

# **COMMUNITY DEVELOPMENT COMMISSION**

**Village of Bensenville**

**VILLAGE HALL**

**December 2, 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

November 4, 2025 Community Development Commission Meeting Minutes

VI. Action Items:

1. CDC Case 2025-27: 1001 Entry Drive, Special Use Permit, Medium Industrial
2. CDC Case 2025-28: 1061 Waveland Avenue; Special Use Permit, Motor Vehicle Repair and/or Service
3. CDC Case 2025-29: 226 Park Street; Special Use Permit, Motor Vehicle Repair and/or Service
4. CDC Case 2025-30: 654 E. Jefferson Street, Preliminary and Final Plat of Subdivision (Consolidation)
5. CDC Case 2025-31: 237 Mohawk Drive; Variation, Mechanical Equipment Location
6. CDC Case 2025-32: 740 County Line; Plat of Easement

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:**December 2, 2025**DESCRIPTION:**November 4, 2025 Community Development Commission Meeting Minutes

**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**

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

Description

**DRAFT\_251104\_CDC**

Upload Date

**11/24/2025**

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**

November 4, 2025

**MOTION:** Commissioner Wasowicz made a motion to appoint Commissioner Chambers as Chairman Pro-Tem. Commissioner Marcotte seconded the motion.

All were in favor. Motion carried.

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

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

**STAFF PRESENT:** W. Magdziarz, M. Ninan, C. Williamsen, Village Attorney, Maryclare Touhy

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

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

All were in favor. Motion carried.

Director of Community and Economic Development, Walter Magdziarz and Planning & Community Outreach Coordinator, Maia Ninan were present and sworn in by Chairman Pro-Tem Chambers.

**PUBLIC COMMENT:** There was no Public Comment.

**Continued**

**Public Hearing:** CDC Case Number 2025-14  
**Petitioner:** Harris Family Property LLC  
**Location:** 450 Evergreen Street  
**Request:** Fence or Wall Location, Variation, *Municipal Code 10 – 7 – 4C – 7*  
Mechanical Equipment Location, Variation, *Municipal Code 10 – 7 – 4C – 13a*  
Mechanical Equipment Screening, Variation, *Municipal Code 10 – 7 – 4C – 13b*  
Driveway Visibility, Variation, *Municipal Code 10 – 8 – 8D*  
Screening Requirements Height, Variation, *Municipal Code 10 – 9 – 7B – 2a*

**Motion:** Commissioner Rott made a motion to re-open CDC Case No. 2025-14. Commissioner Wasowicz seconded the motion.

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

Absent: Ciula

A quorum was present.

Chairman Pro-Tem Chambers re-opened CDC Case No. 2025-14 at 6:33 p.m.

Planning & Community Outreach Coordinator Maia Ninan, was present and sworn in by Chairman Pro-Tem Rott. Ms. Ninan stated a Legal Notice was published in the Daily Herald on September 5, 2025. Ms. Ninan 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. Ms. Ninan stated CED staff posted 1 Notice of Public Hearing sign on the property, visible from the public way on September 8, 2025. Ms. Ninan stated on September 8, 2025, CED staff mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within three hundred (300) feet of the subject property. Ms. Ninan stated an Affidavit of Mailing, executed by CED personnel and the list of recipients, is maintained in the CDC file. Ms. Ninan stated all are available for viewing and inspection at the CED office during regular business hours.



Ms. Ninan stated the Petitioner is requesting multiple variations to place mechanical equipment in their front yard. Ms. Ninan stated the 13-foot-high mechanical equipment has already been installed in the front yard of their location at 450 Evergreen Street. Ms. Ninan stated the property is in an I-1 Light Industrial District. Ms. Ninan stated the installation was done without permits. Ms. Ninan stated according to the Petitioner, the mechanical equipment is necessary to provide pretreatment and wastewater efficiency. Ms. Ninan stated the Petitioner has proposed screening (10 foot fence) in line with Village standards. Ms. Ninan stated the variations listed above are necessary for the mechanical equipment to adhere to Village standards. Ms. Ninan stated the mechanical equipment in the front yard was installed without a permit.

Chairman Pro-Tem Chambers asked if the petitioner was present.  
*The petitioner was not present.*

Mr. Magdziarz stated he spoke with the applicants attorney earlier in the day who stated he would be in attendance to ask for a sixty day continuance.

