

COMMUNITY DEVELOPMENT COMMISSION

Village of Bensenville

VILLAGE HALL

August 5, 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

July 1, 2025 Community Development Commission Minutes

VI. Action Items:

1. CDC Case 2025-15: Consideration of a Special Use Permit, Motor Vehicle Repair and/or Service at 600 Devon
2. CDC 2025-16: Consideration of Variations Concerning Mechanical Equipment in the Front Yard at 1050 IL Rt 83
3. CDC Case 2025-17: Consideration of a Variation, Electronic Message Sign Location at 1280 N IL Rt 83
4. CDC Case 2025-18: Consideration of a Special Use Permit, Professional Office at 611 N IL Rt 83
5. CDC Case 2025-19: Consideration of a Variation, Fence in the Front Yard at 185 May Street

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:**August 5, 2025**DESCRIPTION:**July 1, 2025 Community Development Commission Minutes

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

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

Description

DRAFT_250701_CDC

Upload Date

7/24/2025

Type

Cover Memo

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

July 1, 2025

MOTION: Commissioner Marcotte 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:
Ciula, Chambers, Marcotte, Ortiz, Rott, Wasowicz
Absent: None
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 May 6, 2025 were presented.

Motion: Commissioner Chambers 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, 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 2025-12
Petitioner: Village of Bensenville
Location: Village of Bensenville
Request: Text Amendments, Municipal Code Section Title 10 (Zoning Ordinance), Chapter 7 (Uses)
Municipal Code Section 10 – 3 – 6

Motion: Commissioner Wasowicz made a motion to open CDC Case No. 2025-12. Commissioner Marcotte seconded the motion.

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

Absent: None

A quorum was present.

Chairman Pro-Tem Rott opened CDC Case No. 2025-12 at 6:35 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 12, 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 the Village of Bensenville is seeking the text amendments described herein to refine and clarify the Zoning Ordinance. Mr. Quinn stated in late 2018, the Village underwent a complete overhaul of its current Zoning Ordinance, which had been adopted in 1999. Mr. Quinn stated since the introduction of the current Ordinance, Staff has been able to identify certain shortcomings while enforcing the regulations and implementing the refurnished zoning application procedures. Mr. Quinn stated the proposed amendment is summarized as follows:

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

Commissioner Ortiz asked if parking would be free to Bensenville Residents. Mr. Quinn stated the proposed ordinance would allow for these garages on private property and would be out of the Village's control for charging.

Commissioner Chambers asked if any recent approved projects would be effected by the proposed change. Mr. Quinn stated no.

Commissioner Marcotte raised concern with the lack of parking downtown Bensenville and the lack of accessibility for handicap individuals.

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 Zoning Text Amendment consisting of:

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.

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

There were no questions from the Commission.

Motion: Commissioner Chambers made a motion to close CDC Case No. 2025-12. Commissioner Wasowicz seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Pro-Tem Rott closed CDC Case No. 2025-12 at 6:44 p.m.

Motion: Commissioner Wasowicz made a motion to approve Text Amendments, Municipal Code Section 10 (Zoning Ordinance), Chapter 7 (Uses), Municipal Code Section 10-3-6 with Staff's Recommendations. Commissioner Chambers seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Public Meeting: CDC Case Number 2025-13
Petitioner: Village of Bensenville
Location: Village of Bensenville
Request: Text Amendments, Municipal Code Section Title 10 (Zoning Ordinance), Chapter 7 (Uses)
Municipal Code Section 10 – 3 – 6

Motion: Commissioner Wasowicz made a motion to open CDC Case No. 2025-13. Commissioner Marcotte seconded the motion.

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

Absent: None

A quorum was present.

Chairman Pro-Tem Rott opened CDC Case No. 2025-13 at 6:45 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 12, 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 the Village of Bensenville is seeking the text amendments described herein to refine and clarify the Zoning Ordinance. Mr. Quinn stated in late 2018, the Village underwent a complete overhaul of its current Zoning Ordinance, which had been adopted in 1999. Mr. Quinn stated since the introduction of the current Ordinance, Staff has been able to identify certain shortcomings while enforcing the regulations and implementing the refurnished zoning application procedures. Mr. Quinn stated the proposed amendment is summarized as follows:

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

Commissioner Ortiz asked what the charge would be for a permit. Mr. Quinn stated this is a pilot program for now and the permit would be free.

Commissioner Chambers asked if there would be large events for food truck gatherings. Mr. Quinn stated he is unaware of such, but could be something Bensenville Leadership decides to do in the future.

Chairman Pro-Tem Rott asked what requirements would be needed. Mr. Quinn stated DuPage County Health Commissioner Certifications will be required upon submitting a permit.

Public Comment

Lisa Bratland – 915 John Street, Bensenville, Illinois 60106

Ms. Bratland was present and sworn in by Chairman Pro-Tem Rott. Ms. Bratland raised concern with the proposed text amendment stating this will increase to potential for rats in Bensenville. Ms. Bratland asked if other towns are allowing this. Mr. Bratland raised concern with allowing these types of events to occur after Village hours when the inspectors are off and unable to enforce.

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

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.

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

There were no questions from the Commission.

Motion: Commissioner Marcotte made a motion to close CDC Case No. 2025-13. Commissioner Wasowicz seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Pro-Tem Rott closed CDC Case No. 2025-13 at 7:02 p.m.

Motion: Commissioner Wasowicz made a motion to approve Text Amendments, Municipal Code Section 10 (Zoning Ordinance), Chapter 7 (Uses), Municipal Code Section 10-3-6 with Staff's Recommendations. Commissioner Chambers seconded the motion.

ROLL CALL: Ayes: Chambers, Ciula, Marcott, 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 Marcotte seconded the motion.

All were in favor. Motion carried.

The meeting was adjourned at 7:04 p.m.

TYPE:Public Hearing**SUBMITTED BY:**K. Quinn**DEPARTMENT:**CED**DATE:**8.05.25**DESCRIPTION:**CDC Case 2025-15: Consideration of a Special Use Permit, Motor Vehicle Repair and/or Service at 600 Devon**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:****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 | X Major Business/Corporate Center |
| <input type="checkbox"/> Safe and Beautiful Village | X Vibrant Major Corridors |

REQUEST:

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

SUMMARY:

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

RECOMMENDATION:

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.
2. Any outdoor storage shall be maintained in an orderly manner. No outdoor storage of tires shall be permitted.
3. 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.

ATTACHMENTS:

Description	Upload Date	Type
Cover Page	7/29/2025	Cover Memo
Aerial & Zoning	7/29/2025	Backup Material
Legal Noticce	7/29/2025	Backup Material
Application	7/29/2025	Backup Material
Advisory Report	7/29/2025	Executive Summary
Plan & Plat	7/29/2025	Backup Material



BENSENVILLE

GATEWAY TO OPPORTUNITY

**Community Development Commission
Public Hearing 08.05.25**

CDC Case #2025 – 16

**Hiab USA, Inc
600 Devon Ave, Unit B**

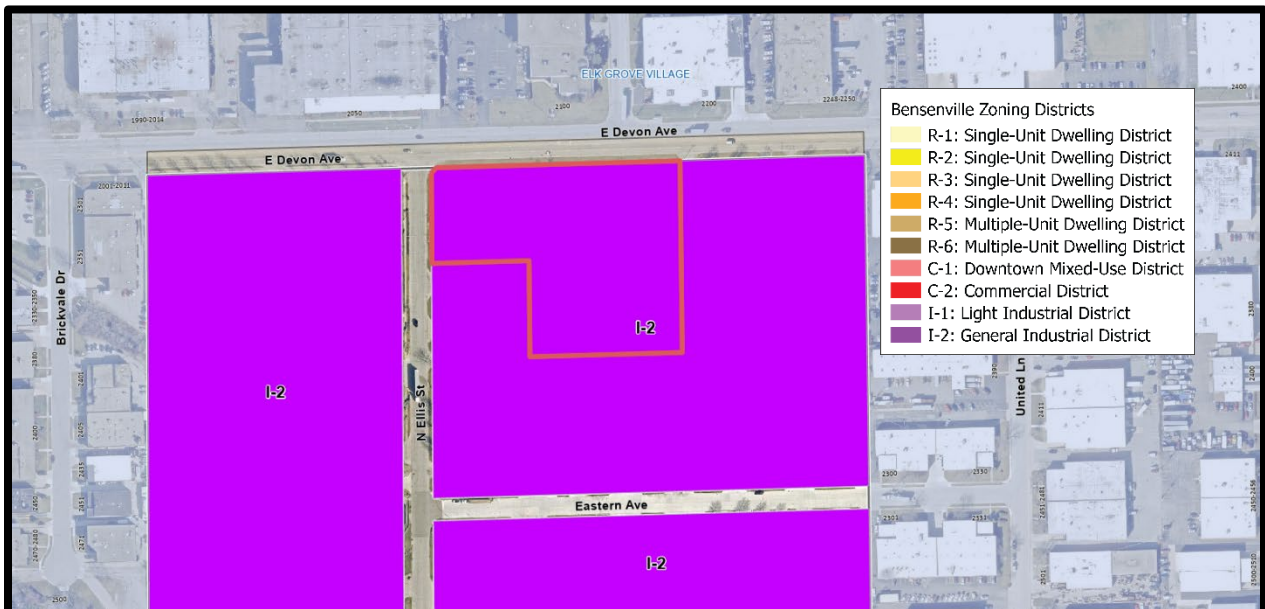
**Special Use Permit, Motor Vehicle Repair and/or Service
Municipal Code 10 – 7 – 2 – 1**

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, August 5, 2025, at 6:30 P.M, at which a Public Hearing will be held to review case No. 2025 – 15 to consider a request for:

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

At 600 Devon Avenue Unit B 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:

PARCEL 1: LOT 2 (EXCEPTING FROM SAID LOT 2 THAT PART DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF LOT 2 AFORESAID; THENCE SOUTHALONG THE WEST LINE THEREOF 11.48 FEET; THENCE NORTHEASTERLY TO A POINT ON THE NORTH LINE OF SAID LOT 2 THAT IS 10.66 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST ALONG SAID NORTH LINE 10.66 FEET TO THE PLACE OF BEGINNING) IN BELL FUELS RESUBDIVISION, BEGIN A RESUBDIVISION IN THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID BELL FUELS RESUBDIVISION RECORDED OCTOBER 29, 1997 AS DOCUMENT R97-164754, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: LOTS 1M AND 1E IN DEVON-ELLIS RESUBDIVISION NO. 1, BEING A RESUBDIVISION IN THE WEST ½ OF THE NORTHEAST ¼ AND THE ESAT ½ OF THE NORTHWEST ¼ OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12, 1989 AS DOCUMENT R89-113563, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 2 AS CREATED BY VACATION OF “EASEMENT FOR INGRESS AND EGRESS” AND DECLARATION OF EASEMENTS RECORDED JUNE 1, 1995 AS DOCUMENT R95-66368 AND CONSENT RECORDED DECEMBER 06, 2011 AS DOCUMENT R2011-148862 FOR INGRESS AND EGRESS OVER THE SOUTH 15 FEET OF LOT 1 IN BELL FUELS RESUBDIVISION RECORDED AS DOCUMENT R97-164754 AND THE NORTH 15 FEET LOTS 2, 3, 4 AND 5 IN DEVON-ELLIS RESUBDIVISION NO. 1 RECORDED AS DOCUMENT R89-113563, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 600-700 Devon, Bensenville, Illinois 60106.

Devon and Ellis LLC of 1100 Landmeier Road, Elk Grove Village, Illinois 60007 is the owner of the subject property and Hiab USA, Inc of 12233 Williams Road, Perrysburg, Ohio 43551 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. 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 August 5, 2025 until 5:00 PM.

Office of the Village Clerk
Village of Bensenville

**TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT
JULY 17, 2025**

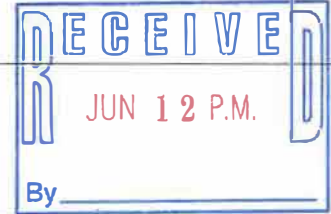
For Office Use Only

Date of Submission: 6/12/25 MUNIS Account #: 14942 CDC Case #: 2025-15

COMMUNITY DEVELOPMENT COMMISSION APPLICATION

Address: 600 Devon Avenue, Unit B, Bensenville, IL 60106

Property Index Number(s) (PIN): 03-02-103-014; 03-02-206-011; 03-02-206-012



A. PROPERTY OWNER:

Devon and Ellis LLC

Name	Corporation (if applicable)	
<u>1100 Landmeier Rd</u>		
Street		
<u>Elk Grove Village</u>	<u>IL</u>	<u>60007</u>
City	State	Zip Code
<u>Mariann Gullo</u>	<u>847-364-7000</u>	<u>info@gullo.com</u>
Contact Person	Telephone Number	Email Address

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

B. APPLICANT: ☐ Check box if same as owner

Hiab USA , Inc.

Name	Corporation (if applicable)	
<u>12233 Williams Rd</u>		
Street		
<u>Perrysburg</u>	<u>OH</u>	<u>43551</u>
City	State	Zip Code
<u>Bradley Ruth</u>	<u>773-383-9231</u>	<u>bradley.ruth@hiab.com</u>
Contact Person	Telephone Number	Email Address

B. ACTION REQUESTED (Check applicable):

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

*See Staff for additional information on PUD requests

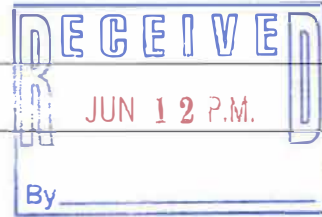
SUBMITTAL REQUIREMENTS:

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

**Item located within this application packet.

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

General Sales Office and Warehouse facility for distribution, maintenance/repair of
Hiab cranes and Moffet forklifts.



C. PROJECT DATA:

1. General description of the site: Industrial building on large land site
2. Acreage of the site: 4.25 Building Size (if applicable): 47,219
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.)
See attached Exhibits 5-16 as "Controlling Agreements"

5. Character of the site and surrounding area:

	Zoning	Existing Land Use	Jurisdiction
Site:	I-2	Industrial building	Bensenville
North:	I-2	Devon Avenue & Industrial Building	Elk Grove Village
South:	I-2	Industrial buildings	Bensenville
East:	I-2	Industrial buildings	Elk Grove Village
West:	I-2	Ellis Avenue & Industrial buildings	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.

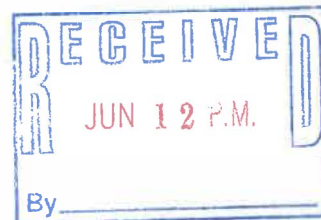
THE PETITIONER/APPLICANT AGREES THAT THEY SHALL BE LIABLE FOR PAYMENT OF FEES REFERRED TO IN APPLICABLE SECTIONS OF THE ORDINANCES OF THE VILLAGE OF BENSENVILLE, AND AS SET FORTH HEREIN.

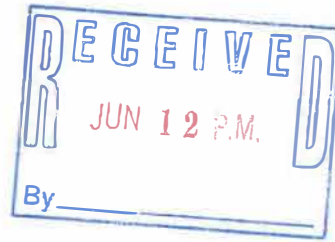

Bradley Ruth (Jun 2, 2025 14:11 CDT)

Petitioner/Applicant

Jun 2, 2025

Date





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

AFFIDAVIT OF OWNERSHIP

I MARIANNU GULLO 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

22nd day of April 2025.

Signature

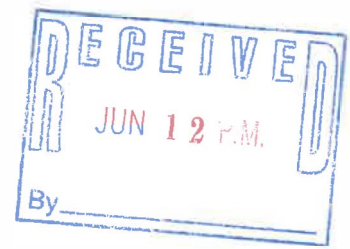
SUBSCRIBED and SWORN to

before me this 22nd day of April 2025.

Cynthia F. Aloisio
Notary Public



LEGAL DESCRIPTION



PARCEL 1: LOT 2 (EXCEPTING FROM SAID LOT 2 THAT PART DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF LOT 2 AFORESAID: THENCE SOUTH ALONG THE WEST LINE THEREOF 11.48 FEET; THENCE NORTHEASTERLY TO A POINT ON THE NORTH LINE OF SAID LOT 2 THAT IS 10.66 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST ALONG SAID NORTH LINE 10.66 FEET TO THE PLACE OF BEGINNING) IN BELL FUELS RESUBDIVISION, BEING A RESUBDIVISION IN THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID BELL FUELS RESUBDIVISION RECORDED OCTOBER 29, 1997 AS DOCUMENT R97-164754, IN DU PAGE COUNTY, ILLINOIS.

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PARCEL 3: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 2 AS CREATED BY VACATION OF "EASEMENT FOR INGRESS AND EGRESS" AND DECLARATION OF EASEMENTS RECORDED JUNE 1, 1995 AS DOCUMENT R95-66368 AND CONSENT RECORDED DECEMBER 06, 2011 AS DOCUMENT R201 1-148862 FOR INGRESS AND EGRESS OVER THE SOUTH 15 FEET OF LOT 1 IN BELL FUELS RESUBDIVISION RECORDED AS DOCUMENT R97-164754 AND THE NORTH 15 FEET OF LOTS 2, 3, 4 AND 5 IN DEVON-ELLIS RESUBDIVISION NO. 1 RECORDED AS DOCUMENT R89-113563, IN DU PAGE COUNTY, ILLINOIS.



ADVISORY REPORT

CASE #: 2025 – 15
HEARING DATE: August 5, 2025
PROPERTY: 600 Devon Avenue, Unit B
PROPERTY OWNER: Devon and Ellis LLC
APPLICANT: Hiab USA, Inc.
PIN: 03-02-103-014, 03-02-206-011,
03-02-206-012

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 Bensenville Independent on Thursday, July 17 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 Wednesday, July 12, 2025.
3. 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. 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 for Motor Vehicle Repair and/or Service. The Petitioner, Hiab USA, Inc., will repair and maintain their proprietary cranes, forklifts, and other load handling equipment at this location. The roughly 42,000 square foot warehouse space would have 5 truck bays associated with it, along with 15 spaces for overnight storage. These fall below the thresholds for an outdoor storage Special Use. The property is zoned I-2 and the future land use plan indicates Industrial. This is a new building, and the Petitioner will be the first tenant. There is one additional unit in the building.

SURROUNDING LAND USES & ZONING:

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

FINANCE:

There is no account on record for 600 Devon Avenue.

POLICE:

No comments.

ENGINEERING AND PUBLIC WORKS:

No comments.

COMMUNITY & ECONOMIC DEVELOPMENT:

ECONOMIC DEVELOPMENT:

No comments.

FIRE SAFETY:

1. How much of any one hazard (paint, petroleum products, etc.) will they be storing and using?
 - a. **About 15 cases of all aerosols at any given time will be stored in flammable lockers.**
2. Will there be spray painting? If so, they will require a separate permit.
 - a. **No.**
3. Will there be pallet racking? If so, they will require a separate permit.
 - a. **No.**
4. Is there any plan for outdoor storage?
 - a. **No.**
5. Is a triple catch basin present? Is it needed?
 - a. **The facility does have triple catch basins.**
6. What is the plan for gasoline and fuel dispensing? Are there plans to install their own fuel pumps? If so, a separate permit will be required via the State Fire Marshall's office.
 - a. **We do not dispense or store any type of fuel.**

BUILDING:

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 600 Devon.
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. Several variations were granted for this property in O#23-2023, including:
 - a. Minimum Interior Side Setback
 - b. Outdoor Storage Area Height
 - c. Outdoor Storage Area Screening Requirements
 - d. Maximum Off-Street Parking Requirements
 - e. Maximum Off-Street Parking Dimensions
 - f. Driveway Quantity
 - g. Maximum Driveway Width
 - h. Driveway Apron Width
 - i. Tree Preservation Replacement Rate
6. One variation was denied for this property in O#23-2023: Variation for Outdoor Storage Location.
7. 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.

SUPPORTS THE FOLLOWING VILLAGE GOALS:

<input type="checkbox"/>	Financially sound Village	<input type="checkbox"/>	Enrich the lives of residents
<input type="checkbox"/>	Quality customer-oriented services	X	Major business/corporate center
<input type="checkbox"/>	Safe and beautiful Village	X	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:

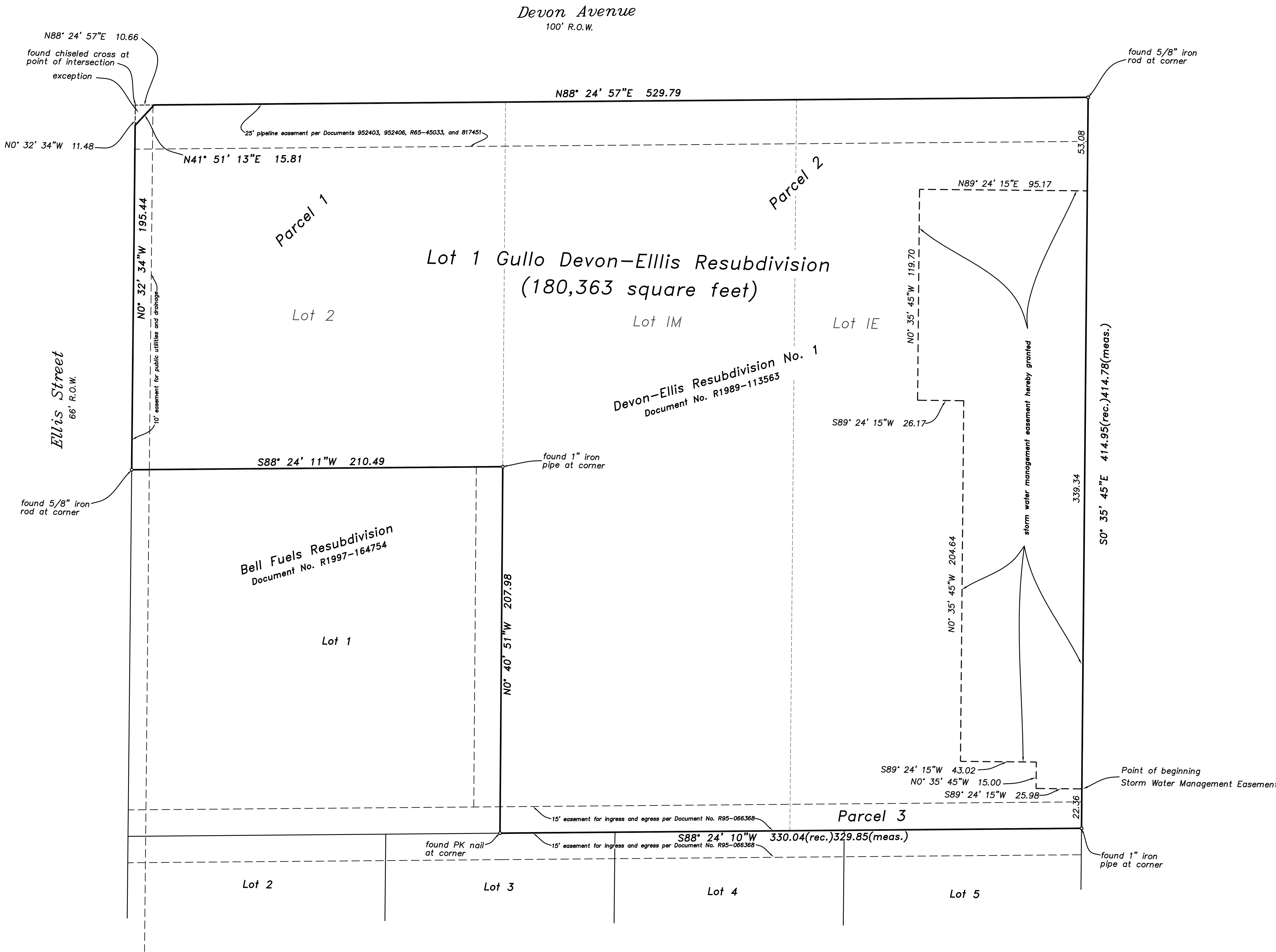
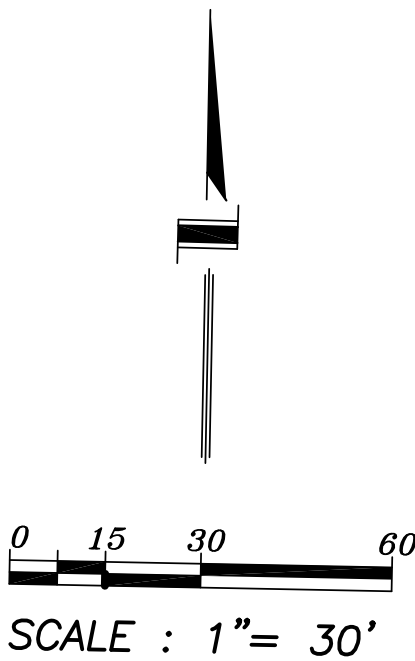
Staff recommends Approval of the Findings of Fact and, therefore, approval of the Special Use Permit with the following conditions:

- 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.

