3	R-3	Village of Bensenville
West:	Residential R-3	R-3	Village of Bensenville

D. APPROVAL STANDARDS:

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



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

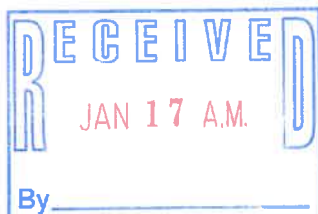
The remedies available to the Village as set forth hereinabove are non-exclusive and nothing herein shall be deemed to limit or waive the Village's right to seek relief of such fees against any or all responsible parties in a court of competent jurisdiction.

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

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

X Gonzalez Cervantes
Petitioner/Applicant

1/10/2025
Date



STATE OF ILLINOIS

)
)SS.
)

COUNTY OF DUPAGE AND COOK

AFFIDAVIT OF OWNERSHIP

I Gonzalo Cervantes the undersigned Affiant, being first duly sworn, on oath states:

1. That Affiant has personal knowledge of the representations and statements made herein, and has examined all necessary documents, records of ownership and such other information as is required to confirm the statements and representations herein;
2. That the owner(s) and contract purchaser(s), if any, as set forth on the Petition attached hereto is (are) the owner(s) of record and contract purchasers of said property;
3. That all consents to the attached Petition required of lenders or of others holding an interest in the property have been obtained;
4. This Affidavit of Ownership is given to induce the Village of Bensenville, without further inquiry as to ownership or purchase interest, to rely on said statements and representations and to process and set for Public Hearing the Petition as attached hereto; and,
5. Affiant is aware of and has been advised that any false statement set forth in this Affidavit of Ownership may subject Affiant to criminal sanctions for perjury, punishable as provided by the statutes of the State of Illinois in relation to the crime of perjury.

IN WITNESS WHEREOF, the undersigned has executed this Affidavit of Ownership this

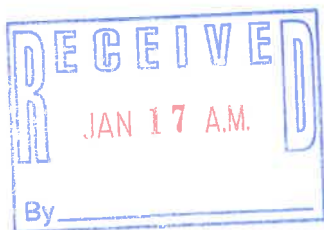
14th day of, January 2025

Gonzalo Cervantes
Signature

SUBSCRIBED and SWORN to

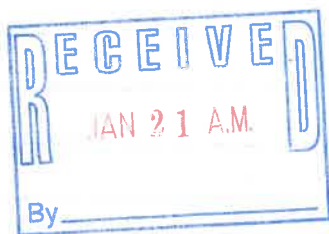
before me this 14th day of, January, 2025

Karen Walin
Notary Public



- Approval Standards for map amendments:
- a. The proposed amendment will not endanger the health, Safety, Comfort, Convenience and general welfare of the public. **(yes)**
 - b. The proposed amendments ~~with~~ is Compatible with the existing uses, Character, and Zoning of adjacent properties and public **(yes)**
 - c. The proposed amendment provides a relative gain to the public **(yes)**
 - d. The proposed amendment addresses the Community need for a specific use **(yes)**
 - e. The proposed amendment corrects an error, adds clarification, or reflects a change in policy. **(yes)**
 - f. The proposed amendment is consistent with the intent of Comprehensive plan, this title, and the other land use policies of the village **(yes)**

Kenzalo Cervantes





STAFF REPORT

HEARING DATE: March 4, 2025
CASE #: 2025 – 03
PROPERTY: 224 Marshall Rd
PROPERTY OWNER: Cyrille Llanes and Gonzalo Cervantes
APPLICANT: Same as above
SITE SIZE: .31 acres
BUILDING SIZE: ~1,300 sq ft
PIN NUMBER: 03-14-102-103
ZONING: R-3 Single Unit Dwelling District
REQUEST: Preliminary and Final Plat of Subdivision
Municipal Code 11 – 3
Variation, Minimum Corner Side Setback
Municipal Code Section 10 – 6 – 12 – 1
Variation, Maximum Driveway Width
Municipal Code Section 10 – 8 – 8 – 1
Variation, Driveway Visibility
Municipal Code Section 10 – 8 – 8D

PUBLIC NOTICE:

1. A Legal Notice was published in the Bensenville Independent on Thursday, February 13, 2025. A Certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours.
2. Village personnel posted 1 Notice of Public Hearing sign on the property, visible from the public way on Tuesday, February 11, 2025.
3. On Tuesday, February 11, 2025, Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 300 feet of the property in question. An Affidavit of Mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours.