Respectfully Submitted,
Department of Community & Economic Development

GULLO DEVON-ELLIS RESUBDIVISION
of

BEING A RESUBDIVISION IN THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2,
TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



SURVEYOR CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

I, David Bycroft, an Illinois Professional Land Surveyor, do hereby certify that I
have surveyed the following described property for the purpose of re-subdividing it
into one lot as shown hereon:

PARCEL 1: LOT 2 (EXCEPTING FROM SAID LOT 2 THAT PART DESCRIBED AS
BEGINNING AT THE NORTHWEST CORNER OF LOT 2 AFORESAID, THENCE SOUTH
ALONG THE WEST LINE THEREOF 11.48 FEET, THENCE NORTHEASTERLY TO A
POINT ON THE NORTH LINE OF SAID LOT 2 THAT IS 10.66 FEET EAST OF THE
POINT OF BEGINNING, THENCE WEST ALONG SAID NORTH LINE 10.66 FEET TO THE
PLACE OF BEGINNING) IN BELL FUELS RESUBDIVISION, BEING A RESUBDIVISION IN
THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE
11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID
BELL FUELS RESUBDIVISION RECORDED OCTOBER 29, 1997 AS DOCUMENT
R97-164754, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: LOTS 1M AND 1E IN DEVON-ELLIS RESUBDIVISION NO. 1, BEING A
RESUBDIVISION IN THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE
NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE
THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED
SEPTEMBER 12, 1989 AS DOCUMENT R89-113563, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 2 AS
CREATED BY VACATION OF "EASEMENT FOR INGRESS AND EGRESS" AND
DECLARATION OF EASEMENTS RECORDED JUNE 1, 1995 AS DOCUMENT R95-66368
AND CONSENT RECORDED DECEMBER 06, 2011 AS DOCUMENT R2011-148862 FOR
INGRESS AND EGRESS OVER THE SOUTH 15 FEET OF LOT 1 IN BELL FUELS
RESUBDIVISION RECORDED AS DOCUMENT R97-164754 AND THE NORTH 15 FEET
LOTS 2, 3, 4 AND 5 IN DEVON-ELLIS RESUBDIVISION NO. 1 RECORDED AS
DOCUMENT R89-113563, IN DUPAGE COUNTY, ILLINOIS.

P.L.N. (LOT 2)03-02-103-014-0000, (LOT 1M)3-02-206-011-0000, (LOT 1E)
3-02-206-012-0000

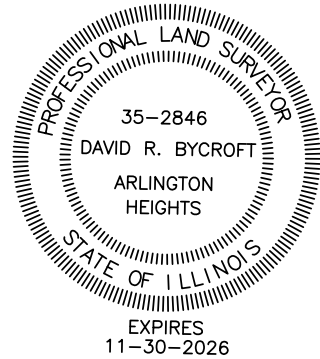
Further, I hereby certify that the subject property is situated in Zone X, which is an
area determined to be outside the 0.2% annual chance floodplain per Map No. 17043C0077J,
revised August 1, 2019.

Further, I hereby certify that the subject property is within the Village of Bensenville.

Further, I hereby authorize the Village of Bensenville to record this plat.

dated at Arlington Heights, Illinois, this ____ day of _____, 2025

by _____
as Illinois Professional Land Surveyor No. 2846



STORM WATER MANAGEMENT EASEMENT AREA LEGAL DESCRIPTION

THAT PART OF LOT 1 IN GULLO DEVON-ELLIS RESUBDIVISION DESCRIBED AS
FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE
EAST LINE OF SAID LOT 1, N0°35'45"W, A DISTANCE OF 22.36 FEET TO THE
POINT OF BEGINNING OF THE STORM WATER EASEMENT AREA; THENCE
S89°24'15"W, A DISTANCE OF 25.98 FEET; THENCE N0°35'45"W, A DISTANCE OF
15.00 FEET; THENCE S89°24'15"W, A DISTANCE OF 43.02 FEET; THENCE
N0°35'45"W, A DISTANCE OF 204.64 FEET; THENCE S89°24'15"W, A DISTANCE OF
26.17 FEET; THENCE N0°35'45"W, A DISTANCE OF 119.70 FEET; THENCE
N89°24'15"E, A DISTANCE OF 95.17 FEET, TO THE SAID EAST LINE OF LOT 1;
THENCE ALONG THE SAID EAST OF LOT 1, S0°35'45"E, A DISTANCE OF 339.34
FEET, TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 25,900 SQUARE FEET

Submitted by and return Plat to:
Village of Bensenville
12 South Center Street
Bensenville, Illinois 60106

REVISED MAY 10, 2024 PER VILLAGE COMMENTS
REVISED FEBRUARY 19, 2025 PER CLIENT COMMENTS

GULLO DEVON—ELLIS RESUBDIVISION

OWNERS CERTIFICATE

State of Illinois }
County of Cook } ss.

This is to certify that Devon and Ellis LLC is the owner of the property described hereon and that they have caused the said property to be surveyed and subdivided as shown hereon, for the uses and purposes therein set forth, and does hereby acknowledge and adopt the same under the title hereon indicated.

Dated this _____ day of _____, A.D., 2025

by: _____
Mariann Gullo, Manager

NOTARY CERTIFICATE

State of Illinois }
County of Cook } ss.

I, _____, a notary public in and for said county in the state aforesaid, do hereby certify that Mariann Gullo, is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such owner, appeared before me this day in person and acknowledged she signed and delivered said instrument of her own free and voluntary act and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, A.D., 2025

Notary Public
My commission expires on _____

VILLAGE CLERK

State of Illinois }
County of DuPage } ss.

I, _____, Village Clerk of the Village of Bensenville, Illinois, hereby certify that the annexed plat was presented to and by resolution duly approved by the Board of Trustees of said Village at its meeting held on _____, 20____ and that the financial guarantee has been posted for completion of the improvement required by the regulations of said Village. In witness whereof, I have hereunto set my hand and seal of the Village of Bensenville, Illinois, this _____ day of _____, 20____.

Village Clerk

VILLAGE TREASURER

State of Illinois }
County of DuPage } ss.

I, _____, Village Treasurer of the Village of Bensenville, Illinois, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have been apportioned against the tract of land included in the plat. Dated at Bensenville, DuPage/Cook Counties, Illinois, this _____ day of _____, 20____.

Village Treasurer

SURFACE WATER DRAINAGE CERTIFICATE

State of Illinois }
County of Cook } ss.

We hereby certify that to the best of our knowledge and belief that adequate provisions have been made for the diversion and detention of surface waters into public areas or drains within the rights of the subdivider and that such surface water will not be deposited on adjacent land owners property in such concentration as may cause damage by erosion or sedimentation to such property because of construction of the subdivision.

By: _____ Dated: _____
owner

By: _____ Dated: _____
Illinois Professional Engineer

COMMUNITY DEVELOPMENT DEPARTMENT

State of Illinois }
County of DuPage } ss.

I, _____, Community Development Director of the Village of Bensenville, Illinois, do hereby certify that the land improvements described in the plat and plans and specifications thereof, meet the minimum requirements of said Village and have been approved by all public authorities having jurisdiction thereon.

dated at Bensenville, Du Page County, Illinois, this _____ day of _____, 20____

Community Development Director

COMMUNITY DEVELOPMENT COMMISSION

State of Illinois }
County of DuPage } ss.

Approved by the Community Development Commission of the Village of Bensenville, Dupage County,

Illinois, this _____ day of _____, 20____

By: _____ Attest: _____
Chairman Secretary

VILLAGE PRESIDENT

State of Illinois }
County of DuPage } ss.

Approved and accepted this _____ day of _____, 20____

By: _____ Attest: _____
President Clerk

COUNTY RECORDER

State of Illinois }
County of DuPage } ss.

This Instrument No. _____ was filed for record in the recorder's of DuPage

County, Illinois, on this _____ day of _____, 20____ at _____ o'clock _____ m.

Recorder

COUNTY CLERK

State of Illinois }
County of DuPage } ss.

I, _____, County Clerk of _____, State of Illinois, do hereby

certify that on this _____ day of _____, 20____, there were no delinquent general taxes unpaid, special assessments, or delinquent special assessments against the tract of land shown on the plat attached to this certificate and described in the Certificate of the Surveyor attached hereto and to said plat.

County Clerk

STORMWATER MANAGEMENT EASEMENT (S.W.M.E.) PROVISIONS

THE OWNERS, AS DESCRIBED IN THE OWNER'S CERTIFICATE, AND THEIR SUCCESSORS AND ASSIGNS (THE "OWNER"), OF THE LANDS AS PRESCRIBED BY THIS PLAT DO HEREBY AGREE TO INSTALL, CONSTRUCT, RECONSTRUCT, REPLACE, ENLARGE, REPAIR, OPERATE AND PROVIDE LONG TERM MAINTENANCE (THE "MAINTENANCE OBLIGATIONS") FOR ALL STORMWATER MANAGEMENT FACILITIES AND AREAS, DESCRIBED HEREIN AND HEREON IDENTIFIED AS "STORMWATER MANAGEMENT EASEMENT" OR "S.W.M.E.," WITHIN THE PLATTED LAND, INCLUDING BUT NOT LIMITED TO DETENTION PONDS, WETLANDS, FLOOD PLAINS, SPECIAL MANAGEMENT AREAS, STORM SEWERS, DRAINAGE DITCHES AND SWALES, AS WELL AS PLANTINGS AND BEST MANAGEMENT PRACTICES DEEMED APPROPRIATE BY THE VILLAGE FOR PARTICULAR SITUATIONS AND AS OUTLINED IN THE STORMWATER REPORT AND IN ACCORDANCE WITH THE VILLAGE OF BENSENVILLE'S ORDINANCES AND THE FINAL ENGINEERING PLANS APPROVED BY THE VILLAGE OF BENSENVILLE. NO CHANGE TO THE GRADE, TOPOGRAPHY OR STORMWATER MANAGEMENT STRUCTURES WITHIN THE STORMWATER MANAGEMENT EASEMENT AREAS SHALL BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE VILLAGE OF BENSENVILLE.

THE OWNERS DO HEREBY RESERVE FOR AND GRANT TO THE VILLAGE OF BENSENVILLE, AN ILLINOIS MUNICIPAL CORPORATION, A PERPETUAL EASEMENT TO ENTER UPON THE PREMISES AND THE STORMWATER MANAGEMENT EASEMENT AREAS WITH SUCH EQUIPMENT AND PERSONNEL AS MAY BE DEEMED NECESSARY FOR THE PURPOSES OF PERFORMING THE APPROPRIATE MAINTENANCE OBLIGATIONS SHOULD THE OWNERS FAIL TO PROVIDE OR PERFORM SUCH MAINTENANCE OBLIGATIONS. THE VILLAGE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER THE PREMISES WITH SUCH EQUIPMENT AND PERSONNEL AT ANY TIME FOR THE PURPOSES OF ACCESS TO AND INSPECTION OF THE STORMWATER MANAGEMENT FACILITIES LOCATED WITHIN SAID STORMWATER MANAGEMENT EASEMENT AREAS. IF THE OWNERS FAIL TO PERFORM THEIR MAINTENANCE OBLIGATIONS WITH RESPECT TO THEIR RESPECTIVE FACILITIES, AND AFTER THIRTY (30) DAYS OF RECEIPT OF WRITTEN NOTICE FROM THE VILLAGE OF SAID FAILURE, THE OWNERS FAIL TO MAKE THE REQUIRED REPAIRS, THE VILLAGE HAS THE RIGHT, BUT NOT THE OBLIGATION, TO MAKE THE REQUIRED REPAIRS AND TO SEEK REIMBURSEMENT (WITH AN ADDITIONAL 10% OF SAID COST FOR ADMINISTRATION) FROM THE OWNERS, AND/OR TO FILE A LIEN WITHIN NINETY (90) DAYS OF COMPLETION OF THE WORK AGAINST ALL PROPERTY DESCRIBED BY THE PLAT WHICH MAYBE FORECLOSED BY ANY ACTION BROUGHT BY OR ON BEHALF OF THE VILLAGE) ON THE PROPERTY FOR THE COSTS INCURRED BY THE VILLAGE IN CONNECTION WITH PERFORMING THE REPAIRS OR MAINTENANCE. IN AN EMERGENCY SITUATION, THE VILLAGE IS NOT REQUIRED TO PROVIDE NOTICE TO THE OWNERS PRIOR TO MAKING THE REQUIRED REPAIRS OR PERFORMING THE NECESSARY MAINTENANCE, PROVIDED THAT VILLAGE SHALL, AS SOON AS POSSIBLE, NOTIFY THE OWNERS. TO THE EXTENT THAT THE STORMWATER EASEMENT AREA IS IMPROVED WITH BEST MANAGEMENT PRACTICES PLANTINGS OR STORMWATER CONTROL FACILITIES THAT REQUIRE ONGOING MAINTENANCE AND INSPECTION, AND TO THE EXTENT THAT THE VILLAGE MUST RETAIN OUTSIDE CONSULTANTS FOR SUCH INSPECTION AND/OR MAINTENANCE, THE OWNERS OF THE UNDERLYING PROPERTY SHALL BE RESPONSIBLE TO REIMBURSE THE VILLAGE FOR THE COST PLUS A TEN PERCENT (10%) ADMINISTRATIVE FEE.

NO OBSTRUCTION OR STRUCTURE SHALL BE ERRECTED OR LOCATED, NOR SHALL ANY TREES BE PLANTED, IN STORMWATER MANAGEMENT EASEMENT AREAS, NOR SHALL ANY OTHER ACTIVITIES BE UNDERTAKEN THAT UNREASONABLY INTERFERE WITH THE INTENDED USE THEREOF TO ACCEPT, STORE AND CONVEY STORMWATER, BUT THE SAME MAY BE USED FOR LANDSCAPING, FENCING, PARKING OR OTHER PURPOSES IF APPROVED IN WRITING BY THE VILLAGE OF BENSENVILLE AND IF SUCH USE DOES NOT THEN OR LATER INTERFERE WITH THE AFOREMENTIONED PURPOSES. IF THEY INTERFERE WITH THE OPERATION OR ACCESS TO SUCH STORMWATER MANAGEMENT FACILITIES IN, ON, UPON, ACROSS, UNDER OR THROUGH ANY STORMWATER MANAGEMENT EASEMENT SHOWN WITHIN THIS PLAT AND TO INSPECT THE EASEMENT PERIODICALLY, THE VILLAGE SHALL NOT BE RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ANY SUCH BUILDINGS, STRUCTURES, IMPROVEMENTS, TURF, FENCES, TREES, GARDENS, SHRUBS OR LANDSCAPING REMOVED OR DAMAGED DURING THE EXERCISE OF THE HEREIN GIVEN RIGHTS. REPLACEMENT AND/OR REPAIR OF SAID ITEMS SHALL BE THE RESPONSIBILITY OF THE THEN UNDERLYING LOT OWNER.

THE VILLAGE SHALL HAVE THE RIGHT TO REMOVE FROM THE STORMWATER MANAGEMENT EASEMENT AREAS ANY ILLEGAL FENCES, BUILDINGS OR STRUCTURES, AND TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS, BUSHES, ROOTS OR OTHER PLANTINGS.

REVISED MAY 10, 2024 PER VILLAGE COMMENTS

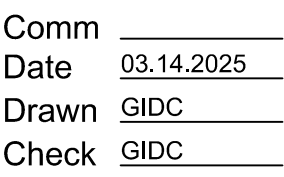
REVISED FEBRUARY 19, 2025 PER VILLAGE COMMENTS

600-700 DEVON AVENUE
BENSENVILLE, ILLINOIS

GULLO INTERNATIONAL
1100 LANDMEIER ROAD
ELK GROVE VILLAGE, ILLINOIS 60007



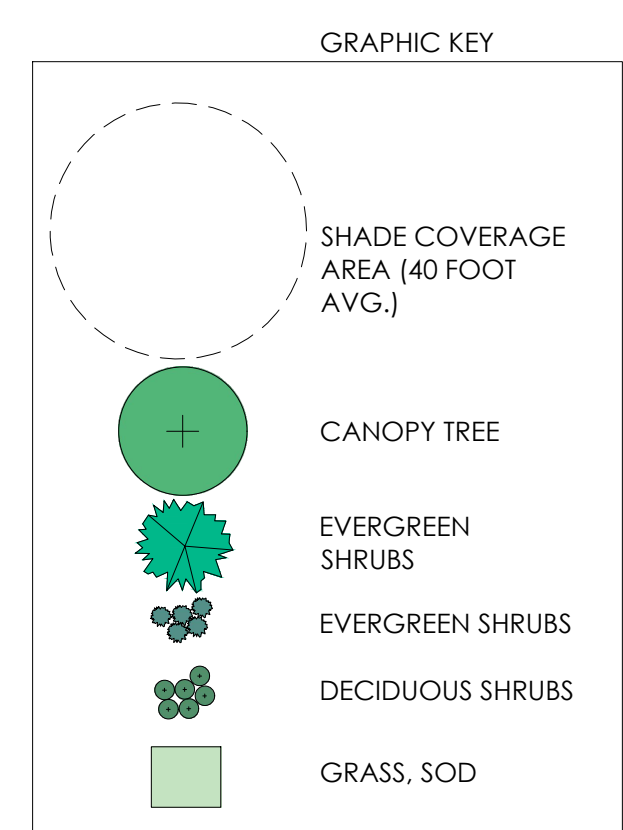
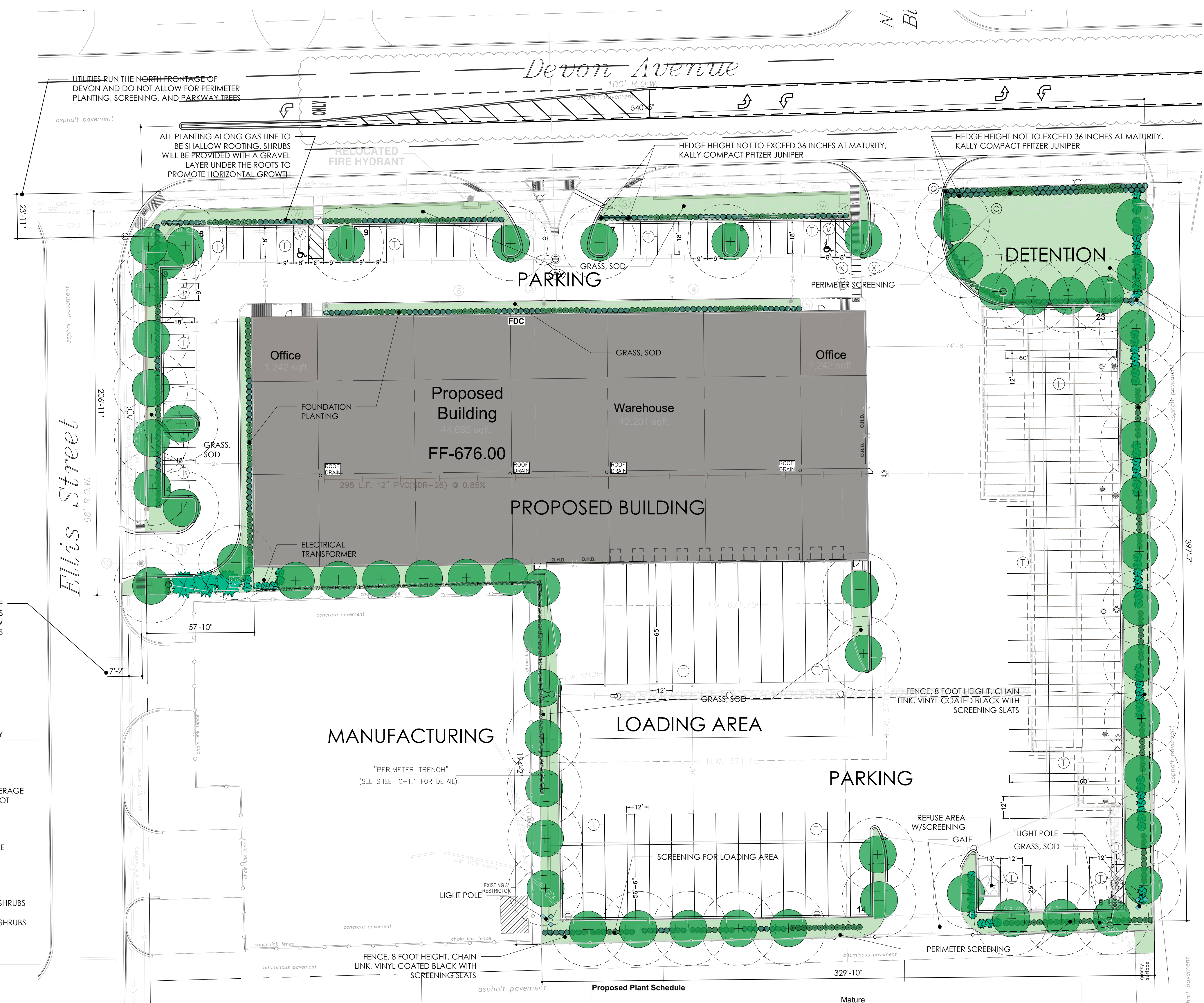
CONSULTANT

[illegible]

UNIT-B SITE-BUILDING PLAN

Scale: AS NOTED

EXHIBIT-A



LANDSCAPE PLAN
SCALE: 1"=20'-0"

GENERAL NOTES:
1. SITE PLAN IS REFERENCED FROM CURRENT CIVIL ENGINEERING DRAWINGS.
2. PLANTING PROPOSED IS TO COMPLY WITH VILLAGE OF BENSENVILLE CODE REQUIREMENTS (CHAPTER 9-LANDSCAPE STANDARDS).
3. ALL EXISTING PLANT MATERIAL TO BE REMOVED.