SUMMARY:

The Petitioners, Cyrille Llanes and Gonzalo Cervantes, are seeking approval of a Plat of Subdivision and variations in order to subdivide one parcel into two lots. The variations requested are to allow for the existing home and associated structures to remain on one of the new parcels, as the existing structures will not comply with code requirements after the subdivision. The setback variation is requested to allow the existing structure to remain in its current state. The driveway variations are to allow the driveway and home to remain in their current state. The petitioner has expressed interest in selling the new vacant lot after the execution of the plat of subdivision.

SURROUNDING LAND USES:

	Zoning	Land Use	Comprehensive Plan	Jurisdiction
Site	R-3	Residential	Single Family Residential	Village of Bensenville
North	R-3	Residential	Single Family Residential	Village of Bensenville
South	R-3	Residential	Single Family Residential	Village of Bensenville
East	R-3	Residential	Single Family Residential	Village of Bensenville
West	R-3	Residential	Single Family Residential	Village of Bensenville

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

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

Finance:

- 1) Account is past due on January 2025 bill, no liens.

Police:

- 1) No comments.

Engineering and Public Works:

- 1) No comments.

Community & Economic Development:

Economic Development:

- 1) No comments.

Fire Safety:

- 1) No comments.

Building:

- 1) Keep in mind the required fire separation distance that must be kept between structures if they build on the empty lot.

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 approval of a preliminary and final plat of subdivision to subdivide one existing lot into two adjacent parcels. The existing home lies on the northern portion of the existing property and will be contained within one of the newly proposed parcels.
- 4) Per Village Code Section 10-6-12-1 R-3 District Requirements: Minimum lot area is 6,000 SF, Minimum Lot width is 50', and maximum impervious coverage is 50%.

- a. The proposed subdivision will meet all of the requirements listed above for both of the new lots.
- 5) The proposed northern parcel would be 50.00' x 133.00' and the southern parcel would be 50.00' x 133.00'.
- 6) The surrounding lots all fall within the Village of Bensenville and are zoned R-3 Single-Unit Residential.
- 7) Variances would be needed for the proposed northern parcel, with the existing structures. They are:
 - a. Minimum Corner Side Setback (*Municipal Code Section 10 – 6 – 12 – 1*)
 - i. The minimum corner side setback in an R-3 District is 6 feet. The existing house is 5.97 feet from the property line.
 - b. Garage Location (*Municipal Code Section 10 – 7 – 4C – 9a – 1*)
 - i. Detached garages are allowed in the rear yard only. The existing garage is in the interior side yard.
 - c. Maximum Driveway Width (*Municipal Code Section 10 – 8 – 8 – 1*)
 - i. The existing driveway has a width larger than the current standard of 10 feet.
 - d. Driveway Visibility (*Municipal Code Section 10 – 8 – 8D*)
 - i. The existing house falls within the 10' x 10' sight vision triangle.

Applicant Response:

APPROVAL STANDARDS FOR ZONING MAP AMENDMENTS

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

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

2. **Neighborhood Character:** The proposed amendment is compatible with the existing uses, character, and zoning of adjacent properties and other property within the immediate vicinity of the proposed amendment.
3. **Applicant's Response: Yes, the proposed amendment is compatible with the existing uses, character, and zoning of adjacent properties and other property within the immediate vicinity of the proposed amendment.**

3. **Relative Gain:** The proposed amendment provides a relative gain to the public, as compared to any hardship imposed upon an individual property owner.

Applicant's Response: Yes, the proposed amendment provides a relative gain to the public, as compared to any hardship imposed upon an individual property owner.

4. **Community Need:** The proposed amendment addresses the community need for a specific use.

Applicant's Response: Yes, the proposed amendment addresses the community need for a specific use.

5. **Reflects Change:** The proposed amendment corrects an error, adds clarification, or reflects a change in policy.

Applicant's Response: Yes, the proposed amendment corrects an error, adds clarification, or reflects a change in policy.

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

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

Approval Standards for Zoning Map Amendments	Meets Standard	
	<i>Yes</i>	<i>No</i>
1. Public Welfare	X	
2. Neighborhood Character	X	
3. Relative Gain	X	
4. Community Need	X	
5. Reflects Change	X	
6. Consistent with Title and Plan	X	

RECOMMENDATIONS:

1. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Preliminary and Final Plat of Subdivision with the following conditions:
 - a. All accounts must be paid and brought into compliance.