Proposed Plant Schedule						
Botanical Name	Common Name	Mature Width*	Quantity	Size	Condition	Notes
Shade Trees						
<i>Acer rubrum</i>	Red Maple	35 feet		1-1/2" caliper	B&B	
<i>Celtis occidentalis</i>	Hackberry	40 feet		1-1/2" caliper	B&B	
<i>Ginkgo biloba</i>	Ginkgo	var. 30 feet		1-1/2" caliper	B&B	
<i>Gleditsia triacanthos</i> var. <i>inermis</i>	Honeylocust	50 feet		1-1/2" caliper	B&B	
<i>Juniperus virginiana</i>	Eastern Red Cedar	15 feet		8 foot	B&B	evergreen
<i>Liquidambar styraciflua</i>	Sweetgum	40 feet		1-1/2" caliper	B&B	
<i>Liriodendron tulipifera</i>	Tulip Tree	35 feet		1-1/2" caliper	B&B	
<i>Thuja occidentalis</i>	Arborvitae	15 feet		8 foot	B&B	evergreen
Shrubs						
<i>Ilex opaca</i>	American Holly			3 foot height	B&B	evergreen
<i>Juniperus chinensis</i> Pfitzerana <i>Kallays Compacta</i>	Kally Compact Pfitzer Juniper			3 foot height	B&B	evergreen, not to exceed a 36 inch height
<i>Juniperus horizontalis</i> 'Wiltonii'	Juniper			3 foot height	B&B	evergreen
<i>Physocarpus opulifolius</i>	Ninebark			3 foot height	B&B	
<i>Ribes alpinum</i> 'Green Mound'	Green Mound Alpine Currant			3 foot height	B&B	
<i>Syringa meyeri</i> <i>palibin</i>	Meyer Lilac			3 foot height	B&B	

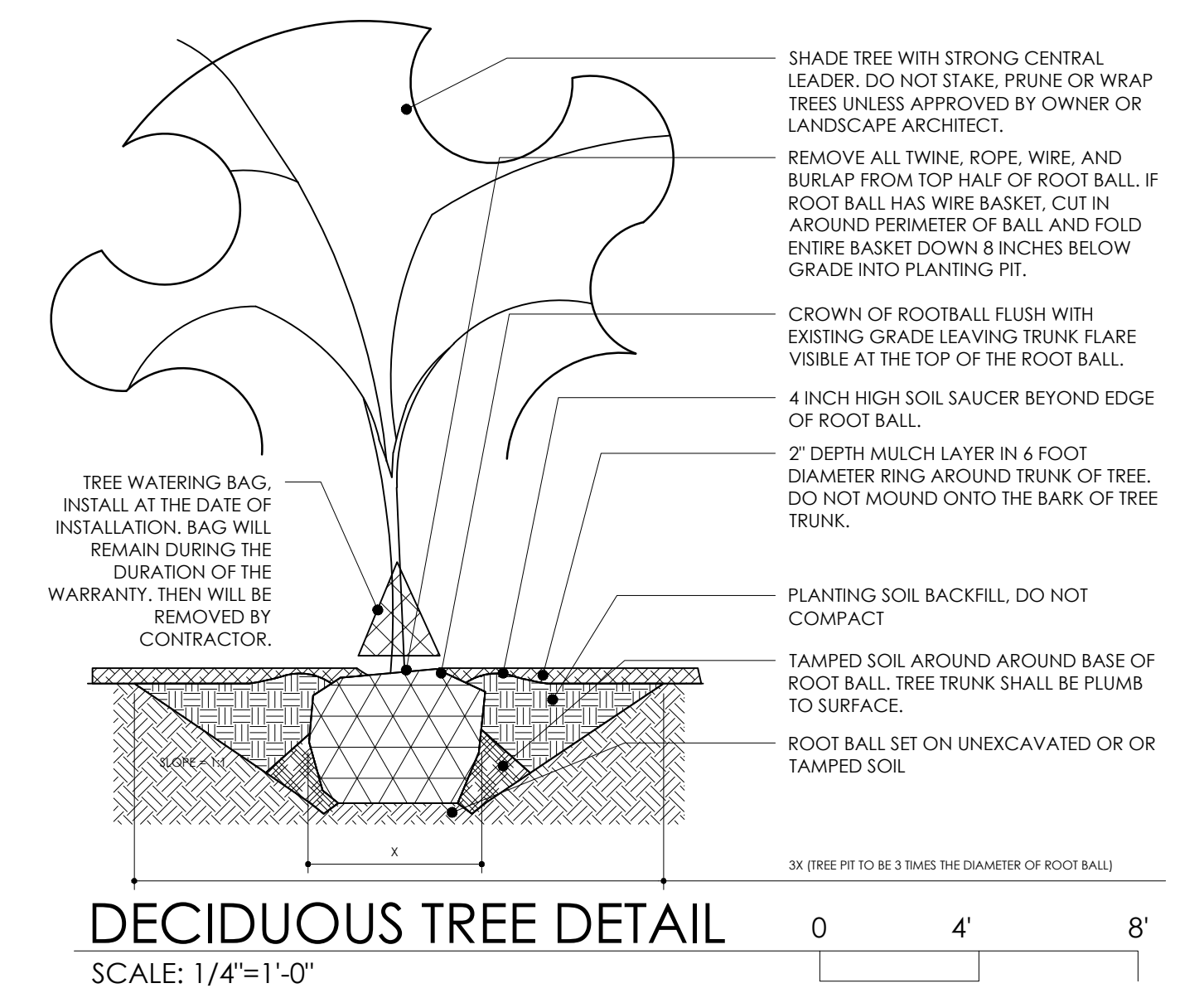
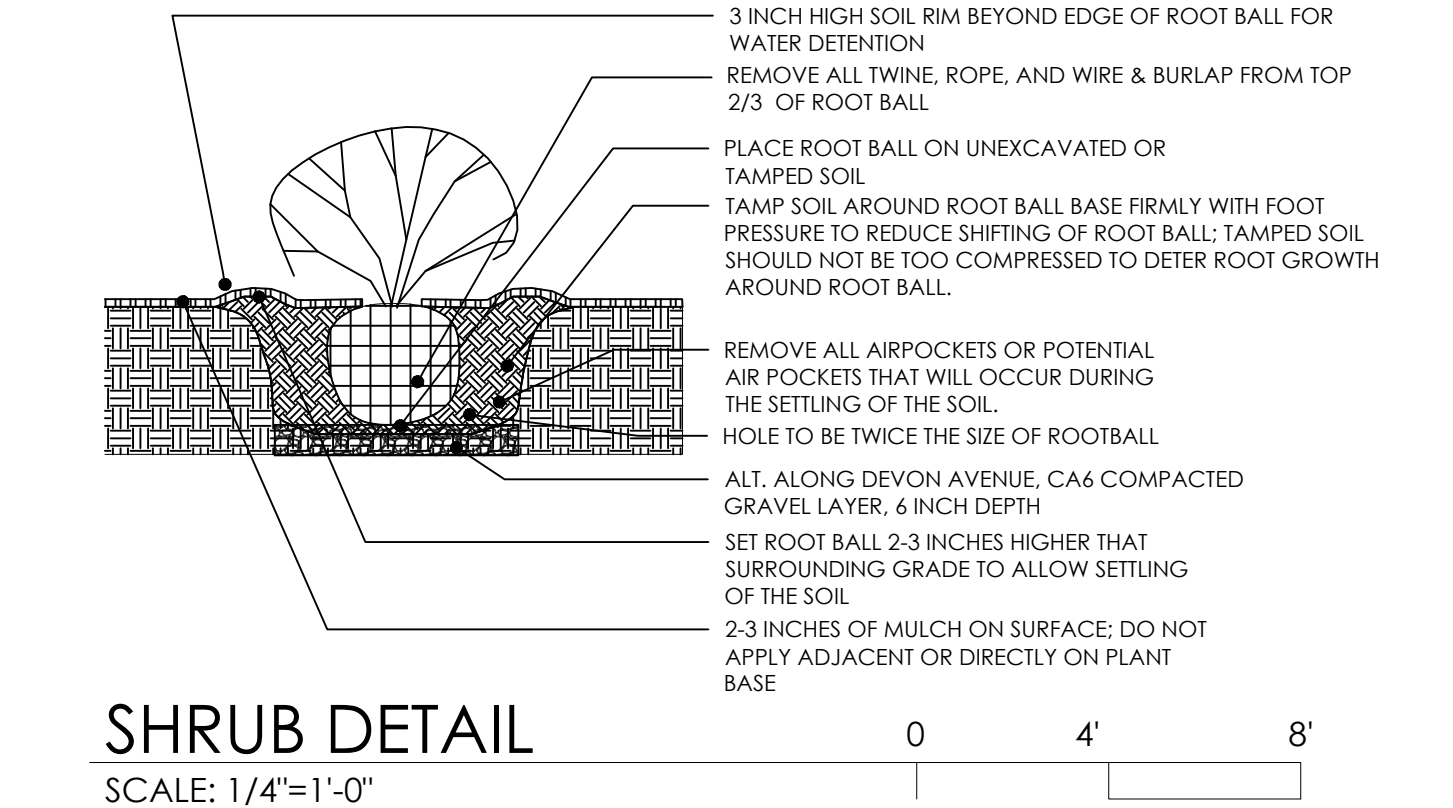
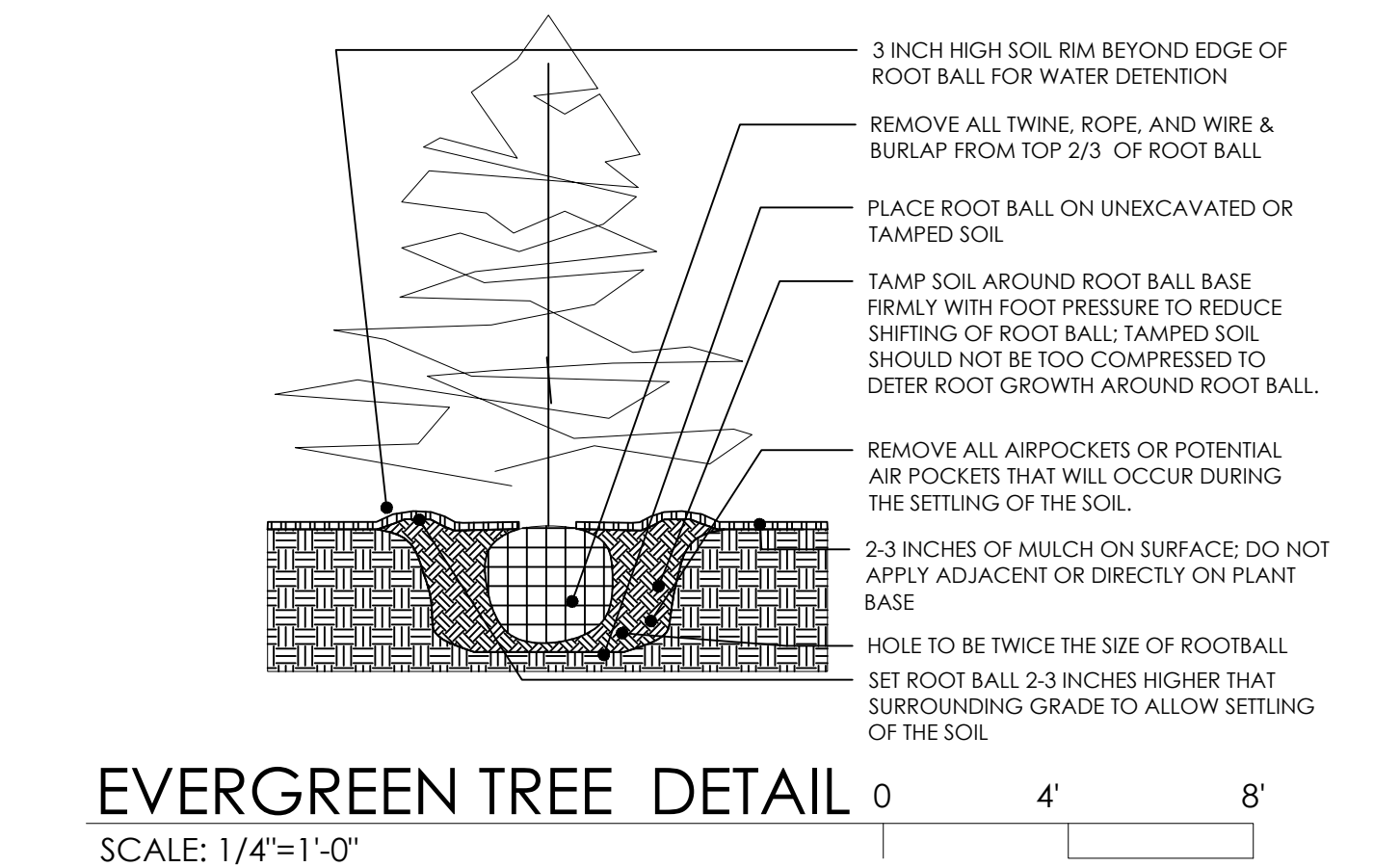
*Northern Illinois Tree Species List, The Morton Arboretum

LANDSCAPE REQUIREMENTS				
CHAPTER 9 LANDSCAPE STANDARDS				
STREET TREES				
LOCATION	LENGTH	REQ. (1/40LF)	PROPOSED	NOTES
DEVON AVENUE	541	14	0	Utilities run across the entire length of ROW
ELLIS STREET	207	5	0	Utilities run across the entire length of ROW

PARKING LOT PERIMETER (Adjacent Land Use)	LENGTH (LF)	REQ. HEDGE TREE (1/30LF)	PROPOSED HEDGE	REQ. SHADE TREE (1/30LF)	PROPOSED SHADE TREE	ADDITIONAL
north (ROW)	541	180		18		Utilities (Sanitary and Gas) run the length of the north property line within the site
east (Manufacturing)	398	133		13		0 screening for loading area
south (Manufacturing)	388	129		13		0 screening for loading area
west (ROW & Manufacturing)	401	134		13		0 screening for loading area

PARKING LOT INTERIOR LANDSCAPE ISLANDS		Islands planted with trees and lawn groundcover

SCREENING	
Detention Basin	Screened with evergreen trees and shrubs
Electrical Transformer	Screened with evergreen trees



DATE: 10/03/24

REVISIONS:

ISSUE	PROJECT STAFF
1	PROJECT MANAGER: G. LEHMAN/BLA ENGINEER: G. LEHMAN/BLA ENGINEER: TECHNICIAN:

LANDSCAPE PLANS

600-700 DEVON AVE., BENSENVILLE, DUPAGE COUNTY, ILLINOIS

COPYRIGHT: THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.

PROJECT NO.: 23021

ISSUE DATE: OCT. 2, 2024

SCALE:

SHEET NUMBER: L1

TYPE:Public Hearing**SUBMITTED BY:**K. Quinn**DEPARTMENT:**CED**DATE:**8.05.25**DESCRIPTION:**CDC 2025-16: Consideration of Variations Concerning Mechanical Equipment in the Front Yard at 1050 IL Rt 83**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:**

- (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.

SUMMARY:

The Petitioner is requesting variations to allow mechanical equipment in the front yard of the subject property 1050 Busse Road (IL 83). 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). The other variations are necessary to ensure that the mechanical equipment is screened in accordance with Village standards. The subject property is unique; there are three yards with street frontage. The proposed variations are for the Pilot Gas station, located in the northeast quadrant of the site. The charging stations would be located between the Pilot sign and the northern driveway. All four variations are required to locate equipment in the front yard.

RECOMMENDATION:

1. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Variations with the following conditions:
 1. Plans must match those submitted by the applicant.
 2. The enclosure should not be allowed to be used for storage of any materials, supplies, or equipment other than the approved mechanical equipment.
 3. The mechanical equipment must be screened in accordance with Village standards.

ATTACHMENTS:

Description	Upload Date	Type
Cover Page	7/29/2025	Cover Memo
Aerial & Zoning	7/29/2025	Backup Material
Legal Notice	7/29/2025	Backup Material
Application	7/29/2025	Backup Material
Advisory Report	7/29/2025	Executive Summary
Site Plan	7/29/2025	Backup Material
Fence Plans	7/29/2025	Backup Material
Plat of Survey	7/29/2025	Backup Material



BENSENVILLE

GATEWAY TO OPPORTUNITY

Community Development Commission
Public Hearing 08.05.25

CDC Case #2025 – 16

Core States Energy
1050 IL Rt 83 / 1050 Busse Road

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

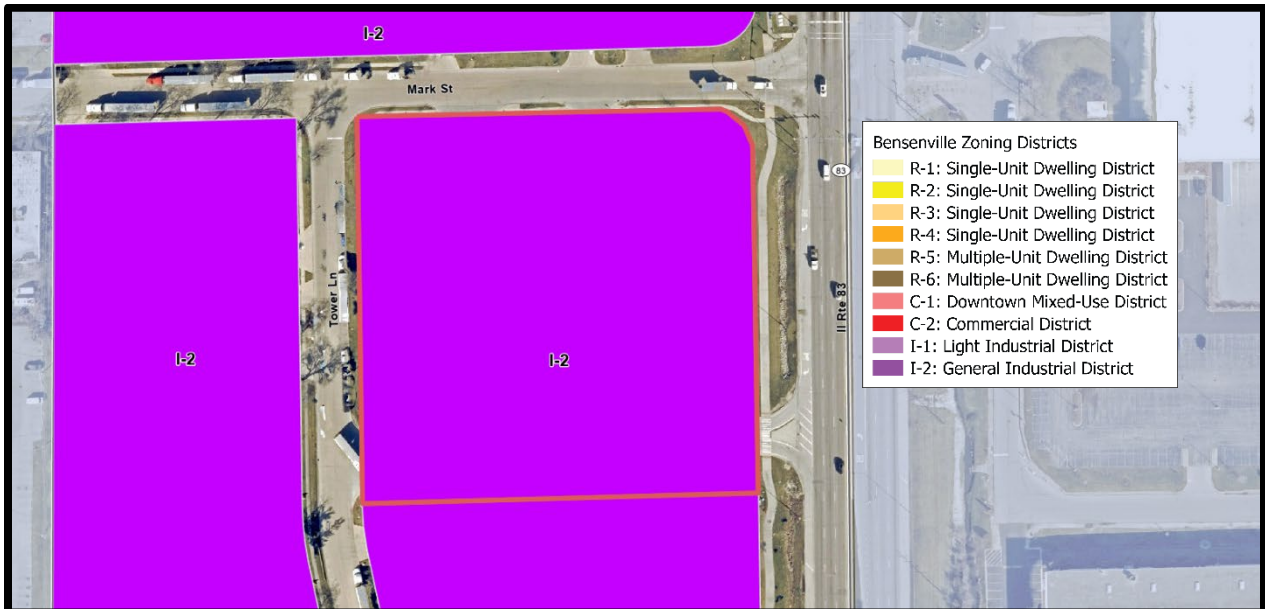
Variation, Screening Requirements
Municipal Code 10 – 9 – 7B – 2

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, August 5, 2025, at 6:30 P.M, at which a Public Hearing will be held to review case No. 2025 – 16 to consider a request for:

Variation, Fence or Wall Location
Municipal Code 10 – 10 – 7 – 9

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

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

Variation, Screening Requirements
Municipal Code 10 – 9 – 7B

At 1050 IL Rt 83 / 1050 Busse Road 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:

A PORTION OF THE NORTHEAST ¼ OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 11 EAST, 3RD P.M. VILLAGE OF BENSENVILLE, DUPAGE COUNTY, STATE OF ILLINOIS.

Commonly known as 1050 IL Rt 83, Bensenville, Illinois 60106.

1050 Busse and Mark LLC of 1100 Landmeier Road, Elk Grove Village, Illinois 60007 is the owner of the subject property and Core States Energy of 4240 East Jurupa Street, Suite 402, Ontario, California 91761 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.

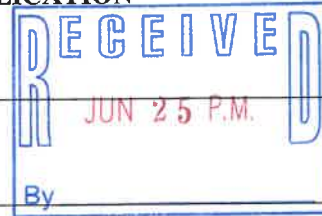
Applicant's application and supporting documentation may be examined by any interested parties in the office of the Community and Economic Development Department, Monday through Friday, in the Village Hall, 12 South Center Street, Bensenville, IL 60106. All interested parties may attend the Public Hearing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

Office of the Village Clerk
Village of Bensenville

**TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT
JULY 17, 2025**

For Office Use Only		
Date of Submission: <u>6/20/25</u>	MUNIS Account #: _____	CDC Case #: <u>2025 -</u>

COMMUNITY DEVELOPMENT COMMISSION APPLICATION



Address: 1050 Busse Road Bensenville, IL 60106

Property Index Number(s) (PIN): 03-03-208-015

A. PROPERTY OWNER:

Marianne Gallo	SPIRIT LAKE ACQUISITION II LLC, A DELAWARE LIMITED LIABILITY COMPANY	
Name	Corporation (if applicable)	
1050 BUSSE ROAD		
Street		
BENSENVILLE	ILLINOIS	60106
City	State	Zip Code
	847-364-7000	
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

Core States Energy		
Name	Corporation (if applicable)	
4240 E Jurupa St. Ste. 402		
Street		
Ontario	CA	91761
City	State	Zip Code
Cheree Naes	909-471-1895	cnaes@core-states.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:

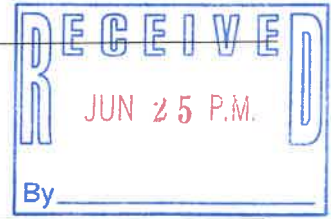
- ☒ Affidavit of Ownership** (signed/notarized)
- ☒ Application**
- ☒ Approval Standards**
- ☒ Plat of Survey/Legal Description
- ☒ Site Plan
- ☒ Building Plans & Elevations
- ☒ Engineering Plans
- ☒ Landscape Plan
- ☐ Tree Preservation and Removal Plan
- ☒ Application Fees
- ☒ Fees agreement**

**Item located within this application packet.

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

Installation of EV Chargers on concrete pad in existing asphalt parking area.

4 Stall Pull-In, (2 x 350 KW)



C. PROJECT DATA:

1. General description of the site: Convenience store
2. Acreage of the site: 4.09 acres Building Size (if applicable): N/A
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:

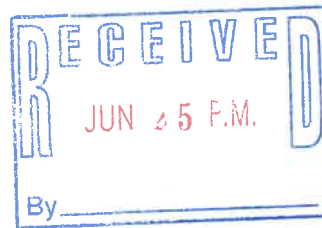
	Zoning	Existing Land Use	Jurisdiction
Site:	I-2 General Industrial District	Industrial	Bensenville
North:	I-2	Industrial	Bensenville
South:	I-2	Industrial	Bensenville
East:	N/A	Industrial	Elk Grove Village
West:	I-2	Industrial	Bensenville

D. APPROVAL STANDARDS:

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

3 Approval Standards for Variations

1. The proposed variation will not endanger the health, safety, comfort, convenience, and general welfare of the public. **YES**
2. The proposed variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed variation. **YES**
3. The proposed variation alleviates an undue hardship created by the literal enforcement of this title. **YES**
4. The proposed variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant. **YES**
5. The proposed variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject property. **YES**
6. The proposed variation is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village. **YES**



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.

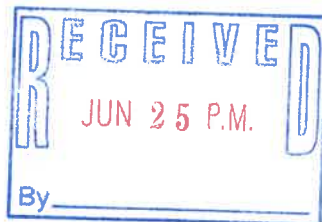
THE PETITIONER/APPLICANT AGREES THAT THEY SHALL BE LIABLE FOR PAYMENT OF FEES REFERRED TO IN APPLICABLE SECTIONS OF THE ORDINANCES OF THE VILLAGE OF BENSENVILLE, AND AS SET FORTH HEREIN.

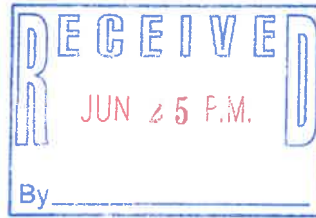
Cheree Naes

Petitioner/Applicant

6/24/2025

Date





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

AFFIDAVIT OF OWNERSHIP

I Mariam Guller 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

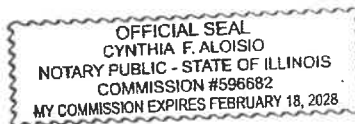
16th day of, June 2025.