Respectfully Submitted,
Department of Community & Economic Development

TYPE:Public Hearing**SUBMITTED BY:**K. Quinn**DEPARTMENT:**CED**DATE:**03.04.25**DESCRIPTION:**

CDC Case 2025-06: Consideration of a Special Use Permits (Motor Vehicle Repair and/or Service and Outdoor Storage Area) at 1025 Industrial Dr

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**☐*Financially Sound Village**Quality Customer Oriented Services**Safe and Beautiful Village*☐*Enrich the lives of Residents*

X

*Major Business/Corporate Center**Vibrant Major Corridors***REQUEST:**

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

Special Use Permit, Outdoor Storage Area, Municipal Code 10 - 7 - 2 - 1

SUMMARY:

1. The Petitioner, TCR Americas LLC, is seeking approval of two Special Use Permits, for Motor Vehicle Repair and/or Service and Outdoor Storage Area.
2. They would only be performing minor maintenance on motor vehicles owned by Gate Gourmet.
3. All engine work is outsourced to a third-party and not done on site.
4. The 18,000 square foot outdoor storage area (45% of the site) is located in the rear and interior side yards of the property.
5. The site is 1.23 acres, and they would be the only tenants on the property.
6. 1025 Industrial Drive falls within an I-2 General Industrial District.

RECOMMENDATION:

1. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Special Use Permit with the following conditions:
 - a. The Special Use Permit be granted solely to TCR Americas 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. The outdoor storage area must be screened in accordance with Village standards.
 - c. The outdoor storage area must be striped in accordance with Village standards.
 - d. Outdoor storage must be maintained in an orderly manner. No outdoor storage of tires permitted.
 - e. A triple catch basin must be installed.
 - f. No major engine, body work, or spray painting will be permitted.
 - g. All maintenance must be done inside of the maintenance bay.

ATTACHMENTS:

Description

Upload Date

Type

Cover Page**2/19/2025****Cover Memo****Aerial & Zoning****2/19/2025****Backup Material**

Legal Notice	2/19/2025	Backup Material
Application w Approval Standards	2/19/2025	Backup Material
Site Plan	2/19/2025	Backup Material
Plat of Survey	2/19/2025	Backup Material
Additional Materials	2/19/2025	Backup Material
Staff Report	2/26/2025	Executive Summary



BENSENVILLE

GATEWAY TO OPPORTUNITY

Community Development Commission
Public Hearing 03.04.25

CDC Case #2025 – 06

TCR Americas LLC
1025 Industrial Dr

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

Special Use Permit, Outdoor Storage Area
Municipal Code Section 10 – 7 – 2 – 1

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, March 4, 2025, at 6:30 P.M, at which a Public Hearing will be held to review case No. 2025 – 06 to consider a request for:

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

Special Use Permit, Outdoor Storage Area
Municipal Code 10 – 7 – 2 – 1

At 1025 Industrial Drive 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:

THE EAST 125.00 FEET OF LOT 15, AND THE WEST 50.00 FEET OF LOT 16 IN O'HARE WEST INDUSTRIAL PLAZA, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 11, AND THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 26, 1971, AS DOCUMENT R71-16332 AND CERTIFICATE OF CORRECTION RECORDED FEBRAURY 21, 1973 AS DOCUMENT R73-9686, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 1025 Industrial Drive.

Jeff & Keri Hubert of 703 S I Oka Ave, Mount Prospect, Illinois 60056 are the owners of the subject property and TCR Americas LLC of 11465 Melrose Ave, Franklin Park, IL 60131 is the applicant for the subject property.

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

Applicant's application and supporting documentation may be examined by any interested parties in the office of the Community and Economic Development Department, Monday through Friday, in the Village Hall, 12 South Center Street, Bensenville, IL 60106. All interested parties may attend the Public Hearing and be heard. A link for electronic viewing will be posted on the Village website at least 48 hours prior to the meeting date. 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 March 4, 2025 until 5:00 PM.

Office of the Village Clerk
Village of Bensenville

**TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT
FEBRUARY 13, 2024**

For Office Use Only

Date of Submission: 2/5/25 MUNIS Account #: 14633 CDC Case #: 2025-06

COMMUNITY DEVELOPMENT COMMISSION APPLICATION

Address: 1025 INDUSTRIAL DR.

Property Index Number(s) (PIN): 03-11-100-010

A. PROPERTY OWNER:

Name: JEFF HUBERT

Corporation (if applicable)

703 S. I-OKA

Street

MY. PROSPECT

IL

60056

City

State

Zip Code

JEFF HUBERT

630-675-3512

JEFFH.REDBIRD@GMAIL

Contact Person

Telephone Number

Email Address

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

B. APPLICANT:

☐ Check box if same as owner

TCR AMERICAS LLC

Name

Corporation (if applicable)

11465 MELROSE AVE.

Street

FRANKLIN PARK

IL

60131

City

State

Zip Code

SHERIF MANSOUR

734-575-2028

SHERIF.MANSOUR@TCR-GROUP.COM

Contact Person

Telephone Number

Email Address

B. ACTION REQUESTED (Check applicable):

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

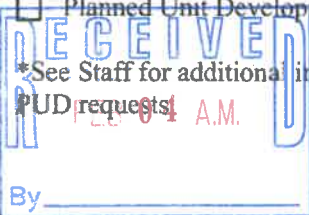
*See Staff for additional information on

PUD requests

SUBMITTAL REQUIREMENTS:

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

**Item located within this application packet.



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

TCR provides maintenance provisions on leased assets and customer owned asset for Gate Gourmet
and GSE equipment.