Signature

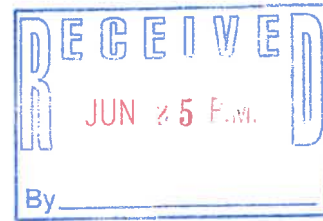
SUBSCRIBED and SWORN to

before me this 16th day of, June, 2025.

Cynthia F. Aloisio
Notary Public



Property Owner: 1050 Busse and Mark LLC, an Illinois Liability Company



February 13, 2025

Re: Permits for EV charger installations

To whom it may concern:

Pilot Travel Centers LLC (Pilot), as property owner or tenant with rights to improve the property, hereby authorizes EVgo and/or Core States Energy and Core States Construction to apply for and obtain building permits to install EV fast chargers at our facilities. This authorization does not extend to any zoning related permits. If you have any questions, feel free to contact me.

Thank-You,

Signed by:

Brad Alsup

E57CBCEA09F547F...

Brad Alsup
Sr. Director, Construction Development
865-474-2417

Brad.alsup@pilottravelcenters.com

Signed by:



ADVISORY REPORT

CASE #: 2025 – 16
HEARING DATE: August 5, 2025
PROPERTY: 1050 Busse Road (IL 83)
PROPERTY OWNER: 1050 Busse and Mark LLC
APPLICANT: Core States Energy
PIN: 03-03-208-015

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 variation; and (4) a variation of Section 10-9-7B, screening requirements.

PUBLIC NOTICE:

1. A Legal Notice was published in the Bensenville Independent on Thursday, July 17 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 Wednesday, July 12, 2025.
3. 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. 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 allow mechanical equipment in the front yard of the subject property 1050 Busse Road (IL 83). 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). The other variations are necessary to ensure that the mechanical equipment is screened in accordance with Village standards. The subject property is unique; there are three yards with street frontage. The proposed variations are for the Pilot Gas station, located in the northeast quadrant of the site. The charging stations would be located between the Pilot sign and the northern driveway. All four variations are required to locate equipment in the front yard.

SURROUNDING LAND USES & ZONING:

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

DEPARTMENT COMMENTS:

FINANCE:

U/B account up to date with no liens.

POLICE:

No comments.

ENGINEERING AND PUBLIC WORKS:

No comments.

COMMUNITY & ECONOMIC DEVELOPMENT:

ECONOMIC DEVELOPMENT:

No comments.

FIRE SAFETY:

No comments.

BUILDING:

No comments.

PLANNING:

1. The 2015 Comprehensive Plan designates the subject property as “Industrial”.
2. The current zoning is I-2 General Industrial District.
3. The applicant is seeking variations to allow mechanical equipment and the required screening within the front yard of the subject property.
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 an eight 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 appears to meet 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 10-7-4C-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.*
 6. Per Municipal Code Section 10-7-4C-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 Petitioner is requesting a variation from this requirement in order to screen the mechanical equipment to the best of their ability. This variance is needed As they do not meet the location requirements as laid out in 10-9-7,.*
 7. Per Municipal Code Section 10-9-7B, Screening Requirements, the following standard applies:
 - a. Refuse Area, Ground-Mounted Mechanical Equipment, Ground-Mounted Utility, And Outdoor Storage Area Screening Requirements: Refer to figure 10-9-7-1, "Refuse Area, Ground-Mounted Mechanical Equipment, Ground-Mounted Utility, And Outdoor Storage Area Screening", of this section.
 - i. 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.

- ii. 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.
 1. Height: The fence or wall shall not exceed eight feet (8') in height.
 2. 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.
 3. 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.
 - iii. 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.
- b. *The requirements of 10-9-7B-1 are not met. The Petitioner is requesting a variance from 10-7-4C-13, meaning that it does not meet the standards in that section of the code. Since it does not meet those standards, it does not meet the standards of 10-9-7B-1 which reference that code, creating a situation where the variance is needed.*

8. These variations are all related. If the first variation is not approved, all others are immaterial.

SUPPORTS THE FOLLOWING VILLAGE GOALS:

<input type="checkbox"/>	Financially sound Village	<input type="checkbox"/>	Enrich the lives of residents
X	Quality customer-oriented services	<input type="checkbox"/>	Major business/corporate center
<input type="checkbox"/>	Safe and beautiful Village	<input type="checkbox"/>	Vibrant major corridors

Applicant Response: No comments.

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	
	<i>Yes</i>	<i>No</i>
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 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.

Respectfully Submitted,
 Department of Community & Economic Development

(P125621) PILOT FLYING J #1114
EVgo FAST CHARGING
1050 BUSSE RD. - EV
BENSENVILLE, IL 60106

DRAWING SUBMITTAL INDEX

SHEET NO.	SHEET TITLE	PIS 2025-01-27	EDP 2025-05-01	EDP 2025-06-27	
CS-1.0	COVER SHEET	■	■	■	
C-1.0	CIVIL GENERAL NOTES		■	■	
C-2.0	OVERALL CIVIL SITE PLAN		■	■	
C-2.1	ENLARGED CIVIL SITE PLAN	■			
C-3.0	DEMOLITION PLAN		■	■	
C-4.0	GRADING PLAN		■	■	
C-5.0	CIVIL DETAILS		■	■	
C-6.0	CIVIL DETAILS		■	■	
E-1.0	ELECTRICAL NOTES		■	■	
E-2.0	ELECTRICAL SITE PLAN		■	■	
E-3.0	SINGLE LINE DIAGRAM	■	■	■	
E-3.1	PANEL SCHEDULES		■	■	
E-4.0	ELEVATIONS - CONDUIT AND GROUNDING DETAILS		■	■	
E-5.0	EQUIPMENT SPECIFICATIONS		■	■	
E-5.1	EQUIPMENT SPECIFICATIONS		■	■	
E-6.0	ELECTRICAL DETAILS		■	■	
E-6.1	ELECTRICAL DETAILS		■	■	
E-7.0	WARNING SIGNS		■	■	
E-8.0	UTILITY DESIGN PACKAGE			■	
S-1.0	STRUCTURAL DETAILS & NOTES		■	■	
S-2.0	STRUCTURAL DETAILS		■	■	
1 OF 1	SURVEY	■	■	■	

FLOOD ZONE

THIS PARCEL OF LAND IS CLASSIFIED AS "ZONE X" (AREA OF MINIMAL FLOOD HAZARD) WHEN SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NUMBERS 17043C0077J, EFFECTIVE DATE 08/01/2019.

ADDITIONAL NOTES

1. SEE SHEET S-1.0 FOR SPECIAL INSPECTION NOTES.

PROJECT DATA

PROJECT APN:	0303208015
PROJECT ADDRESS:	1050 BUSSE RD, BENSENVILLE, IL 60106
PROPERTY OWNER:	1050 BUSSE & MARK LLC
COUNTY:	DUPAGE
CROSS STREETS:	BUSSE ROAD & MARK STREET
PROJECT DESCRIPTION:	THE PROJECT CONSISTS OF THE INSTALLATION OF ELECTRIC VEHICLE CHARGING STATIONS. THE NEW ELECTRIC VEHICLE CHARGING STATION SYSTEM IS LOCATED IN THE PARKING LOT OF A PILOT FLYING J IN BENSENVILLE, ILLINOIS. AREA OF DISTURBANCE= 3,100 S.F. 2 DISPENSERS 4 EVCS STALLS

PROJECT TEAM

EVgo	ADDRESS:	PHONE:
EVgo PROJECT MANAGER: JOSH FULLERTON	1661 E FRANKLIN AVE EL SEGUNDO, CA 90245	MAIN OFFICE: (310) 954-2900 PROJECT MANAGER: (571) 983-3911
CORE STATES ENERGY - ENGINEERING		
CIVIL ENGINEER: CHAD FAIRBANKS, PE	CORE STATES GROUP	(909) 467-8907
ELECTRICAL ENGINEER: ADAM MUELLER, PE	4240 EAST JURUPA ST.	
STRUCTURAL ENGINEER: PAUL ZACHER, PE	SUITE 402 ONTARIO, CA 91761	

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

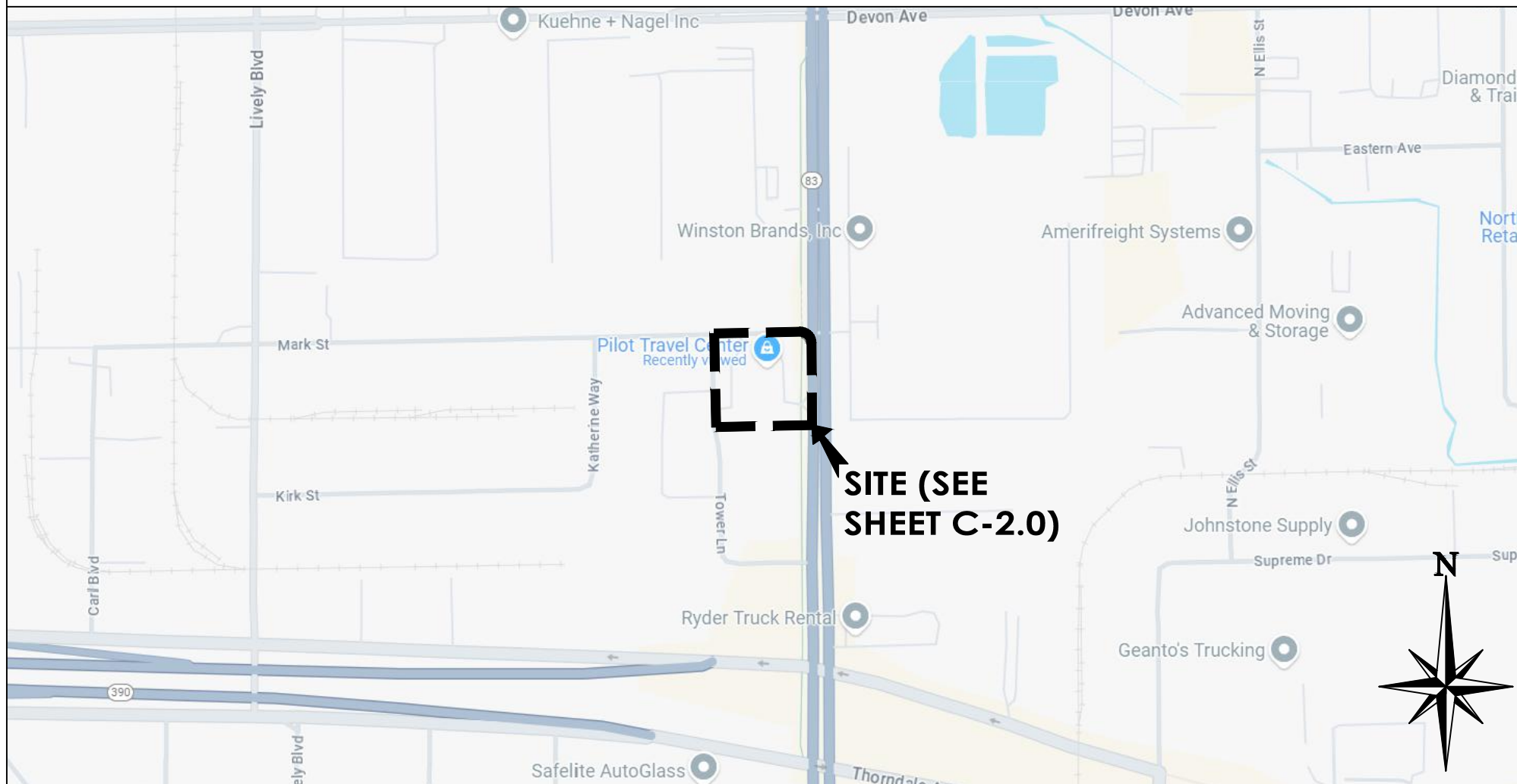
2024 ILLINOIS BUILDING CODE
2023 ILLINOIS ELECTRICAL CODE
2021 ILLINOIS MECHANICAL CODE
2021 ILLINOIS ENERGY CODE
2024 NFPA 101 CODE: LIFE SAFETY CODE
2010 ADA STANDARDS

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL

UTILITY INFORMATION

ELECTRICAL UTILITY: COMMONWEALTH EDISON

VICINITY MAP



AERIAL MAP



(P125621) PILOT FLYING J#1114
EVgo
FAST CHARGING
1050 BUSSE RD. - EV
BENSENVILLE, IL 60106

DOCUMENTS PREPARED BY:
CORE STATES ENERGY, INC.
SERVICES, INC. INCLUDING THIS
DRAWING, ARE THE PROPERTY OF
CORE STATES ENERGY, INC. AND
DO NOT BE REPRODUCED OR
TRANSMITTED IN ANY FORM OR
BY ANY MEANS, ELECTRONIC OR
MECHANICAL, INCLUDING
PHOTOCOPYING, RECORDING, OR
BY ANY INFORMATION STORAGE
AND RETRIEVAL SYSTEM, WITHOUT
THE EXPRESS WRITTEN CONSENT
OF CORE STATES ENERGY, INC.
SERVICES, INC. IS DONE UNWITTINGLY
AND AT THE USER'S OWN RISK.
SPECIFICALLY INTENDED USER WILL
BE RESPONSIBLE FOR OBTAINING ALL
NECESSARY PERMITS FROM ALL
APPLICABLE AGENCIES AND
LOCALITIES.
CLAIMS AND LOSSES.

CORE STATES
ENERGY
4240 East Jurupa Street, Suite 402
Ontario, CA 91761
Phone: (909) 467-8940
cgsaengr@core-states.com

811
Know what you dig.
Call before you dig.
THE CONSUMER SERVICE CALL CENTER HAS
LOCATED THE LOCATION OF THE PROJECT ON
THEir WEBSITE. IF YOU ARE NOT SURE OF THE
LOCATION OF THE PROJECT, PLEASE CALL THE
CONSUMER SERVICE CALL CENTER AT 1-800-487-8888.
IF YOU ARE NOT SURE OF THE LOCATION OF THE
PROJECT, PLEASE CALL THE CONSUMER SERVICE
CALL CENTER AT 1-800-487-8888.

SEAL
CHAD D. FAIRBANKS
062-063135
6-27-25

REV	DATE	DESCRIPTION
1	01/27/25	PIS
2	05/01/25	EDP
3	06/27/25	EDP

PROJECT INFORMATION
JOB # 25-0009
DATE: 2025-01-27
DRAWN BY: SK
CHECKED BY: OAT

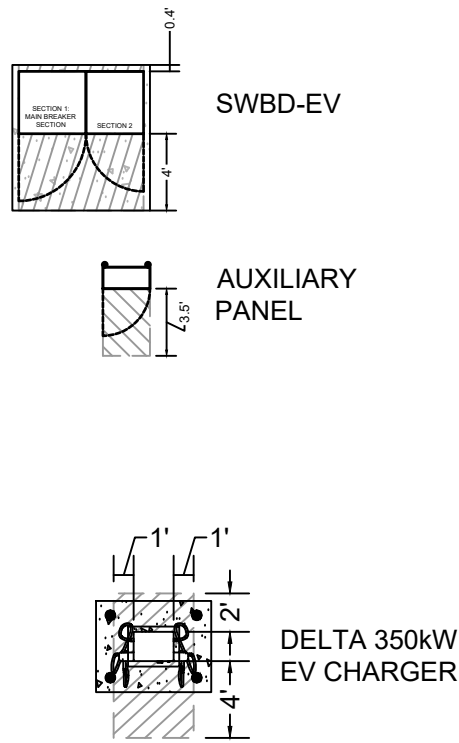
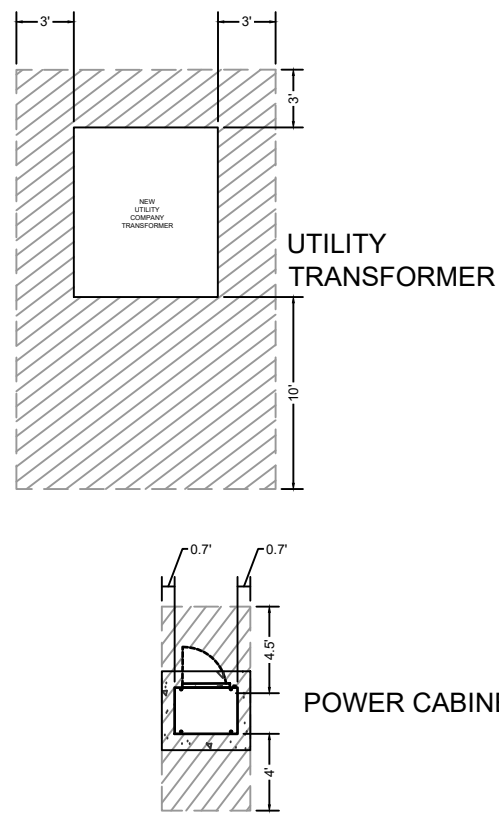
NOT FOR
CONSTRUCTION
SHEET TITLE

COVER
SHEET

SHEET NUMBER

CS-1.0

EQUIPMENT CLEARANCES



KEY MAP (NOT TO SCALE)



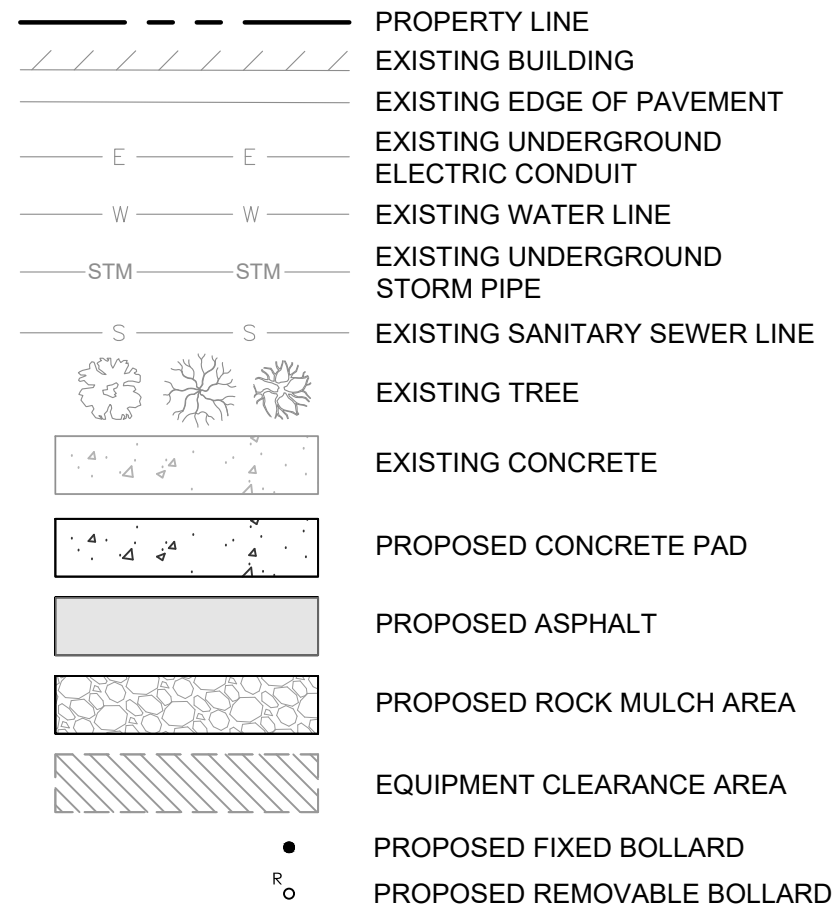
GENERAL NOTES

- ELECTRICAL SUBCONTRACTOR TO REFER TO ELECTRICAL DRAWINGS FOR ALL DISCIPLINE SPECIFIC WORK.
- SITE SUBCONTRACTOR TO VERIFY INSTALLATION PROXIMITY TO SLOPE AND INFORM THE ENGINEER IMMEDIATELY IF DISCREPANCIES ARE FOUND BEFORE CONSTRUCTION RESUMES.
- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE SURVEY DONE BY CLARK LAND SERVICES, INC. ON 12/16/2024 AND ARE GIVEN FOR THE CONVENIENCE OF THE SITE SUBCONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE SITE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES AND PERFORM A PRIVATE UTILITY LOCATE.

PARKING STALL COUNT

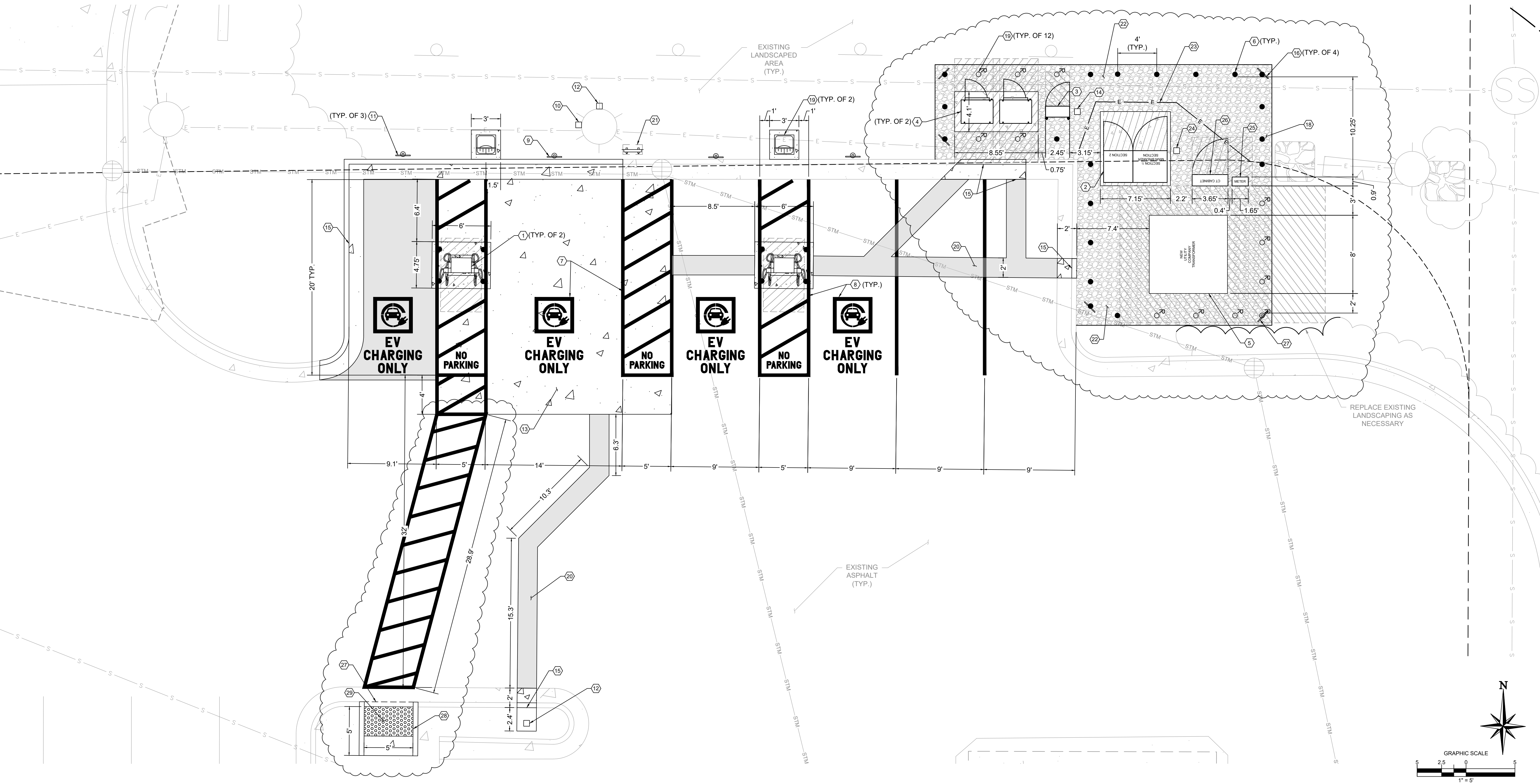
EXISTING STALLS MODIFIED	8
EXISTING STANDARD STALLS RESTRIPTED	2
PROPOSED EVgo STANDARD STALLS	3
PROPOSED EVgo ACCESSIBLE STALLS	1
NET STALL COUNT	-2

SITE LEGEND



SITE KEYNOTES (X)

- PROPOSED 350KW HP DELTA EV CHARGER.
- PROPOSED SWBD-EV.
- PROPOSED AUXILIARY POWER CABINET.
- PROPOSED DELTA POWER CABINET.
- PROPOSED UTILITY TRANSFORMER. REFER TO UTILITY DRAWINGS.
- PROPOSED 8" FIXED BOLLARD.
- PROPOSED ACCESSIBLE EVCS PARKING STRIPING.
- PROPOSED EVCS PARKING STRIPING.
- PROPOSED ACCESSIBLE EVCS PARKING SIGNAGE IN BOLLARD.
- PROPOSED GFCI OUTLET.
- PROPOSED EVCS PARKING SIGNAGE IN BOLLARD.
- PROPOSED SECURITY PULLBOX.
- PROPOSED CONCRETE PAVEMENT.
- PROPOSED SINGLE E-STOP.
- PROPOSED CURB AND GUTTER.
- PROPOSED EQUIPMENT YARD BOLLARD AND SIGNAGE.
- PROPOSED 8" REMOVABLE BOLLARD.
- PROPOSED TRENCH. ALL PROPOSED IMPROVEMENTS WITHIN THE TRENCH ARE TO BE RESTORED TO MATCH EXISTING CONDITIONS.
- PROPOSED 24"X24" TRASH CAN ON 3'X3' CONCRETE PAD.
- PROPOSED ASPHALT PAVEMENT.
- PROPOSED DOUBLE E-STOP.
- PROPOSED ROCK MULCH.
- RE-ROUTE UNDERGROUND ELECTRICAL LINE AS NECESSARY.
- PROPOSED ELECTRICAL PULLBOX.
- PROPOSED METER.
- PROPOSED CT CABINET.
- PROPOSED DEPRESSED CURB.
- PROPOSED CONCRETE CURB.
- PROPOSED TRUNCATED DOME.