C. PROJECT DATA:

1. General description of the site: SINGLE COMMERCIAL BLDG
2. Acreage of the site: 40,000 S.F. Building Size (if applicable): 20,000 S.F.
3. Is this property within the Village limits? (Check applicable below)
☒ Yes
☐ No, requesting annexation
☐ No, it is under review by another governmental agency and requires review due to 1.5 mile jurisdiction requirements.
4. List any controlling agreements (annexation agreements, Village Ordinances, site plans, etc.)

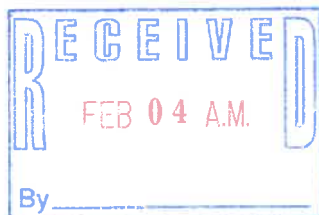
NONE

5. Character of the site and surrounding area:

	Zoning	Existing Land Use	Jurisdiction
Site:	<u>COMMERCIAL</u>	<u>COMMERCIAL</u>	<u>3 ESENILLE</u>
North:	<u> </u>	<u> </u>	<u> </u>
South:	<u> </u>	<u> </u>	<u> </u>
East:	<u> </u>	<u> </u>	<u> </u>
West:	<u> </u>	<u> </u>	<u> </u>

D. APPROVAL STANDARDS:

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



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

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

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

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



Petitioner/Applicant

2/5/2025

Date

STATE OF ILLINOIS

)

)SS.

COUNTY OF DUPAGE AND COOK

)

AFFIDAVIT OF OWNERSHIP

I JEFF HUBERT the undersigned Affiant, being first duly sworn, on oath states:

1. That Affiant has personal knowledge of the representations and statements made herein, and has examined all necessary documents, records of ownership and such other information as is required to confirm the statements and representations herein;
2. That the owner(s) and contract purchaser(s), if any, as set forth on the Petition attached hereto is (are) the owner(s) of record and contract purchasers of said property;
3. That all consents to the attached Petition required of lenders or of others holding an interest in the property have been obtained;
4. This Affidavit of Ownership is given to induce the Village of Bensenville, without further inquiry as to ownership or purchase interest, to rely on said statements and representations and to process and set for Public Hearing the Petition as attached hereto; and,
5. Affiant is aware of and has been advised that any false statement set forth in this Affidavit of Ownership may subject Affiant to criminal sanctions for perjury, punishable as provided by the statutes of the State of Illinois in relation to the crime of perjury.

IN WITNESS WHEREOF, the undersigned has executed this Affidavit of Ownership this

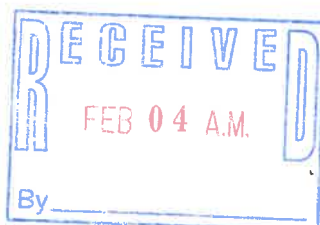
11 day of FEB 2025

Signature

SUBSCRIBED and SWORN to

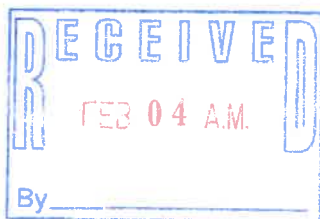
before me this 4th day of February 2025

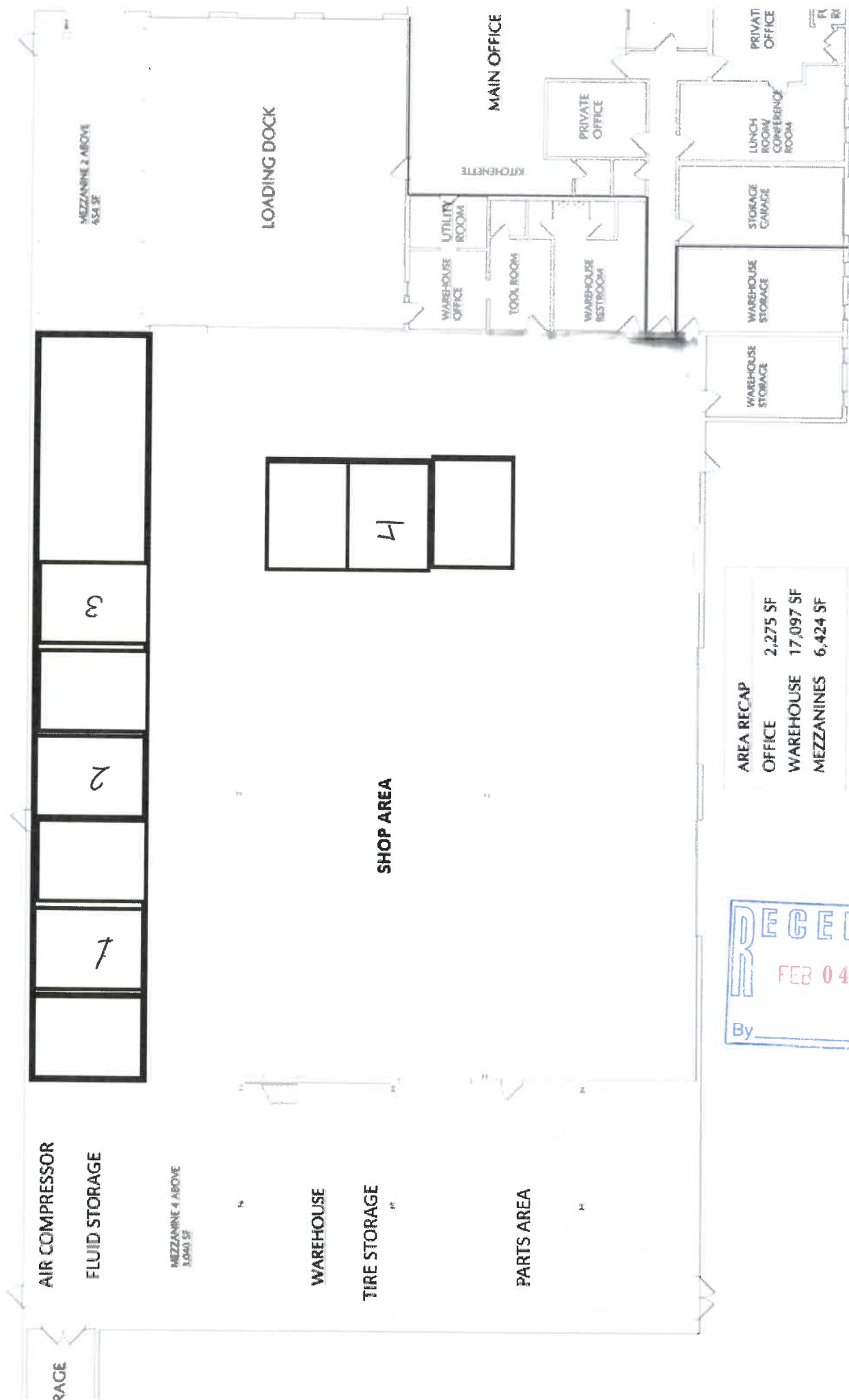
Catherine L Fulgham
Notary Public



☒ Approval Standards for Special Uses

1. The proposed special use will not endanger the health, safety, comfort, convenience and general welfare of the public. yes
2. The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use. yes
3. 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. yes
4. 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. yes
5. The proposed special use is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village. yes





AIR COMPRESSOR
FLUID STORAGE

MEZZANINE 4 ABOVE
3,040 SF

WAREHOUSE

TIRE STORAGE

PARTS AREA

AREA RECAP
OFFICE 2,275 SF
WAREHOUSE 17,097 SF
MEZZANINES 6,424 SF

RECEIVED
FEB 04 A.M.
By _____

1025 INDUSTRIAL DRIVE
1025 INDUSTRIAL DRIVE
BENSENVILLE, IL



LEGEND

(R) = RECORD (N) = NORTH (NW) = NORTHWESTERLY
 (M) = MEASURED (S) = SOUTH (NE) = NORTHEASTERLY
 (D) = DEED (E) = EAST (SW) = SOUTHWESTERLY
 (C) = CALCULATED (W) = WEST (SE) = SOUTHEASTERLY
 (L) = ARC LENGTH (RAD) = RADIUS
 (CH) = CHORD (A) = ASSUMED
 (F.I.P.) = FOUND IRON PIPE (B.L.) = BUILDING SETBACK
 (F.I.R.) = FOUND IRON ROD (CL) = CENTERLINE
 (R.O.W.) = RIGHT OF WAY (S.I.P.) = SET IRON PIPE