EVgo
FAST CHARGING

(P125621) PILOT FLYING J#1114
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811
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Know what's below.

SEAL
PROFESSIONAL ENGINEER
CHAD D. FAIRBANKS
062-063136
6-27-25
expires 11-30-25
REV DATE DESCRIPTION
1 01/27/25 PIS
2 05/01/25 EDP
3 06/27/25 EDP

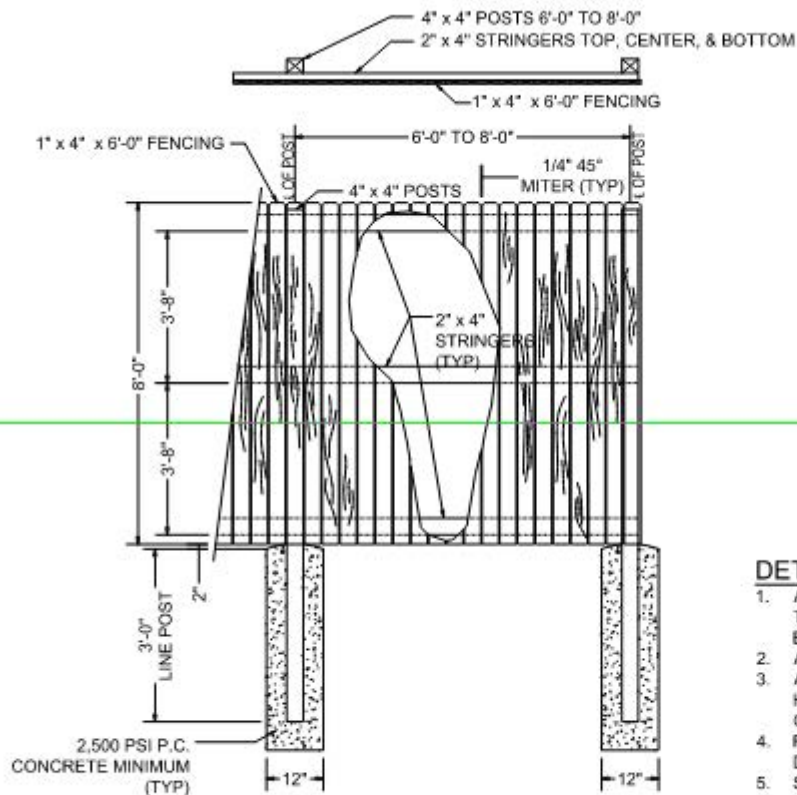
PROJECT INFORMATION
JOB # 25-0009
DATE: 2025-01-27
DRAWN BY: SK
CHECKED BY: OAT

NOT FOR CONSTRUCTION

SHEET TITLE
ENLARGED CIVIL SITE PLAN

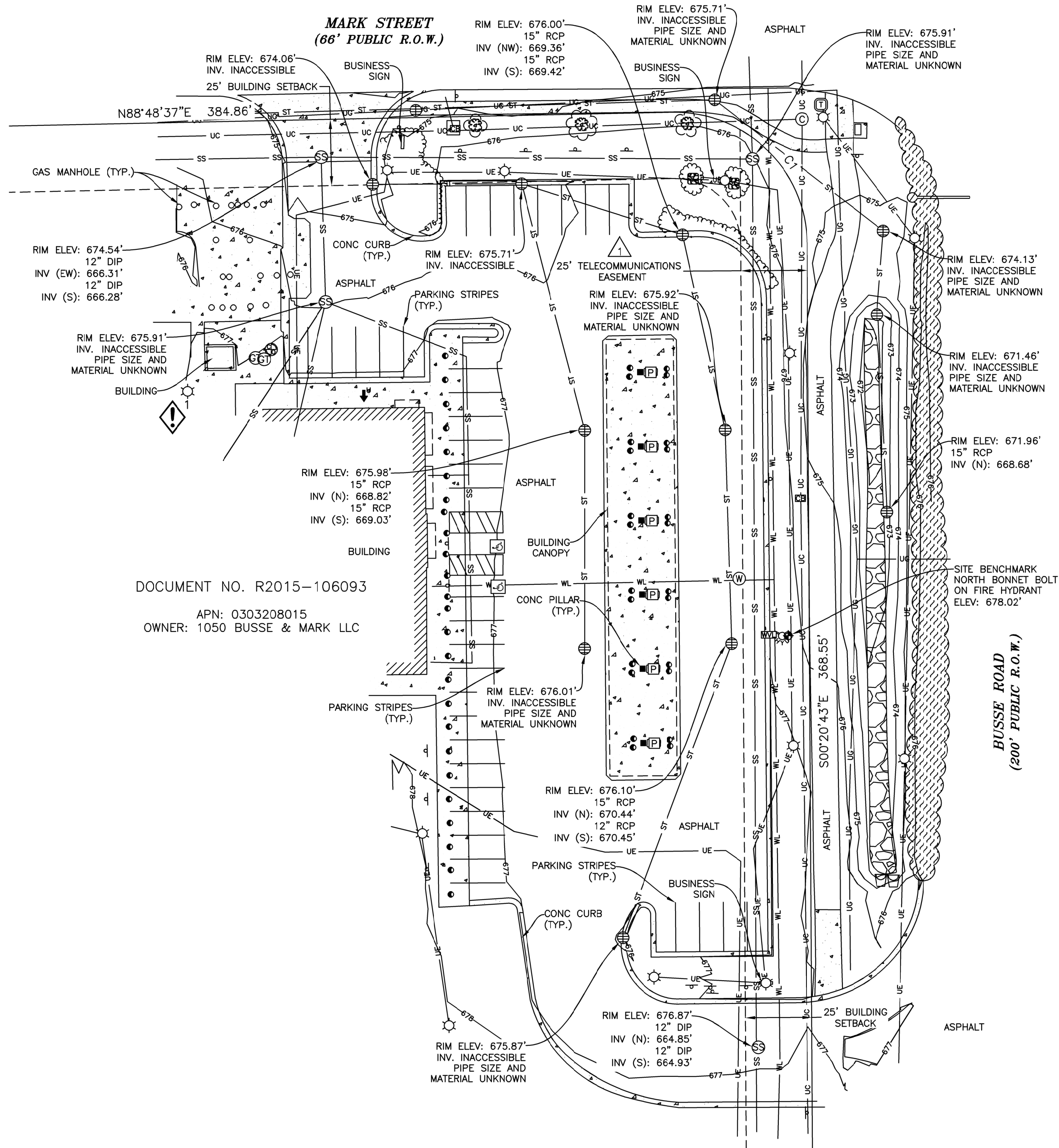
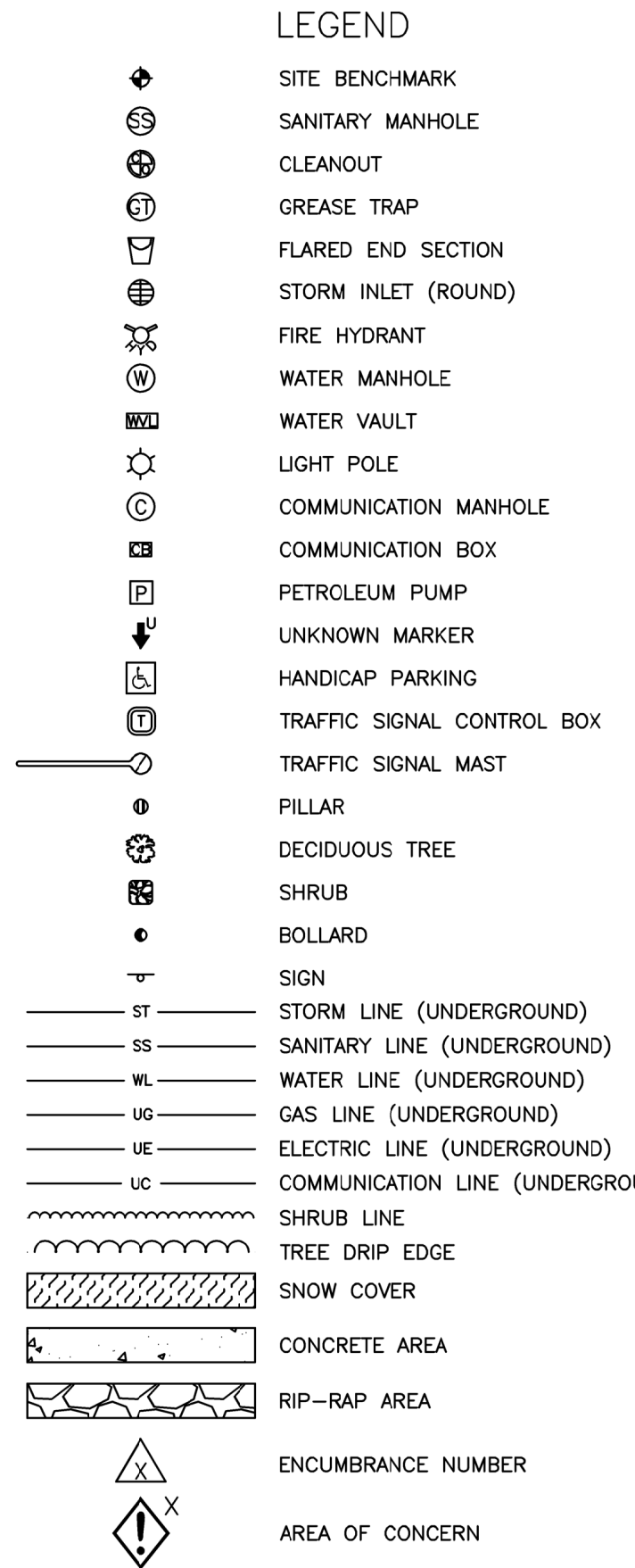
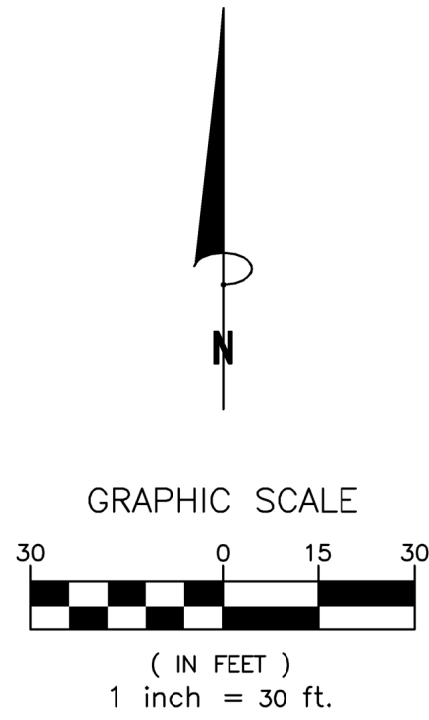
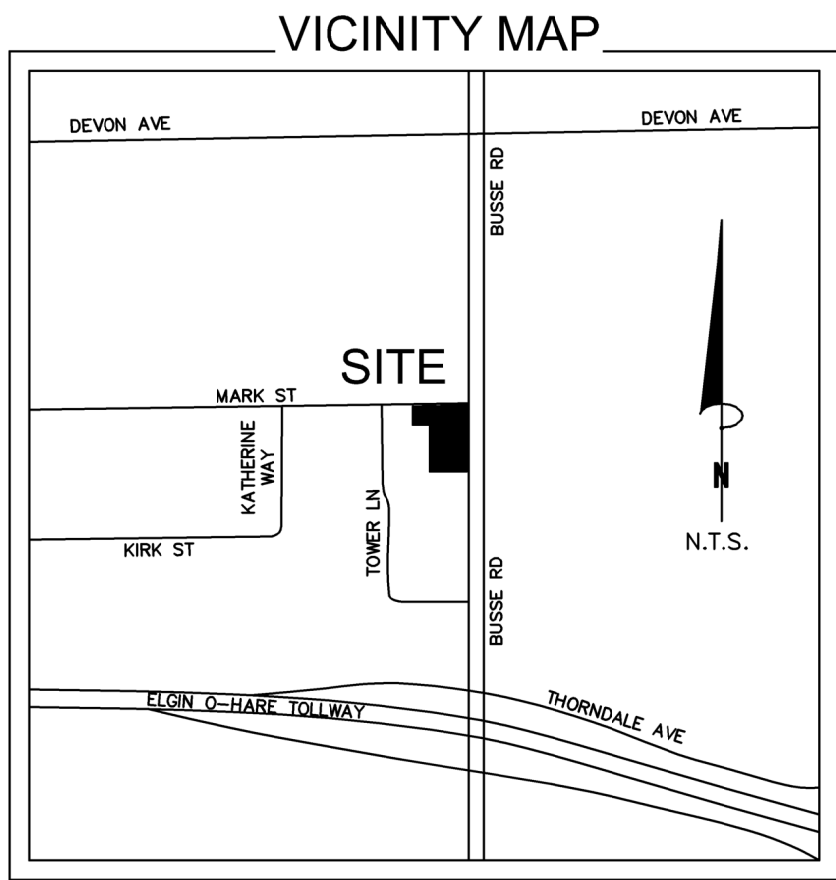
SHEET NUMBER

C-2.1



DETAIL NOTES:

1. ALL POST AND STRINGERS SHALL BE OSMOSIS TREATED OR PENTA TREATED PINE, TO BE APPROVED BY ENGINEER.
2. ALL FENCE SIDING SHALL BE UNTREATED CEDAR.
3. ALL METAL FASTENERS SUCH AS BOLTS, NAILS, HINGES, HASPS, AND ETC. SHALL BE HOT DIPPED GALVANIZED.
4. FENCE DIRECTION AS NOTED ON PLANS OR AS DIRECTED BY OWNER.
5. SPLICE STRINGERS AT POSTS ONLY.



DOCUMENT NO. R2015-106093

APN: 0303208015
OWNER: 1050 BUSSE & MARK LLC

PARENT PARCEL DESCRIPTION:

The parcel described in Special Warranty Deed, recorded on September 24, 2015, in Document No. R2015-106093, in the Records of DuPage County, Illinois.

EASEMENTS AND ENCUMBRANCES:

Item No.

- △ SUBJECT TO EASEMENT RECORDED ON 05/07/1985, INSTRUMENT NO. R85-33515 IN THE RECORDS OF DUPAGE COUNTY, ILLINOIS.
-IS LOCATED ON THE SUBJECT PARCEL, AS SHOWN HEREON.
- △ SUBJECT TO ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY RECORDED ON 04/18/1990, INSTRUMENT NO. R90-046092 IN THE RECORDS OF DUPAGE COUNTY, ILLINOIS.
-IS LOCATED ON THE SUBJECT PARCEL, BLANKET IN NATURE.
- △ SUBJECT TO RESOLUTION RECORDED ON 01/08/2004, INSTRUMENT NO. R2004-005108 IN THE RECORDS OF DUPAGE COUNTY, ILLINOIS.
-IS NOT LOCATED ON THE SUBJECT PARCEL.
- △ SUBJECT TO EASEMENT (ADDRESS LIST) RECORDED ON 12/05/2006, INSTRUMENT NO. R2006-233800 IN THE RECORDS OF DUPAGE COUNTY, ILLINOIS.
-IS NOT LOCATED ON THE SUBJECT PARCEL.
- △ SUBJECT TO ORDER VACATING DEFAULT JUDGMENTS AND DIMISSIG THIS CAUSE (ORDINANCE) RECORDED ON 09/13/2010, INSTRUMENT NO. R2010-119664 IN THE RECORDS OF DUPAGE COUNTY, ILLINOIS.
-IS LOCATED ON THE SUBJECT PARCEL, BLANKET IN NATURE.
- △ SUBJECT TO ORDINANCE RECORDED ON 12/28/2010, INSTRUMENT NO. R2010-182949 IN THE RECORDS OF DUPAGE COUNTY, ILLINOIS.
-IS LOCATED ON THE SUBJECT PARCEL, BLANKET IN NATURE.

Items not listed above are determined non-survey related items and are not plotted hereon.

NOTES:

- This is a topographic map. This is not a boundary survey and is only intended to depict those topographic features or improvements shown. The property lines shown are for graphical reference only.
- Any underground utilities shown have been depicted from field markings and obtained maps. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are designated as accurately as possible from the information available. This site was designated by standard RF and GPR methods.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA FIRMeTte published March 7, 2025, referencing Flood Insurance Rate Map, Map Number 17043C0077J effective date August 1, 2019, indicates this survey area is located in Zone X (Area of minimal flood hazard).
- This survey does not constitute a title search to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, the surveyor relied upon a Search Report, prepared by Stellar Innovations with an invoice number of SIS/PI/2024/00079, with an effective date of November 14, 2024.
- BENCHMARK: North Bonnet Bolt on Fire Hydrant, as shown. Elevation: 678.02' (NAVD 88).
- BASIS OF BEARINGS: Bearings are relative to NAD83, Illinois State Plane Coordinate System, East Zone (1201).
- Field work for this survey was completed on February 21, 2025.
- The owner names and tax parcel data shown hereon are based upon the public records available at the original date of this survey. Current ownership and tax parcel data should be verified for accuracy.
- This site is zoned "I-2" (General Industrial) per Village of Bensenville Planning and Zoning Department. Building Setbacks:
Front: 25', Side: 15', Rear: 20'.
No zoning information provided by the client. Any zoning setbacks shown hereon are the interpretation of the surveyor. For clarification of exact zoning designations and setback locations, please, contact the Village of Bensenville Planning and Zoning Department at 630-350-3413.
- Substantial snow cover existed on the site at the time of this survey. Visible improvements shown hereon are subject to these limitations.

AREAS OF CONCERN:

- △ Unable to determine location of underground utility lines near above ground utility features.

Surveyor can revise if provided with additional documentation.

SURVEYOR'S STATEMENT:

On the basis of my knowledge, information and belief, I hereby state and declare that this drawing was prepared under my direct supervision to the standard of care of surveyors practicing in the State of Illinois and that the information shown hereon is true and correct to the best of my knowledge and belief.

This statement is neither a warranty nor a guarantee, either expressed or implied.

Kevin C. Lewis
Illinois Professional Land Surveyor No. 3681
License expires: 11/30/2024
This professional service conforms to the current Illinois minimum standards for a topographic survey or topographic map.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	50.00'	79.28'	90°50'41"	71.23'	N45°46'03"W

No.	Description	By	Date

TYPE:Public Hearing**SUBMITTED BY:**K. Quinn**DEPARTMENT:**CED**DATE:**8.05.25**DESCRIPTION:**CDC Case 2025-17: Consideration of a Variation, Electronic Message Sign Location at 1280 N IL Rt 83**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:**

(1) a variation of Section 10-10-5B-4a-3, electronic message sign location.

SUMMARY:

The Petitioner is requesting a variation to install an electronic message sign (EMS) on the premises within one mile of the property line of a lot containing another EMS. The nearest EMS is located on the adjacent lot directly north, where an EMS was approved in 2024. The proposed EMS will comprise forty-one percent (41%) of the existing monument sign. The existing sign complies with current Village size and landscaping regulations.

RECOMMENDATION:

1. Staff recommends Approval of Findings of Fact, and therefore recommends the Approval of the Variation, Electronic Message Sign Location subject to the following conditions:
 1. The electronic message sign shall comply with All illumination standards in Village Code Section 10-10-5B-4d.
 2. The electronic message sign shall comply with All landscaping standards in Village Code Section 10-10-5B-8c.

ATTACHMENTS:

Description	Upload Date	Type
Cover Page	7/29/2025	Cover Memo
Aerial & Zoning	7/29/2025	Backup Material
Legal Notice	7/29/2025	Backup Material
Application	7/29/2025	Backup Material
Plans	7/29/2025	Backup Material
Plat of Survey	7/29/2025	Backup Material
Advisory Report	7/31/2025	Executive Summary



BENSENVILLE

GATEWAY TO OPPORTUNITY

Community Development Commission
Public Hearing 08.05.25

CDC Case #2025 – 17

Aubrey Sign Company
1280 N IL Rt 83

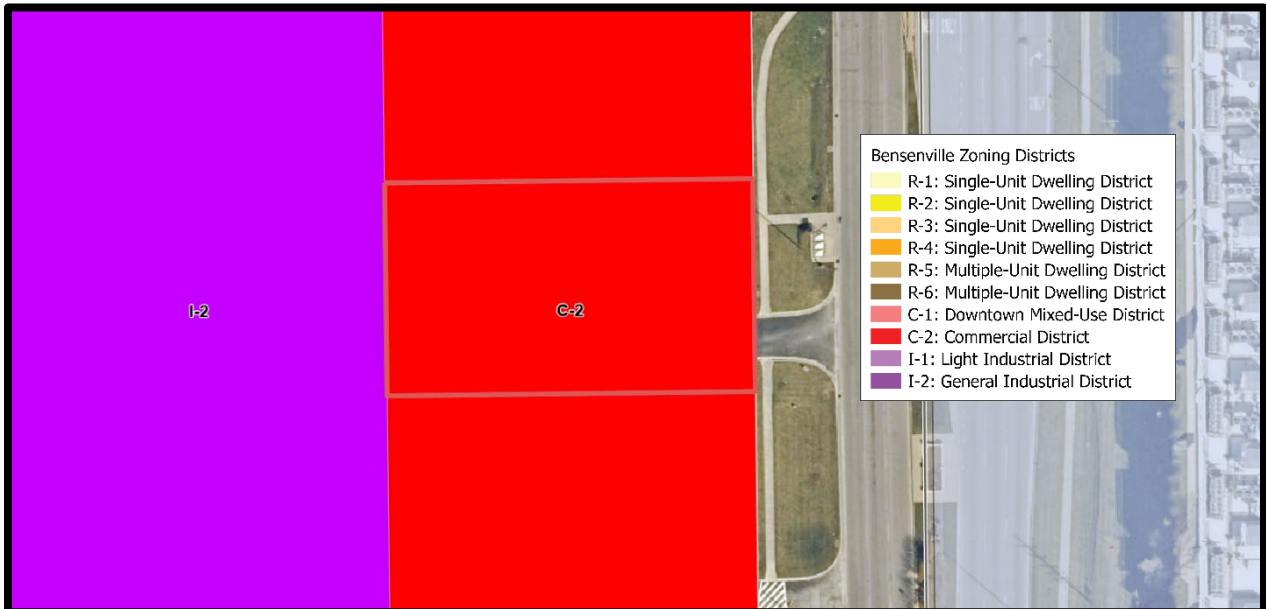
Variation, Electronic Message Sign Location
Municipal Code 10 – 10 – 5 – 4a – 3

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, August 5, 2025, at 6:30 P.M, at which a Public Hearing will be held to review case No. 2025 – 17 to consider a request for:

Electronic Message Sign Location Variation
Municipal Code 10 – 10 – 5 – 4a – 3

At 1280 North IL Rt 83 is an existing C-2 Commercial 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 55 IN BRANIGAR’S MOHAWK TERRACE, BEING A SUBDIVISION IN SECTION 3, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 786620, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 1280 N. IL Rt 83, Bensenville, IL 60106.