— = FENCE
 — = EASEMENT LINE
 — = SETBACK LINE

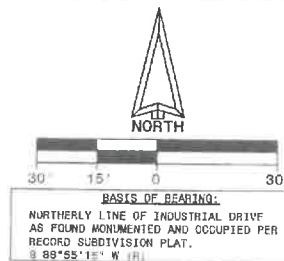
P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
 P.U.E. = PUBLIC UTILITY EASEMENT
 V.E. = VILLAGE EASEMENT P.O.B. = POINT OF BEGINNING
 D.E. = DRAINAGE EASEMENT P.O.C. = POINT OF COMMENCEMENT

AREA OF SURVEY:
 CONTAINING 52,500 SQ. FT., 1.21 ACRES MORE OR LESS

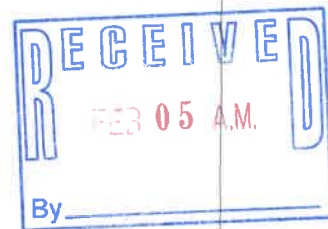
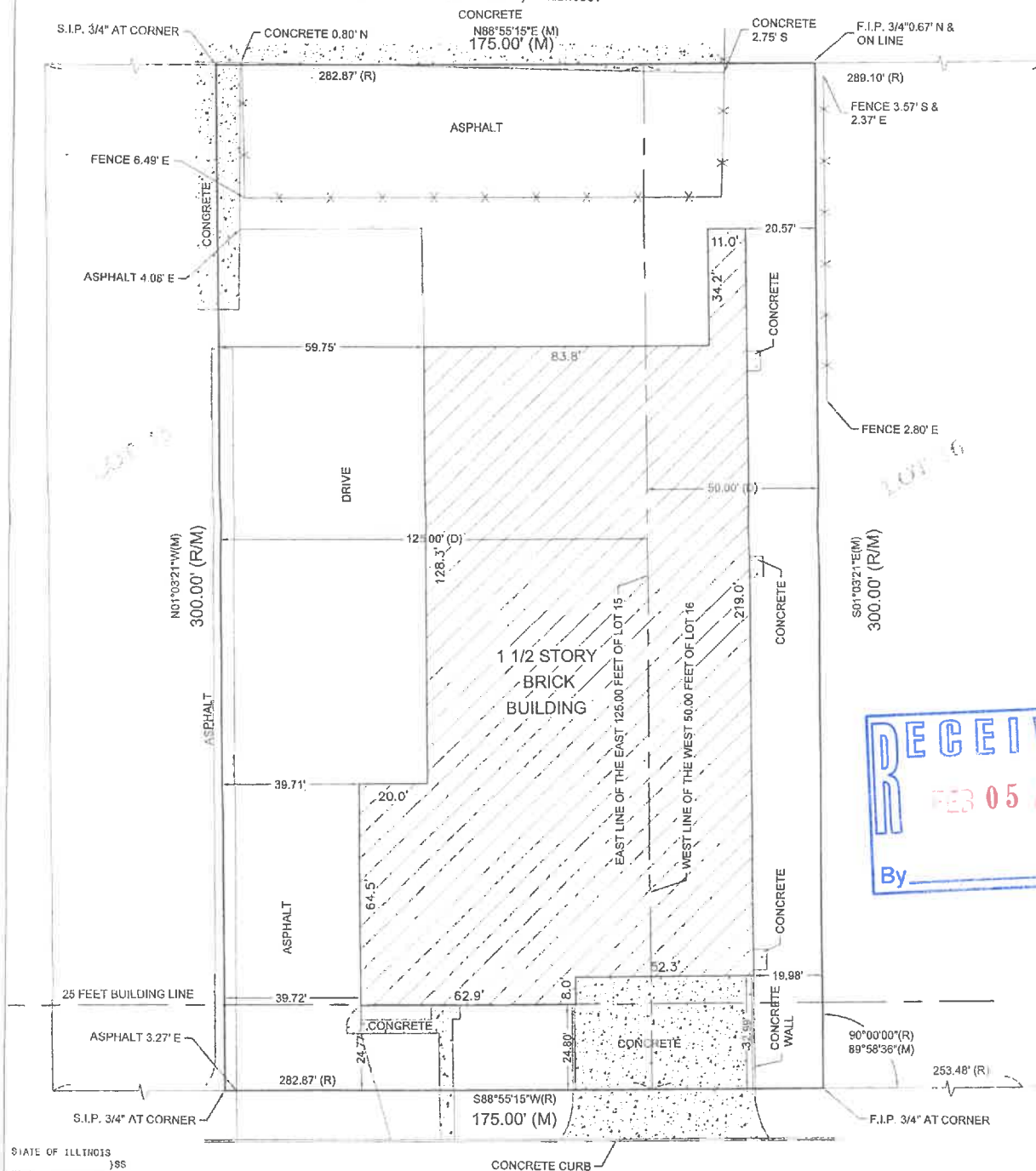
MORRIS ENGINEERING, INC.