On Time Messenger of 1280 N. IL Rt 83, Bensenville, IL 60106 is the owner of the subject property and Aubrey Sign Company of 1847 Suncast Lane, Batavia, IL 60510 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. 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 August 5, 2025 until 5:00 PM.

Office of the Village Clerk
Village of Bensenville

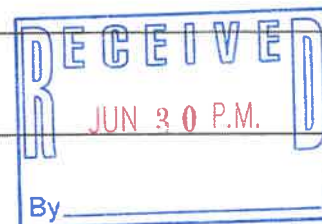
**TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT
JULY 17, 2025**

For Office Use Only		
Date of Submission: <u>6/30/25</u>	MUNIS Account #: <u>14990</u>	CDC Case #: <u>2025-A</u>

COMMUNITY DEVELOPMENT COMMISSION APPLICATION

Address: 1280 N Route 83

Property Index Number(s) (PIN): 03-03-203-012



A. PROPERTY OWNER:

<u>Brian Oswald</u>		<u>On Time Messenger</u>
Name		Corporation (if applicable)
<u>1280 N. Route 83</u>		
Street		
<u>Bensenville</u>	<u>IL</u>	<u>60106</u>
City	State	Zip Code
<u>Brian Oswald</u>	<u>630-477-0637</u>	<u>brian.oswald@my-ontimemessenger.com</u>
Contact Person	Telephone Number	Email Address

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

B. APPLICANT: ☐ Check box if same as owner

<u>Tyler Stone</u>		<u>Aubrey Sign Company</u>
Name		Corporation (if applicable)
<u>1847 Suncast Lane</u>		
Street		
<u>Batavia</u>	<u>IL</u>	<u>60510</u>
City	State	Zip Code
<u>Tyler Stone</u>	<u>630-482-9901</u>	<u>tyler@aubreysigns.com</u>
Contact Person	Telephone Number	Email Address

B. ACTION REQUESTED (Check applicable):

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

*See Staff for additional information on PUD requests

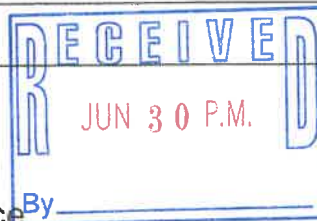
SUBMITTAL REQUIREMENTS:

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

**Item located within this application packet.

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

Face change of existing sign to have a electronic message board



C. PROJECT DATA:

1. General description of the site: delivery service
2. Acreage of the site: _____ 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:	<u>O-P-2</u>	<u>Commercial</u>	<u>Bensenville</u>
North:	<u>C-2</u>	<u>Commercial</u>	<u>Bensenville</u>
South:	<u>C-2</u>	<u>Commercial</u>	<u>Bensenville</u>
East:	<u>N/A</u>	<u>Industrial</u>	<u>Elk Grove Village</u>
West:	<u>I-2</u>	<u>Industrial</u>	<u>Bensenville</u>

D. APPROVAL STANDARDS:

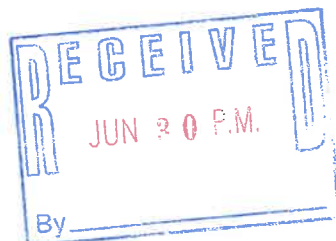
The applicant must compose a letter describing how the request(s) specifically meets the individual criteria from the appropriate Approval Standards, found in Village Code and on the following pages. The CDC will be unable to recommend approval of a request without a response to the pertinent "Approval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

✓ **Approval Standards for Variations**

1. ✓ The proposed variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.
2. ✓ The proposed variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed variation.
3. ✓ The proposed variation alleviates an undue hardship created by the literal enforcement of this title.
4. ✓ The proposed variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.
5. ✓ The proposed variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject property.
6. ✓ The proposed variation is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

✓ **Approval Standards for Administrative Adjustment**

1. The proposed administrative adjustment will not endanger the health, safety, comfort, convenience, and general welfare of the public.
2. The proposed administrative adjustment is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed administrative adjustment.
3. The proposed administrative adjustment alleviates an undue hardship created by the literal enforcement of this title.
4. The proposed administrative adjustment is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.
5. The proposed administrative adjustment represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject adjustment.
6. The proposed administrative adjustment is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

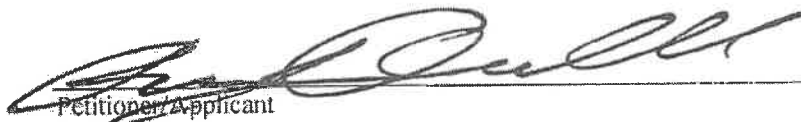


Upon the failure of the Petitioner/Applicant to reimburse the Village in accordance with this Agreement, no further action shall be undertaken on any Petition or Application by the Village President and Board of Trustees, or by any other official or quasi-official individual or body thereunder, including 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.

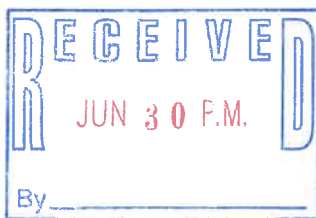
THE PETITIONER/APPLICANT AGREES THAT THEY SHALL BE LIABLE FOR PAYMENT OF FEES REFERRED TO IN APPLICABLE SECTIONS OF THE ORDINANCES OF THE VILLAGE OF BENSENVILLE, AND AS SET FORTH HEREIN.



Petitioner/Applicant

JUNE 17TH 2025

Date



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

AFFIDAVIT OF OWNERSHIP

I BRIAN JOSWALD 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.

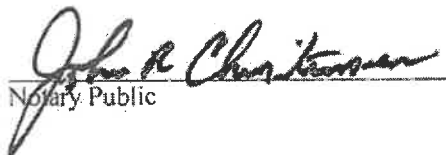
IN WITNESS WHEREOF, the undersigned has executed this Affidavit of Ownership this

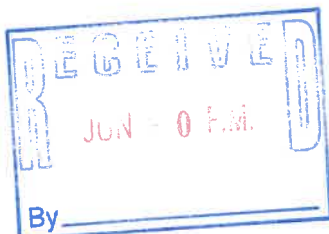
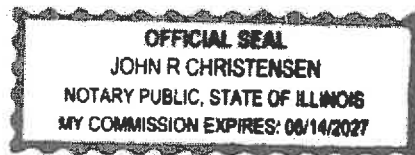
17th day of, JUNE, 2025


Signature

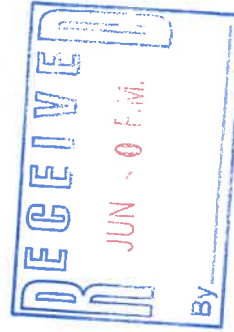
SUBSCRIBED and SWORN to

before me this 17th day of, June, 2025


Notary Public



63 in



69 09

Account:

**OnTime
Messenger
Service**

Location:

**1280 N. Rt. 83
Bensenville, IL**

Date: 4/29/2025

THIS ARTWORK REMAINS THE INTELLECTUAL PROPERTY
OF THE AUBREY SIGN CO. UNTIL PAID FOR, IN FULL, BY
CUSTOMER. USE OF THIS ARTWORK FOR ANY
COMMERCIAL PURPOSE WITHOUT OUR WRITTEN
PERMISSION WILL RESULT IN A \$1,000 PENALTY.
PLEASE REVIEW SIGN AND DATE THIS -- INDICATING
YOUR APPROVAL

approved by

date

Aubrey
SIGN CO.

**1847 Suncast Lane
Batavia, IL 60510**

**Ph: 630-482-9901
Fax: 630-482-9906**

www.aubreysigns.com

**Email:
mike@aubreysigns.com**

Sign details: Modify existing D/S monument sign. Install new American LED Technology 9mm RGB EMC. Aluminum cabinet w/white acrylic faces and applied vinyl graphics.

Type of Illumination: Internal LED lamps in cabinet w/12V x 60W power supplies. UL listed.

External disconnect on cabinet.

Dimensions: Overall 63" W x 69" H x 12" D. Sign cabinet @ 63" W x 36" H. EMC @ 63" W x 15" H. Total sign area = 16 sq. ft. EMC area = 6.5 sq. ft. Installed on 18" H aluminum skirt.

Allowable sign limit: 50 sq. ft. sign area and 8 ft. max. height.

Special Notes: Installed on existing steel pole set in concrete. Existing landscape of perennials

42 m

100' = 30.48 M

1" = 20.00'

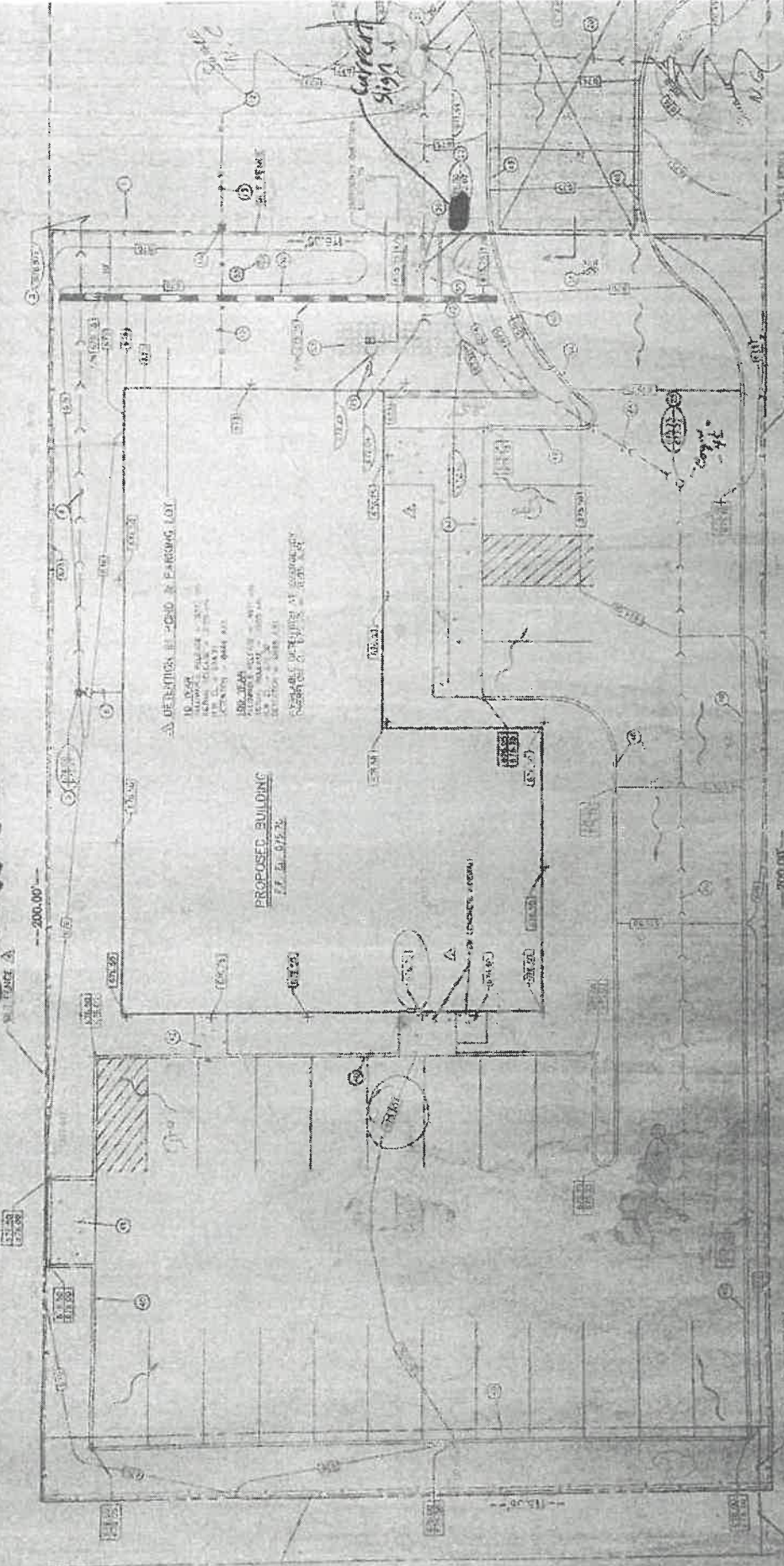
1" = 20.00'

1" = 20.00'

LEAVE

1-800-913-2123

LEAVE ON 26 SITE



RECEIVED
JUN 10 4 0 PM
BY

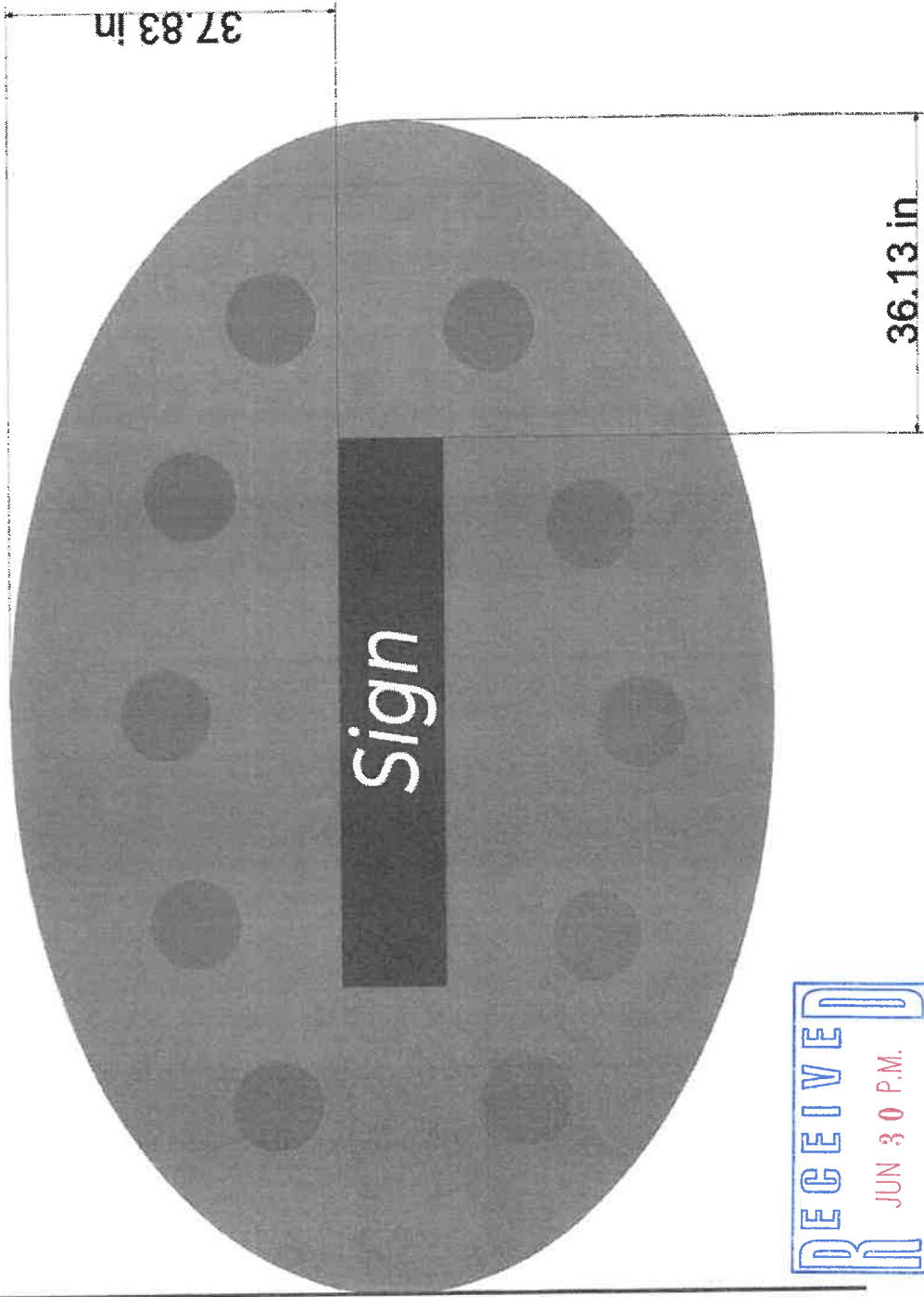
SECTION 18-B
GRAPHIC SCALE
SITE PLAN
PLANNING BUREAU

100' = 30.48 M
1" = 20.00'

SECTION 18-B
GRAPHIC SCALE
SITE PLAN
PLANNING BUREAU

Fence

● Perennials



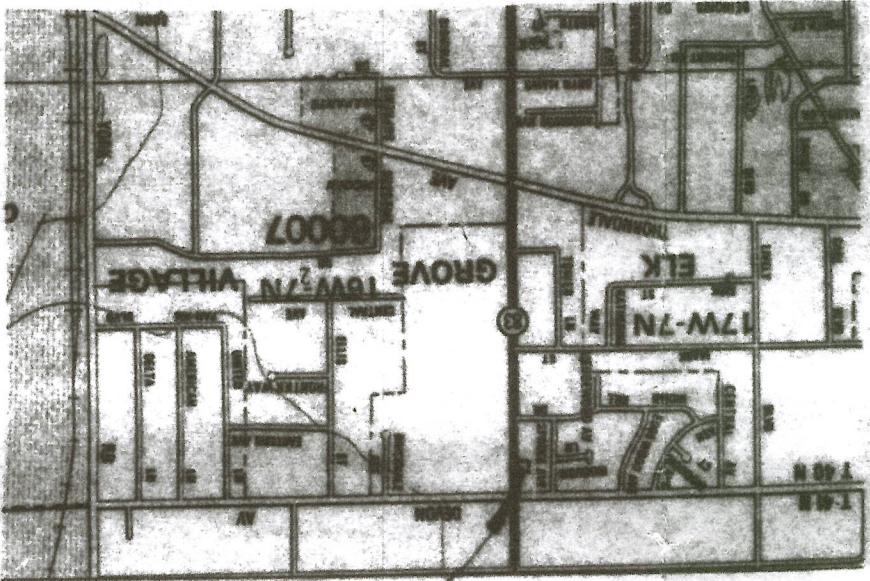
RECEIVED
JUN 30 P.M.
By _____

ALTA/ACSM LAND TITLE SURVEY

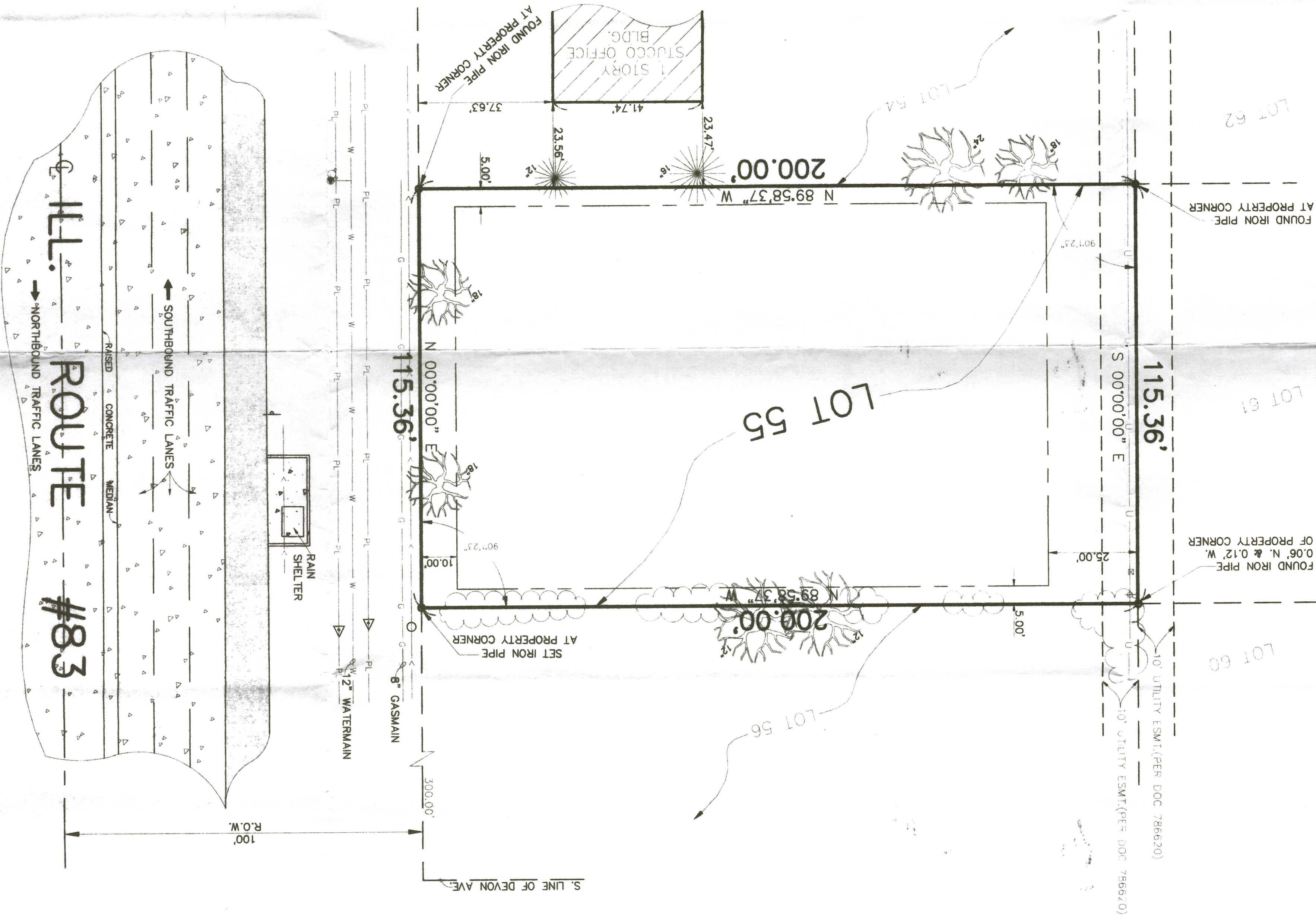
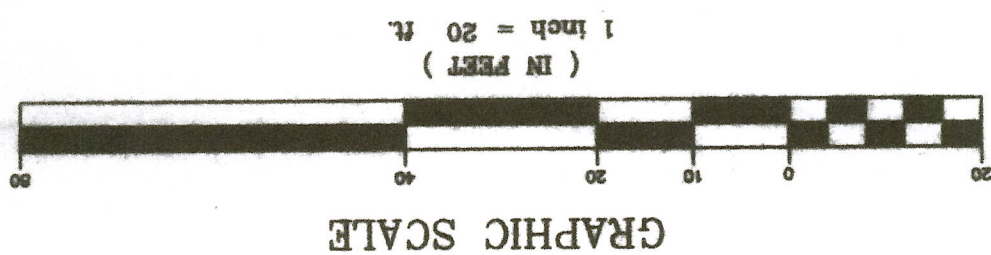
LOT 55 IN BRANIGAR'S MOHAWK TERRACE, BEING A SUBDIVISION IN SECTION 3, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 786620, IN DUPAGE COUNTY, ILLINOIS.