5109 S. LINCOLN SUITE 100 Lisle, ILLINOIS 60532
 PHONE: (630) 271-0770 EMAIL: SURVEY@ECIVIL.COM

PLAT OF SURVEY



THE EAST 125.00 FEET OF LOT 15, AND THE WEST 50.00 FEET OF LOT 16 IN O'HARE WEST INDUSTRIAL PLAZA, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 11, AND THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 26, 1971, AS DOCUMENT R71-16332 AND CERTIFICATE OF CORRECTION RECORDED FEBRUARY 21, 1973 AS DOCUMENT R73-9686, IN DUPAGE COUNTY, ILLINOIS.



STATE OF ILLINOIS
 COUNTY OF DUPAGE

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 20TH DAY OF SEPTEMBER, A.D., 2006, AT Lisle, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3400
 LICENSE EXPIRATION DATE NOVEMBER 30, 2006
 ILLINOIS BUSINESS REGISTRATION NO. 184-001245

ADDRESS COMMONLY KNOWN AS 1025 INDUSTRIAL DRIVE
 BENSENVILLE, ILLINOIS

CLIENT DENNIS M. NOLAN ATAL

JOB NO. 06-09-0031

FIELDWORK DATE/CREW CHIEF 09/19/06 (AT/MX)

DRAWN BY: NG REVISED



TCR AMERICAS – Business Plan

Submitted for Bensenville, IL Board Review

2/4/2025

1025 Industrial Dr.

To Whom it May Concern;

TCR Americas is in the process of negotiating a lease proposal at 1025 Industrial Dr. Bensenville, IL. The 19,500 SF industrial facility will help TCR maintain their current relationship with Gate Gourmet and expand to additional customers at O'Hare.

TCR provides maintenance provisions on leased assets and customer owned assets, including;

- Cars / Vans
- Catering Trucks
- Ground Support Equipment

The daily operations / tasks include;

- Preventative Maintenance (PM) – Oil Changes and greasing
- Ad hoc repairs
- Welding
- Brush Painting

The current facility at 1025 Industrial Dr. Bensenville, IL. is a great fit for TCR's operations given the current infrastructure, layout and location. TCR will plan to make some minor renovations including updating and expanding a small portion of the office, upgrade warehouse lighting and secure the parking lot.

If you need any additional information, please don't hesitate to reach out to us.

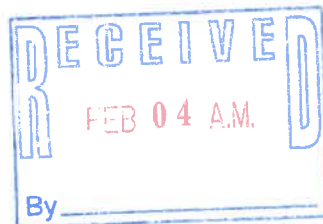
Best,

Sherif Mansour

ORD – Manager

+1 (734) 575-2028

sherif.mansour@tcr-group.com





By _____



RECEIVED
BY 11:04 AM



RECEIVED
FEB 04 AM
By _____



STAFF REPORT

HEARING DATE: March 4, 2025
CASE #: 2025 – 06
PROPERTY: 1025 Industrial Dr
PROPERTY OWNER: Jeff & Keri Hubert
APPLICANT: TCR Americas LLC
SITE SIZE: 40,000 SF
BUILDING SIZE: 20,000 SF
PIN NUMBER: 03-11-100-010
ZONING: I-2 General Industrial
REQUEST: Special Use Permit, Motor Vehicle Repair and/or Service
Municipal Code 10 – 7 – 2 – 1
Special Use Permit, Outdoor Storage Area
Municipal Code 10 – 7 – 2 – 1

PUBLIC NOTICE:

1. A Legal Notice was published in the Bensenville Independent on Thursday, February 13, 2025. A Certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours.
2. Village personnel posted 1 Notice of Public Hearing sign on the property, visible from the public way on Tuesday, February 11, 2025.
3. On Tuesday, February 11, 2025, Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 300 feet of the property in question. An Affidavit of Mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours.

SUMMARY:

The Petitioner, TCR Americas LLC, is seeking approval of two Special Use Permits, for Motor Vehicle Repair and/or Service and Outdoor Storage Area. They would only be performing minor maintenance on motor vehicles owned by Gate Gourmet. All engine work is outsourced to a third-party and not done on site. The 18,000 square foot outdoor storage area (45% of the site) is located in the rear and interior side yards of the property. The site is 1.23 acres, and they would be the only tenants on the property. 1025 Industrial Drive falls within an I-2 General Industrial District.