NOTES:

- 1.) AREA OF PROPERTY IS 23.072 SQ. FT. = 0.5297 ACRES
- 2.) PROPERTY COMMONLY KNOWN AS 1280 N. ILL. ROUTE 83, BENSenville, IL.
- 3.) PROPERTY IS VACANT
- 4.) PROPERTY IS ZONED O-1
- 5.) NO ENCROACHMENTS EXIST PER THIS SURVEY



Survey Site



THIS PROPERTY IS CLASSIFIED AS BEING IN A ZONE "X"-
DENOTING AREAS OF 500 YEAR FLOOD OR AREAS OF 100
YEAR FLOOD ZONE WITH AVERAGE DEPTH OF LESS THAN
1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE
MILE & AREAS PROTECTED BY LEVEES FROM 100 YEAR
FLOODS. PER FEDERAL EMERGENCY MANAGEMENT AGENCY
MAP, COMMUNITY PANEL #170200 0001 C MAP REVISED
MARCH 2, 1993.

FLOOD CERTIFICATION

- TO:
- 1) COMERICA BANK
 - 2) CHICAGO TITLE & TRUST
 - 3) O.T.M.S. INC.
- STATE OF ILLINOIS
COUNTY OF COOK

WILLIAM C. DOLAND II, P.L.S. #35-2732

I, WILLIAM C. DOLAND II, AN ILLINOIS REGISTERED LAND SURVEYOR DO HEREBY CERTIFY THAT I
HAVE SURVEYED THE ABOVE PROPERTY IN STRICT ACCORDANCE WITH THE MINIMUM STANDARD DETAIL
REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA/
ACSM IN 1992, INCLUDING ITEMS 1,2,4,5,7,8,10 AND 11 OF TABLE "A" THEREOF, AND PURSUANT TO
THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THE
CERTIFICATION) OF AN URBAN SURVEY.

DATED AT DES PLAINES, ILLINOIS THIS 22nd DAY OF MARCH 1996 A.D.

P.L.S. #35-2732

W.C. Doland II



ACCURATE SURVEY SERVICE
1870 BUSSSE HWY, SUITE 201 B
DES PLAINES, IL, 60016
PHONE: (847) 299-4001

STAFF REPORT

HEARING DATE: August 5, 2025
CASE #: 2025 – 17
PROPERTY: 1280 N IL Rt 83
PROPERTY OWNER: On Time Messenger
APPLICANT: Aubrey Sign Corporation
SITE SIZE: .53 acres
BUILDING SIZE: N/A
PIN NUMBER: 03-03-203-012
ZONING: C-2 General Commercial
REQUEST: Electronic Message Sign Location Variation
Municipal Code 10 – 10 – 5 – 4a – 3

PUBLIC NOTICE:

1. A Legal Notice was published in the Bensenville Independent on Thursday, July 17 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 Wednesday, July 12, 2025.
3. On Wednesday, July 12, 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 is requesting a variation to install an electronic message sign within one mile of the property line of a lot containing another EMS. The nearest lot is the lot directly adjacent north, where an EMS was approved in 2024. The EMS will comprise 41 percent of the existing monument sign. The existing sign falls in line with current Village size and landscaping regulations.

SURROUNDING LAND USES:

	Zoning	Land Use	Comprehensive Plan	Jurisdiction
Site	C-2	Commercial	Local Commercial	Village of Bensenville
North	C-2	Gas Station	Local Commercial	Elk Grove Village
South	C-2	Commercial	Local Commercial	Village of Bensenville
East	N/A	N/A	N/A	Elk Grove Village
West	I-2	Industrial	Single Family Residential	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 checked="" type="checkbox"/>	Vibrant Major Corridors

Finance:

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

Police:

- 1) No comments.

Engineering and Public Works:

- 1) No comments.

Community & Economic Development:

Economic Development:

- 1) ***

Fire Safety:

- 1) No comments.

Building:

- 1) No comments.

Planning:

- 1) The 2015 Comprehensive Plan indicates “Local Commercial”.
- 2) The current zoning is C-2 General Commercial.
- 3) The applicant is seeking a Variation to allow an Electronic Message Sign (EMS) within a mile of another EMS.
 - a. The closest EMS is located on the adjacent north property.
- 4) Per Municipal Code Section 10 – 10 – 5 – 4, Electronic Message Signs, the following standards apply:
 - a. Location:
 - i. Electronic message signs are allowed in the C-2 District and in all Residential Districts for parks, schools, libraries, and places of worship only.
 - ii. Electronic message signs shall be allowed as components of marquee or monument signs. An electronic message sign is subject to the regulations pertaining to the sign type upon which it is located.
 1. *The proposed electronic message sign will be an addition to an existing monument sign.*
 - iii. Electronic message signs shall not be located within one mile of the property line of a lot containing another electronic message sign, as measured along the nearest roadway.

1. *The petitioner is requesting a variation from this standard. It would be located roughly 55 feet away from the property line of the nearest lot containing another electronic message sign.*
 - b. Quantity: One electronic message sign is allowed per zoning lot.
 - c. Size: An electronic message sign shall not occupy more than fifty percent (50%) of the total sign area of the marquee or monument sign on which it is displayed.
 - i. *The proposed EMS meets this standard. It is proposed to be 40 percent of the existing monument sign.*
 - d. Illumination:
 - i. Internally illuminated electronic message signs are allowed only in accordance with subsection [10-10-2D](#), "Illumination", of this chapter.
 - ii. Electronic message signs are allowed to change their message once every ten (10) seconds, and the transitions between messages shall be instantaneous.
 - iii. Electronic message signs shall display static messages that do not contain a light source that flashes, blinks, strobes, travels, chases, rotates, or changes in intensity, brightness, or color.
 - iv. Electronic message signs shall be designed to default to a static display in the event of mechanical failure.
- 5) Per Municipal Code Section 10 – 10 – 5 – 8, Monument Signs, the following standards apply:
- a. Location:
 - i. Monument signs are allowed in the C-1, C-2, I-1, and I-2 Districts, and in all Residential Districts for residential development identification and non-residential uses.
 - ii. Monument signs shall be located a minimum of five feet (5') from any front or corner side lot line, and ten feet (10') from any interior side lot line.
 - b. Quantity:
 - i. For zoning lots with less than three hundred feet (300') of lot width, one monument sign is allowed per street frontage.
 - ii. For zoning lots with three hundred feet (300') or more of lot width, two (2) monument signs are allowed per street frontage. A minimum distance of one hundred fifty feet (150') is required between any monument signs on a zoning lot.
 - c. Size: Monument signs shall not exceed fifty (50) square feet in area per sign and eight feet (8') in height.
 - d. Components: An electronic message sign or manually changeable copy sign is allowed as a component of a monument sign, in accordance with subsections B4, "Electronic Message Signs", and B6, "Manually Changeable Copy Signs", of this section.
 - e. Illumination: Internally and externally illuminated monument signs are allowed only in accordance with subsection [10-10-2D](#), "Illumination", of this chapter.
 - f. Landscape: The area surrounding the base of all monument signs must be landscaped. The landscape area shall extend a minimum of three feet (3') in width on all sides of the sign base and consist of shrubs, perennials, and/or other vegetative groundcover. A landscape plan shall be submitted as part of any sign permit application (see section [10-3-9](#), "Sign Permit", of this title), and approved by the Zoning Administrator. The Zoning Administrator may approve alternative

landscape designs when soil conditions, space constraints, or other factors beyond reasonable control of the applicant preclude the applicant from meeting the requirements set forth in this section.

- g. **Materials:** Monument signs shall be constructed of masonry, finished split face block, stone, hardwood, polymer material with a wood appearance, metal, or other sturdy material that matches or complements the face of the sign. If the primary building on- site uses decorative masonry, the sign base should use the same material.

Applicant Response: No comments.

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	
	<i>Yes</i>	<i>No</i>
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 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.

Respectfully Submitted,
Department of Community & Economic Development

TYPE:Public Hearing**SUBMITTED BY:**K. Quinn**DEPARTMENT:**CED**DATE:**8.05.25**DESCRIPTION:**CDC Case 2025-18: Consideration of a Special Use Permit, Professional Office at 611 N IL Rt 83**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 checked="" type="checkbox"/>	Vibrant major corridors

REQUEST:

(1) a Special Use Permit of Section 10-7-2-1, Professional Office.

SUMMARY:

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. 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. There are two other floors to the building. The adjacent property south is zoned C-2, where the proposed use would be allowable by right. There appear to be at least 60 parking spaces on the property, fulfilling the parking requirements. A similar SUP for the same tenants was approved in 2023.

RECOMMENDATION:

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

1. 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.
2. 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.
3. 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.
4. Building shall not be occupied until all improvements as required by the Fire Marshal and Building Official have been satisfactorily completed .
5. No outdoor storage shall be permitted on the premises.

ATTACHMENTS:

Description	Upload Date	Type
Cover Page	7/29/2025	Cover Memo
Aerial & Zoning	7/29/2025	Backup Material
Legal Notice	7/29/2025	Backup Material

Application	7/29/2025	Backup Material
Plat of Survey	7/29/2025	Backup Material
Advisory Report	7/31/2025	Executive Summary



BENSENVILLE

GATEWAY TO OPPORTUNITY

**Community Development Commission
Public Hearing 08.01.25**

CDC Case #2025 – 18

**Perfect Express Corp.
611 N IL Rt 83**

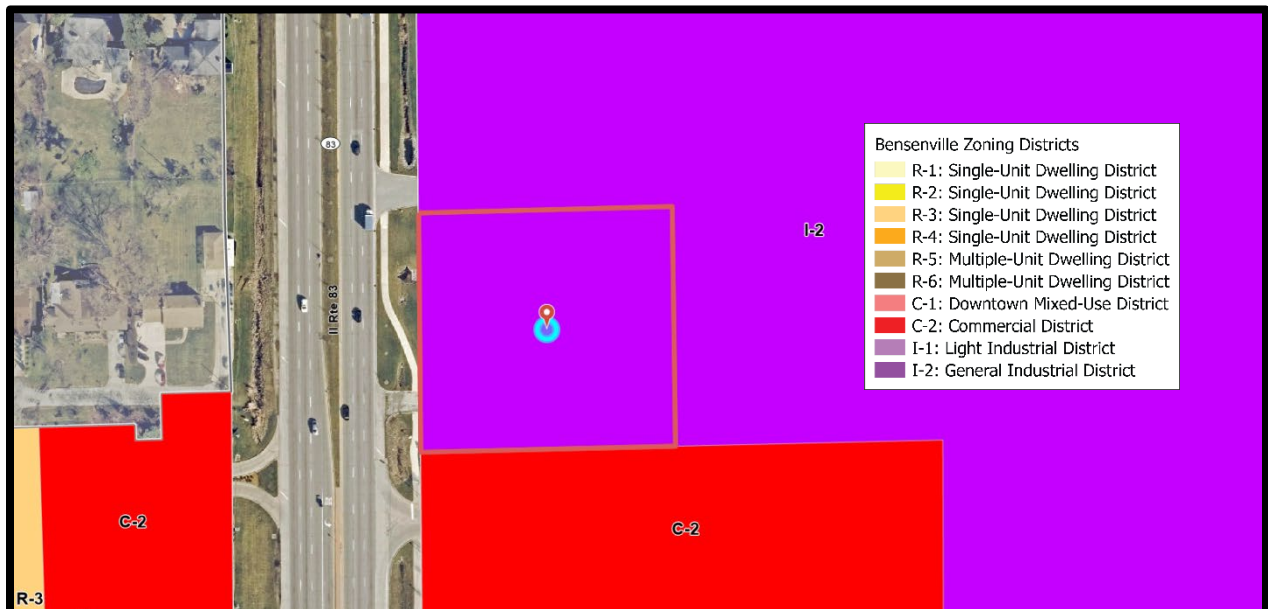
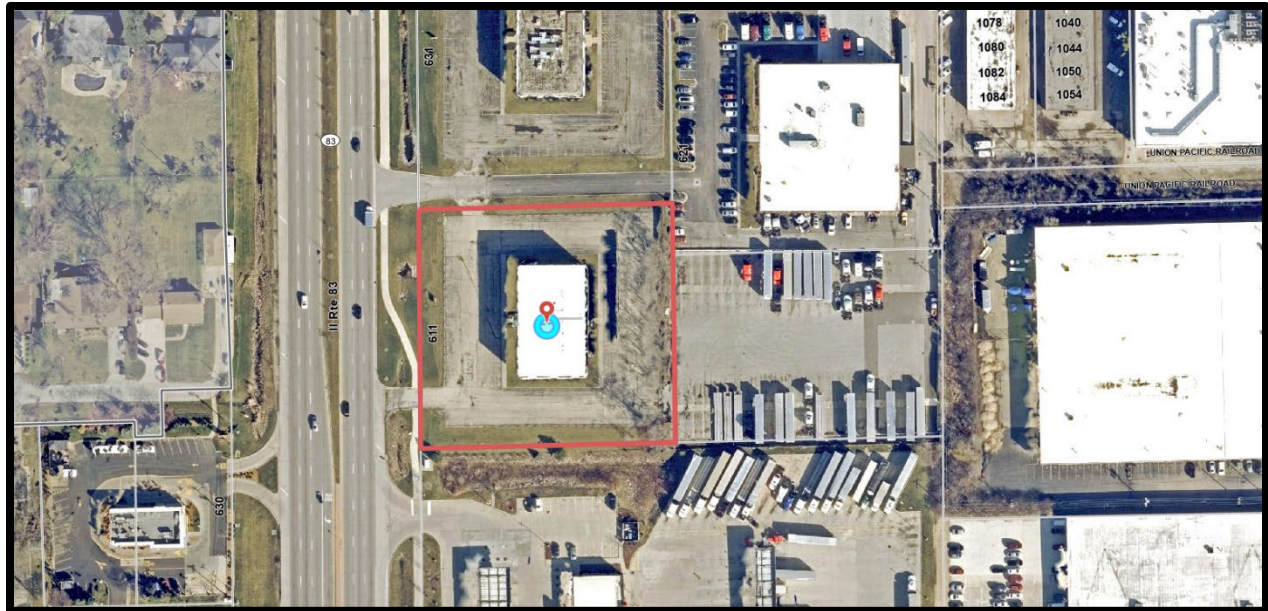
**Special Use Permit, Professional Office
Municipal Code 10 – 7 – 2 – 1**

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, August 5, 2025, at 6:30 P.M, at which a Public Hearing will be held to review case No. 2025 – 18 to consider a request for:

Special Use Permit, Professional Office
Municipal Code Section 10 – 7 – 2 – 1

At 611 N IL Route 83 in 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 SOUTH 257.99 FEET OF THE WEST 263.00 FEET OF LOT 8 (AS MEASURED ALONG THE WEST AND SOUTH LINES THEREOF) IN O'HARE METROPOLITAN INDUSTRIAL DISTRICT, A SUBDIVISION OF PART OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 20, 1970 AS DOCUMENT R70-24289 IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 611 N IL Route 83, Bensenville, IL 60106.

Multi Trans Services, Inc. of P.O. Box 2756, Glenview, IL 60025 is the owner and Perfect Express Corp., Peace International Corp., International Express Corp., and American Logistics International Corp. of 831 Foster Avenue, Bensenville, IL 60106 are the 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. 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 August 5, 2025 until 5:00 PM.

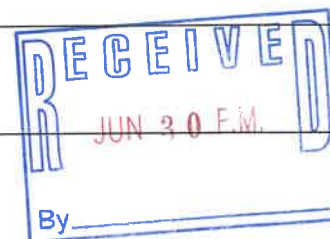
Office of the Village Clerk
Village of Bensenville

**TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT
JULY 17, 2025**

For Office Use Only		
Date of Submission: <u>6-30-25</u>	MUNIS Account #: <u>14992</u>	CDC Case #: <u>2025-18</u>

COMMUNITY DEVELOPMENT COMMISSION APPLICATION

Address: 611 Route 83, Bensenville IL



Property Index Number(s) (PIN): 03-11-104-014

A. PROPERTY OWNER:

Multi Trans Services, Inc.

Name P.O Box 2756		
Corporation (if applicable)		
Street Glenview	State IL	Zip Code 60025
City Patrick Chen	Telephone Number 630-766-5350	Email Address patjoycechen@yahoo.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 owner

Perfect Express Corp., Peace international Corp., International Express Corp., American Logistics international

Name 831 Foster		
Corporation (if applicable)		
Street Bensenville	State IL	Zip Code 60106
City Patrick Chen	Telephone Number 630-766-5350	Email Address patjoycechen@yahoo.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.

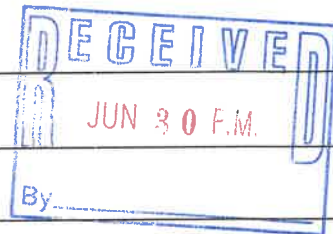
Brief Description of Request(s): (Submit separate sheet if necessary)

Occupy the entire first floor , +/- 8,450 square feet office space for air-freight brokerage businesses

, U.S. Customs brokerage and other related businesses.

C. PROJECT DATA:

1. General description of the site: 3 Story office building
2. Acreage of the site: 1.64 Building Size (if applicable): 25,000
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:	I-2	Office Building	Bensenville
North:	I-2	Office Building	Bensenville
South:	Commercial	Gas Station & Trailer Parking	Bensenville
East:	I-2	Industrial building w/truck co.	Bensenville
West:	Residential - TIF	Residential	Bensenville

N/A

Residential

Elk Grove

Village

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.

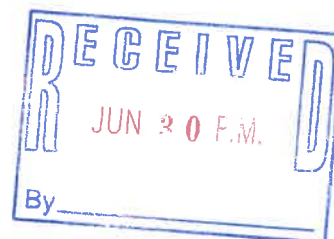
THE PETITIONER/APPLICANT AGREES THAT THEY SHALL BE LIABLE FOR PAYMENT OF FEES REFERRED TO IN APPLICABLE SECTIONS OF THE ORDINANCES OF THE VILLAGE OF BENSENVILLE, AND AS SET FORTH HEREIN.

Patrick Chen

Petitioner/Applicant

June 30, 2025

Date



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

AFFIDAVIT OF OWNERSHIP

I PATRICK CHEN 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

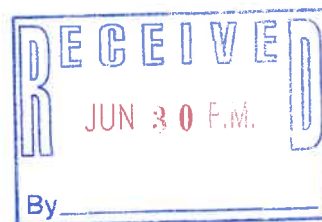
30TH day of, JUNE.

Peter Chen
Signature

SUBSCRIBED and SWORN to

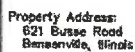
before me this 30TH day of, JUNE, 2025.

[Signature]
Notary Public





Permanent Index Numbers: 03-11-104-018
03-11-104-019



Ordered by Government of Punjab

Parking Spaces: 131 Regular Spaces
6 Handicap Spaces
137 Total Spaces



ADVISORY REPORT

CASE #: 2025 – 18
HEARING DATE: August 5, 2025
PROPERTY: 611 N IL Rt 83
PROPERTY OWNER: Multi Trans Services
APPLICANT: Perfect Express Corp
PIN: 03-11-104-014

REQUEST:

The Applicant is requesting (1) a Special Use Permit of Section 10-7-2-1, Professional Office.

PUBLIC NOTICE:

1. A Legal Notice was published in the Bensenville Independent on Thursday, July 17 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 Wednesday, July 12, 2025.
3. 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. 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, Professional Office to allow the primary use of an I-2 building to be a professional office. 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. There are two other floors to the building. The adjacent property south is zoned C-2, where the proposed use would be allowable by right. There appear to be at least 60 parking spaces on the property, fulfilling the parking requirements. A similar SUP for the same tenants was approved in 2023.

SURROUNDING LAND USES & ZONING:

	Zoning	Land Use	Comprehensive Plan	Jurisdiction
Site	I-2	Industrial	Commercial/Industrial Flex	Village of Bensenville
North	I-2	Office	Commercial/Industrial Flex	Village of Bensenville
South	C-2	Gas Station	Regional Commercial	Village of Bensenville
East	I-2	Industrial	Industrial	Village of Bensenville
West	I-1	Industrial	N/A	City of Wood Dale

DEPARTMENT COMMENTS:

FINANCE:

No comments.

POLICE:

No comments.

ENGINEERING AND PUBLIC WORKS:

No comments.

COMMUNITY & ECONOMIC DEVELOPMENT:

ECONOMIC DEVELOPMENT:

No comments.

FIRE SAFETY:

In order to occupy the building, the following applies:

- 1) Fire alarm system must be brought up to current code.
- 2) Sprinkler system must be brought up to current code.
- 3) Backflow prevention may have to be upgraded.
- 4) Must check electrical system for unsafe conditions.
- 5) Need to check to make sure elevator is in compliance.

BUILDING:

No comments.

PLANNING:

1. The 2015 Comprehensive Plan indicates “Commercial/Industrial Flex” for this property.
2. The current zoning is I-2 General Industrial District.
3. The applicant is seeking a Special Use Permit to occupy an existing office space for a variety of brokerage-related businesses. This is considered a Professional Office use within the Village Code.
4. Per Municipal Code Section 10-7-2-1, Professional Office uses require a Special Use Permit within I-2 General Industrial Districts. There are no specific use standards required for this use.

5. Per Municipal Code Section 10-11-2, Professional Office is defined as:
 - a. “An establishment that engages in the application, processing, or manipulation of business information or professional expertise, which may or may not offer services to the public or offer health-related outpatient treatment by licensed health professionals. A "professional office" shall not manufacture, assemble, warehouse, or repair goods and products for the retail or wholesale market, or engage in the repair of products or the provision of retail services. "Professional office" may include, but shall not be limited to, medical offices, dental offices, law firms, insurance agencies, accounting firms, real estate agencies, investment firms, and non-profit organizations. "Professional office" does not include "day labor center", "medical marijuana dispensary" or government offices, which are considered "government facilities".”
6. Per Village Code 10-8-2-1, Off-Street Parking Requirements, the following standards apply:
 - a. Professional Office uses require 1 parking space per 400 square feet of GFA.
 - i. *According to the plat, this standard is met and exceeded.*
7. Due to the relationship of the proposed business and its relation to trucking and logistics, staff has recommended conditions to ensure that the use of the property remains as a professional office use only, which aligns with the current layout and function of the site as it stands today.
8. Special Use Permits are subject to a one-year time limit. As the Petitioner did not take occupancy of the property in question within that time limit, it is necessary from them to reapply.

SUPPORTS THE FOLLOWING 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 checked="" type="checkbox"/>	Vibrant major corridors

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.
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.

Staff feels the following approval standards have been met.

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	

RECOMMENDATION:

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.