SURROUNDING LAND USES:

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

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

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

Finance:

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

Police:

- 1) No comments.

Engineering and Public Works:

- 1) Any upgrades to the property should include an oil/water separator if one is not already on site.

Community & Economic Development:Economic Development:

- 1) No comments.

Fire Safety:

- 1) The current shop area was set up for storage of fencing material. Will there be any remodeling?
- 2) With any remodel, there must be a VS Density study for the sprinkler system.
- 3) Fire alarm system may also have to be upgraded.
- 4) What does brush painting mean?
- 5) Triple catch basin required for sanitary sewer.
- 6) How many tires will be stored inside the facility?

Building:

- 1) No comments.

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 1025 Industrial Drive.
- 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) The applicant is seeking a special use permit to allow outdoor storage as a primary use at 1025 Industrial Drive.
 - a. The proposed outdoor storage area at this property would be roughly 45 percent of the gross lot area.
- 6) 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.
 - i. The outdoor storage area would take up 45% of the site
 - 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.
- 7) Per Municipal Code Section 10-8-11C, Off-Street Loading Facility Requirements Dimensions, loading spaces shall have a minimum width of twelve feet (12'), minimum length of sixty feet (60'), and minimum vertical clearance of fourteen feet (14').
 - a. If a truck is to be stored in the proposed outdoor storage area, the area must be properly striped according to these standards.
- 8) Per Municipal Code Section 10-8-11D, Off-Street Loading Facility Requirements Location, all loading spaces shall be located on the same zoning lot as the use served,

unless an alternate location has been approved by the Zoning Administrator through the site plan review process (see section 10-3-2, "Site Plan Review", of this title).

- a. Side Or Rear Yard: Loading facilities shall be located on the side and/or rear yard of the lot. A designated loading area may be located within a drive aisle with prior written approval from the Zoning Administrator.
- 9) Per Municipal Code Section 10-9-7B, Screening Requirements, the following standards apply:
- a. Location: Refuse areas shall be located in the interior side yard or rear yard. Refer to subsections 10-7-3W, "Outdoor Storage Area", and 10-7-4C13, "Mechanical Equipment", of this title for location requirements for outdoor storage and ground-mounted mechanical equipment standards.
 - b. Opaque Fence Or Wall: The refuse area or outdoor storage area shall be completely screened by an opaque masonry wall or fence on three (3) sides, and an opaque gate on the fourth side. The wall of a principal structure may serve as a screening wall.
 - i. Height: The fence or wall shall not exceed eight feet (8') in height.
 - ii. Complementary Design: Screening elements should complement the architectural style of the primary building on-site and use building materials similar to those used for the primary building.
 - iii. Gate: The enclosure of the refuse area or outdoor storage area shall be gated, and remain locked except during times of refuse deposit or collection.
 - c. Landscape Elements: Landscape shrubs or native grasses may be installed on three (3) sides of the area, with plantings located between the fencing and back of curb, and screening the full length of each side. Installed shrubs shall form a continuous hedge comprised of individual small shrubs of an appropriate species that are adaptable to being grown as a hedge, with a minimum width of twenty four inches (24"), spaced thirty six inches (36") on center.

Applicant Response: No comments.

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.

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

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

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

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

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

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

Applicant's Response: Yes, the proposed special use will not require utilities, access roads, drainage and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.

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

Applicant's Response: Yes, 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	

RECOMMENDATIONS:

1. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Special Use Permit with the following conditions:
 - a. The Special Use Permit be granted solely to TCR Americas 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. The outdoor storage area must be screened in accordance with Village standards.
- c. The outdoor storage area must be striped in accordance with Village standards.
- d. Outdoor storage must be maintained in an orderly manner. No outdoor storage of tires permitted.
- e. A triple catch basin must be installed.
- f. No major engine, body work, or spray painting will be permitted.
- g. All maintenance must be done inside of the maintenance bay.

Respectfully Submitted,
Department of Community & Economic Development

TYPE:Presentation**SUBMITTED BY:**K. Quinn**DEPARTMENT:**CED**DATE:**03.04.25**DESCRIPTION:**CDC Case 2025-04: Consideration of the 2025 Zoning Map**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:****SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**

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

REQUEST:

State law requires the Village to pass an official zoning map by March 31st of each year.

SUMMARY:

The only change from last year was updating 1100 N IL Rt 83 from I-2 to C-2.

RECOMMENDATION:

Approval of the 2025 Zoning Map

ATTACHMENTS:

Description	Upload Date	Type
Zoning Map	2/19/2025	Executive Summary



Village of Bensenville

2025 Zoning Map