Respectfully Submitted,
Department of Community & Economic Development

TYPE:Public Hearing**SUBMITTED BY:**K. Quinn**DEPARTMENT:**CED**DATE:**8.05.25**DESCRIPTION:**CDC Case 2025-19: Consideration of a Variation, Fence in the Front Yard at 185 May Street**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:****SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**☐*Financially Sound Village*

X

*Quality Customer Oriented Services**Safe and Beautiful Village*☐*Enrich the lives of Residents**Major Business/Corporate Center**Vibrant Major Corridors***REQUEST:**

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

RECOMMENDATION:

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

ATTACHMENTS:

Description	Upload Date	Type
Cover Page	7/29/2025	Cover Memo
Aerial & Zoning	7/29/2025	Backup Material
Legal Notice	7/29/2025	Backup Material
Application	7/29/2025	Backup Material
Plans	7/29/2025	Backup Material
Plat of Survey	7/29/2025	Backup Material
Advisory Report	7/30/2025	Executive Summary



BENSENVILLE

GATEWAY TO OPPORTUNITY

Community Development Commission
Public Hearing 08.05.25

CDC Case #2025 – 19

Victoria Camacho
185 May St

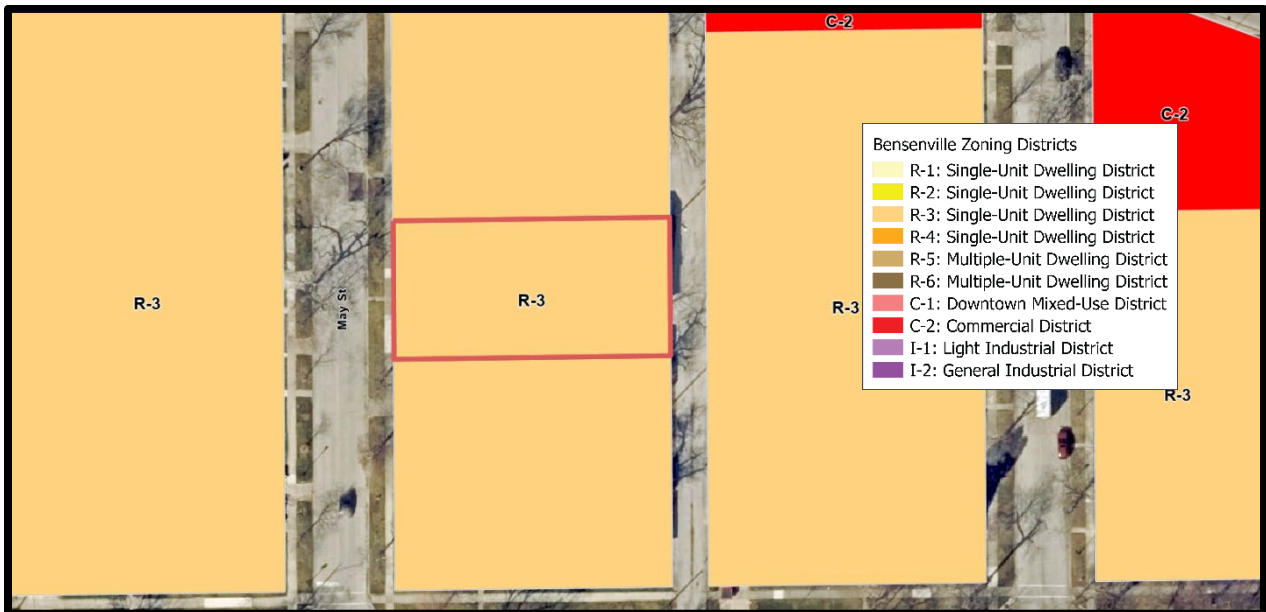
Variation, Fence or Wall Location
Municipal Code 10 – 7 – 4C – 7

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, August 5, 2025, at 6:30 P.M, at which a Public Hearing will be held to review case No. 2025 – 19 to consider a request for:

Fence in the Front Yard Variation
Municipal Code 10 – 7 – 4C – 7

At 185 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 185 May Street, Bensenville, Illinois.

Victoria Camacho of 185 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 August 5, 2025 until 5:00 PM.

Office of the Village Clerk
Village of Bensenville

**TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT
JULY 17, 2025**

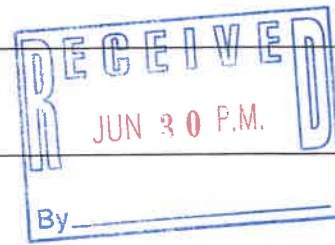
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For Office Use Only		
Date of Submission	MUNIS Account #	CDC Case #
2025-19	14993	6/30/25

COMMUNITY DEVELOPMENT COMMISSION APPLICATION

Address: 185 May St.

Property Index Number(s) (PIN): 03-13-315-005-0000



A. PROPERTY OWNER:

Victoria Camacho

Name Corporation (if applicable)

185 May St

Street

Bensenville

City

IL

State

60106

Zip Code

Victoria Camacho 773-817-0175

Contact Person

Telephone Number

victoria91396@gmail.com

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

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.

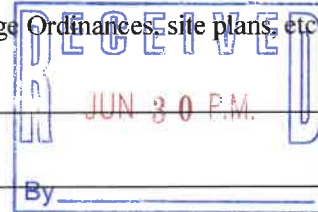
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Brief Description of Request(s): (Submit separate sheet if necessary)

We are looking to have a fence built around our house. Our house is built in the back of our lot with a front yard that we are hoping to be able to enclose.

C. PROJECT DATA:

1. General description of the site: Home in back of lot, along w/ garage. Yard in front.
2. Acreage of the site: 150' x 75' 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:	R-3	Residential	Bensenville
North:	R-3	Residential	Bensenville
South:	R-3	Residential	Bensenville
East:	R-3	Residential	Bensenville
West:	R-3	Residential	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."

☐ **Approval Standards For Site Plan Review**

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.

✱

☒ **Approval Standards for Variations**

1. The proposed variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.
2. The proposed variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed variation.
3. The proposed variation alleviates an undue hardship created by the literal enforcement of this title.
4. The proposed variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.
5. The proposed variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject property.
6. The proposed variation is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

☐ **Approval Standards for Administrative Adjustment**

1. The proposed administrative adjustment will not endanger the health, safety, comfort, convenience, and general welfare of the public.
2. The proposed administrative adjustment is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed administrative adjustment.
3. The proposed administrative adjustment alleviates an undue hardship created by the literal enforcement of this title.
4. The proposed administrative adjustment is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.
5. The proposed administrative adjustment represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject adjustment.
6. The proposed administrative adjustment is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

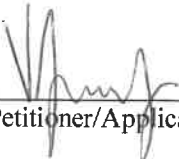
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Upon the failure of the Petitioner/Applicant to reimburse the Village in accordance with this Agreement, no further action shall be undertaken on any Petition or Application by the Village President and Board of Trustees, or by any other official or 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.

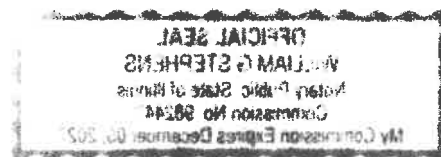
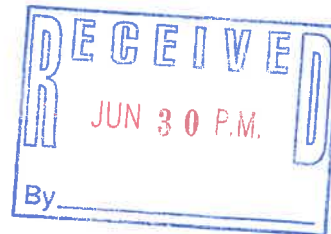
THE PETITIONER/APPLICANT AGREES THAT THEY SHALL BE LIABLE FOR PAYMENT OF FEES REFERRED TO IN APPLICABLE SECTIONS OF THE ORDINANCES OF THE VILLAGE OF BENSENVILLE, AND AS SET FORTH HEREIN.



Petitioner/Applicant

6/30/2025

Date



✱

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


AFFIDAVIT OF OWNERSHIP

I Victoria Camacho 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.

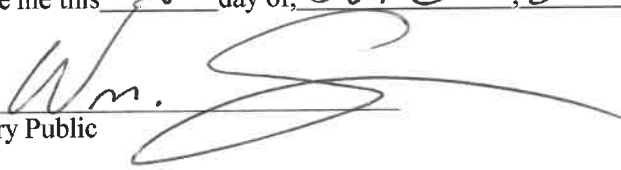
IN WITNESS WHEREOF, the undersigned has executed this Affidavit of Ownership this

30 day of, June.


Signature

SUBSCRIBED and SWORN to

before me this 30 day of, June, 2025.


Notary Public



To Whom It May Concern:

I am writing to formally request permission to install a fence on my residential property in Bensenville - 185 May St.. We understand and respect the village's fencing regulations, particularly the restriction on front yard fences, but I am hoping you will consider our family's unique circumstances in evaluating our request.

In 2023, a man attempted to enter our home in the middle of the night. The incident was terrifying and left us feeling extremely vulnerable. Because our property lacks a backyard, our entire yard is in the front of the house, fully exposed and without any barrier. Had a fence been in place, it likely would have deterred him from approaching our home and entering our property. Without a secure enclosed space, we have no safe area where our now two-year-old daughter can play outdoors.

In 2024, tragedy struck when my wife and daughter, then just one year old, were struck by a car near our home due to the lack of stop signs and traffic lights in the area. While my daughter physically recovered, my wife has been undergoing therapy for the trauma. She now feels unsafe walking with our daughter or even stepping outside with our dog. The daily fear of being exposed to traffic and wandering dogs has severely diminished our quality of life. Without a secure enclosed space, we have no safe area where our two-year-old daughter can play outdoors.

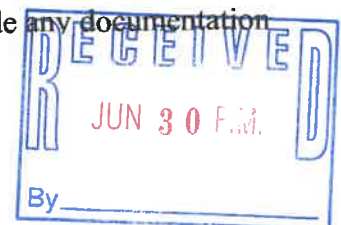
We are not asking for more than what any family would want: a safe space for our child to play, our dog to roam, and our family to enjoy fresh air without fear. Unfortunately, the park spaces near us are not an option at this time due to safety concerns, and without the ability to fence in our front yard, we are left with no outdoor refuge.

In addition, our property is frequently visited by off-leash dogs from across the street. We've had to intervene multiple times to protect our dog and child. Installing a fence would provide a secure buffer from this ongoing issue.

We understand the 6-foot height limit and will comply with all other material, design, and permit requirements. We are simply asking for an exception or special consideration due to our home's unique layout and the traumatic experiences we have endured. Creating a safe, enclosed space is not just a preference, it is essential for our family's physical and emotional well-being.

As this request pertains to the Approval Standards for Variations, our fencing project is not causing any harm to the public's health, safety, comfort or convenience. Building a fence would furthermore be compatible with the character of the properties in our vicinity as the majority of the homes on our block have a fence for privacy. The fence also eases the hardship of the unique layout this property has, and has had prior to our purchase of the home in 2023. Most importantly, this proposed variation is consistent with what the Comprehensive Plan and the policies the Village has for the use of this land - which is for a residential property to be enjoyed by a family in a fun and safe manner.

We would be grateful for an opportunity to discuss this further or to provide any documentation needed to support our request. Thank you for your time and consideration.





\$319 per month

☐ 6' H White Hamilton

6' H White Hamilton

☐ White

Features & Benefits

- SolarShield
- 43% Stronger Picket
- Fabricated In-House
- Made in America

Specifications

- Post: 5" Sq.
- Rail: 1-3/4" x 5-1/2"
- Picket: 6" T&G

Warranty

- Lifetime Transferable Warranty
- 3 Year Workmanship Warranty

Choose this package ↓



\$317 per month

☒ 6' H White Hamilton + 4' H White Dunbar Vinyl

6' H White Hamilton

4' H White Dunbar

☐ White

Features & Benefits

- SolarShield
- 43% Stronger Picket
- Fabricated In-House
- Made in America

Specifications

- Post: 5" Sq.
- Rail: 1-3/4" x 5-1/2"
- Picket: 6" T&G

Warranty

- Lifetime Transferable Warranty
- 3 Year Workmanship Warranty

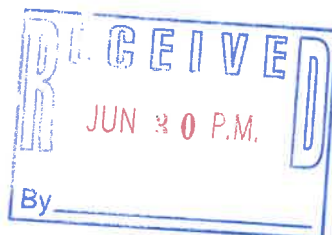
Choose this package ↓

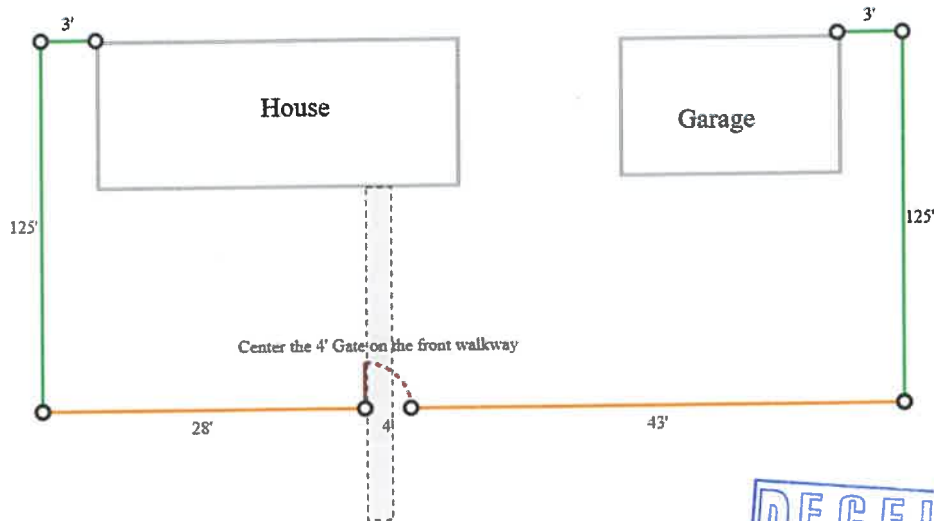
The image shown is a representation of the style of the fence, and not meant to be a specification of the height, color, or grade.

6' H White Hamilton + 4' H White Dunbar Vinyl - 327 LF

☒ 6' H White Hamilton

☒ 4' H White Dunbar





FENCE FOOTAGE CONTAINED IN THIS PROPOSAL IS APPROXIMATE BASED ON THE FIELD MEASUREMENTS. FINAL PRICE WILL BE ADJUSTED BASED ON ACTUAL FOOTAGE LINES, AS SET FORTH IN THE TERMS AND CONDITIONS.

Included in the job

(1) 4ft SS Standard Gate, Standard Latch

Job Notes

Superior Fence & Rail to obtain the permit (fees included)

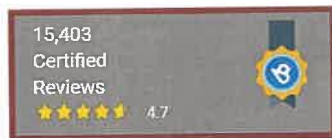
Customer to clear fence line.

"ABOVE AND BEYOND"

This company was a pleasure to deal with from the time we started our project you could tell that customer service was very important to them. This showed in the way they explained the project to making sure that every deadline was met. I would deal with the company again because they showed great integrity in business.



Judith Volger



Today's Price: 6' H White Hamilton + 4' H White Dunbar Vinyl **\$14,943.24**

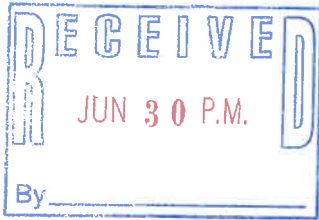
Choose your payment method

Pay with Financing **\$14,943.24**

Pay with ACH/E-Check **\$14,719.09**
Save \$224.15

Pay with Credit Card **\$14,943.24**

Contact Sales



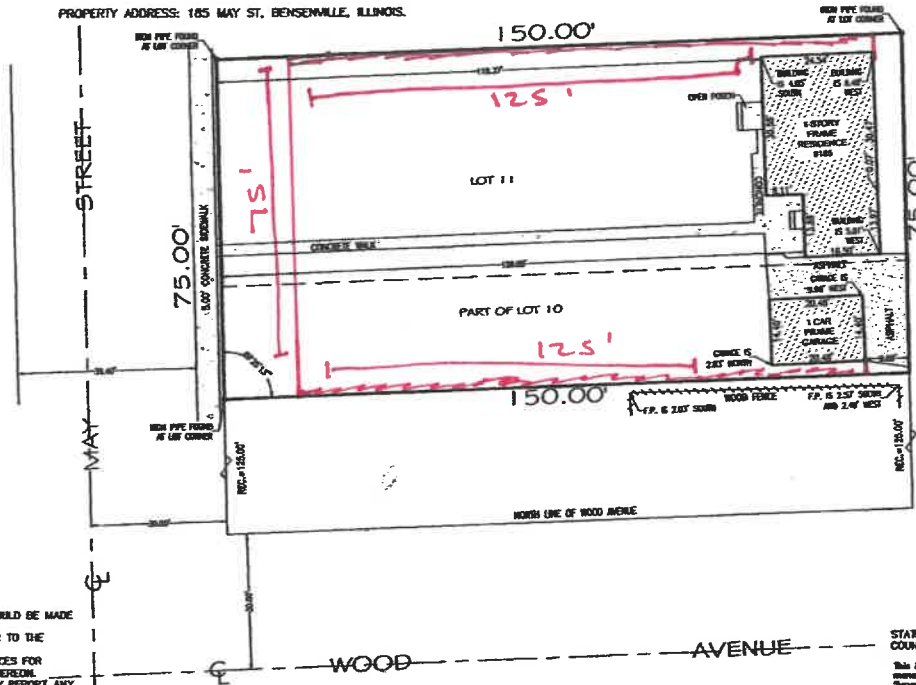
HORIZON SURVEY, LLC
P.O. BOX 438607
Chicago, IL 60643
Office: 312-972-7185
horizonsurveychicago@gmail.com

PLAT OF SURVEY

LOT 11 AND THE NORTH 1/2 OF LOT 10 IN BLOCK 10 IN BAUCKE'S RESUBDIVISION OF LOTS 10 AND 11 IN BREITMANN'S ADDITION TO BENSENVILLE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 13 AND PART OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID BAUCKE'S RESUBDIVISION,

PROPERTY ADDRESS: 185 MAY ST., BENSENVILLE, ILLINOIS.

PLAT OF SURVEYS
ATLANSIS
LAND DEVELOPMENT



LAND DEVELOPMENT CONSULTANTS
CIVIL, LENDING, ENVIRONMENTAL, FORENSIC
AND UTILITY ENGINEERING, LAND SURVEYING
REAL ESTATE AND CORPORATION AGENTS

COMPARE ALL POINTS BEFORE BUILDING. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. OPTICAL FIELD MONUMENTATION SHOULD BE ESTABLISHED PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION. PLEASE REFER TO DEED, TITLE POLICY AND/OR LOCAL ORDINANCES FOR BUILDING LINE RESTRICTIONS AND/OR EASEMENTS NOT SHOWN HEREON. PLEASE CHECK LEGAL DESCRIPTION WITH DEED AND IMMEDIATELY REPORT ANY DISCREPANCY TO THE SURVEYOR FOR EXPLANATION AND/OR CORRECTION. ALL DIMENSIONS AND MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT.

JOB #: 185MAYST

DATE OF COMPLETION IN THE FIELD: APRIL 27, 2023

PREPARED FOR: WATOR & ASSOCIATES

P.L.N. # 03-13-315-005-0000 DUPAGE COUNTY, ILLINOIS

COMMONLY KNOWN AS: 185 MAY ST., BENSENVILLE, ILLINOIS

STATE OF ILLINOIS } S.S.
COUNTY OF COOK }

1"=20'
SCALE

This is to certify that HORIZON SURVEY, LLC, by its managing agent George E. Stourton, P.L.S., Professional Land Surveyor (2058), whose license expires November 30, 2024, hereby certifies that the property described on this plat has been surveyed and that the results of the survey are shown on this plat. Dimensions are in U.S. Standard Feet and Decimals Thereof, unrounded bearings based on assumed north. This Professional Service conforms to the current State minimum standards for a boundary survey.

DATED THIS 28TH DAY OF APRIL, 2023

George E. Stourton
GEORGE E. STOURTON PLS No. 2058
LICENSE EXPIRATION DATE: NOVEMBER 30, 2024





ADVISORY REPORT

CASE #:	2025 – 19
HEARING DATE:	August 5, 2025
PROPERTY:	185 May Street
PROPERTY OWNER:	Victoria Camacho
APPLICANT:	Same as above
PIN:	03-13-315-005

REQUEST:

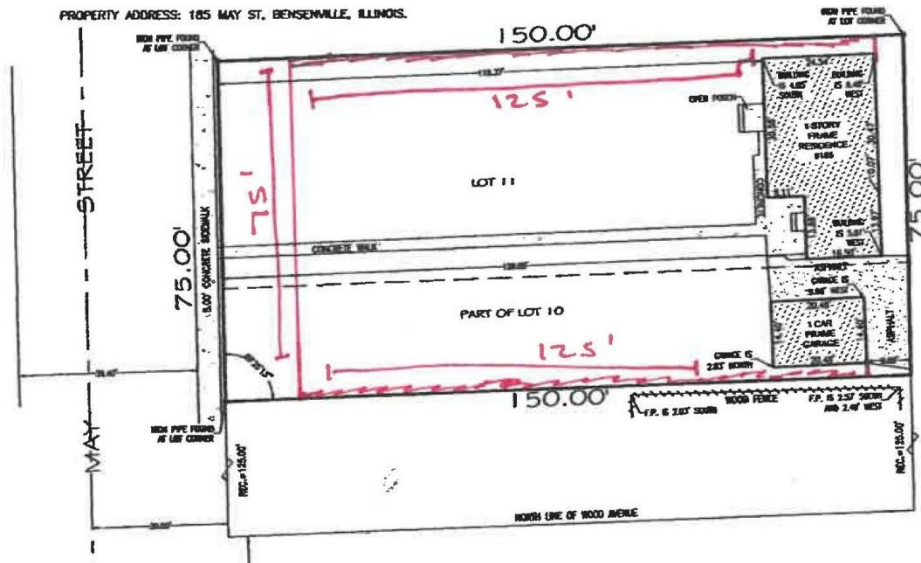
The Applicant is requesting (1) a variation of Section 10-7-4C-7, fence or wall location.

PUBLIC NOTICE:

1. A Legal Notice was published in the Bensenville Independent on Thursday, July 17 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 Wednesday, July 12, 2025.
3. 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. 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 Variation to construct a fence in the front yard of their property. Based on an aerial image, the Petitioner's backyard is roughly 3.5 feet wide. The Petitioner desires to construct a 125-foot-long fence that runs the width of the lot at 75 feet. The fence starts at the rear of the home, heading west, ending roughly 20 feet before the property line. It then turns south for 75 feet before heading east to connect with the home again. The fence, as proposed, encroaches into the front setback.



SURROUNDING LAND USES & ZONING:

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

DEPARTMENT COMMENTS:

FINANCE:

No comments.

POLICE:

No comments.

ENGINEERING AND PUBLIC WORKS:

No comments.

COMMUNITY & ECONOMIC DEVELOPMENT:

ECONOMIC DEVELOPMENT:

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 fence in the front yard. The property does not have a rear yard.
4. Per Municipal Code Section 10-10-4C-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.*
 - 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.
 1. *The proposed fence adheres to these standards.*
 - 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.
 - 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. The proposed fence does not impede the sight vision triangle of neighboring properties.
6. Municipal Code Section 10-6-22-1 details what principal structure encroachments are allowed. A fence is not included in this code section. As fences are not allowed in the front yard without a variation and fences are not listed as an allowable encroachment into the front yard, staff feels that the front setback should be maintained when possible.
 - a. *Per Municipal Code Section 10-6-12-1C, the minimum front setback in R-3 zoning districts is 30 feet.*

SUPPORTS THE FOLLOWING VILLAGE GOALS:

<input type="checkbox"/>	Financially sound Village	<input type="checkbox"/>	Enrich the lives of residents
X	Quality customer-oriented services	<input type="checkbox"/>	Major business/corporate center
<input type="checkbox"/>	Safe and beautiful Village	<input type="checkbox"/>	Vibrant major corridors

Applicant Response: No comments.

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:

1. 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.

Respectfully Submitted,

Department of Community & Economic Development