Motion: Commissioner Marcotte made a motion to continue CDC Case No. 2025-14 until January 6, 2026. Commissioner Wasowicz seconded the motion.

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

Nays: None

All were in favor. Motion carried.

**Public Hearing:** CDC Case Number 2025-26  
**Petitioner:** Prologis LP & Prologis 2 LP  
**Location:** 800 & 877 Supreme Drive / 800-820 Thorndale Avenue  
**Request:** Special Use Permit (Section 10-7-2) for a Planned Unit Development with code departures (Section 10-4)

Motion: Commissioner Marcotte made a motion to open CDC Case No. 2025-26. Commissioner Rott seconded the motion.

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

Absent: Ciula

A quorum was present.

Chairman Pro-Tem Chambers opened CDC Case No. 2025-26 at 6:38 p.m.

Planning & Community Outreach Coordinator Maia Ninan, was present and sworn in by Chairman Pro-Tem Rott. Ms. Ninan stated a Legal Notice was published in the Daily Herald on October 17, 2025. Ms. Ninan 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. Ms. Ninan stated CED staff posted 1 Notice of Public Hearing sign on the property, visible from the public way on October 17, 2025. Ms. Ninan stated on October 17, 2025, CED staff mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within two hundred fifty (250) feet of the subject property. Ms. Ninan stated an Affidavit of Mailing, executed by CED personnel and the list of recipients, is maintained in the CDC file. Ms. Ninan stated all are available for viewing and inspection at the CED office during regular business hours.

Ms. Ninan stated the Petitioner is seeking approval of a Special Use Permit and Planned Unit Development with code departures to construct a 30.32-acre industrial development at 800, 877 Supreme Drive, and 800-820 Thorndale Avenue. Ms. Ninan stated these properties are located in the I-2 General Industrial District. Ms. Ninan stated a Special Use Permit is required for Planned Unit Developments in the I-2 General Industrial District. Ms. Ninan stated the existing five (5) buildings on the subject properties will be demolished, and site features will be removed as necessary. Ms. Ninan stated the site will be subdivided into two lots, featuring a 387,000 SF industrial building in Lot 1 and a 115,150 SF building in Lot 2. Ms. Ninan stated each building will be served by associated passenger vehicle parking, truck docks, and utilities.

Ms. Ninan stated the proposed intended use for the two facilities is categorized under the Village Zoning Code as warehousing, storage, or distribution facility. Ms. Ninan stated normally, this would be a permitted use in the I-2 General Industrial District. Ms. Ninan stated however, the Applicant is also seeking to use the property for outdoor storage (trailer parking) as an additional principal use of the two facilities, which is normally a Special Use. Ms. Ninan stated storage is proposed to be 14 feet tall to accommodate the typical height of the trucks. Ms. Ninan stated the applicant is also seeking many exceptions (i.e., variations) from the zoning code, so a PUD is the best approach.

Ms. Ninan stated the deviations from the zoning code are as follows:

1. A deviation to allow parking areas located in the front yard to contain 192 spaces for Building 1 instead of the maximum 50 spaces;
2. A deviation to permit the principal entrance of Building 2 to be located on the interior side façade rather than the front façade;
3. A deviation to allow outdoor storage in the corner side yard;
4. A deviation to allow materials stored within an outdoor storage area to be 14-feet in height instead of the maximum 8-feet in height;
5. A deviation to waive the required screening standards for outdoor storage areas;
6. A deviation to allow 402 parking spaces instead of the maximum 44 parking spaces permitted for warehousing or storage facility uses of this size;
7. A deviation to waive the bicycle parking requirements;
8. A deviation to allow trailer parking spaces with a length of 55-feet instead of the required 60-feet;
9. A deviation to allow parking aisle width of 26-feet instead of the required-24 feet;
10. A deviation to waive the required sidewalks along the full length of any building frontage containing a primary entrance that is directly abutted by a parking row, driveway, or drive aisle;
11. A deviation to allow driveway widths of roughly 40-feet and 45-feet instead of the maximum 30-feet permitted for industrial uses;
12. A deviation to allow driveway aprons of 64.5-feet and 168.2-feet instead of the maximum 36-feet driveway apron allowed in industrial uses;
13. A deviation to allow the use of non-native tree and plant species;
14. A deviation from the required 40% tree canopy coverage for parking area hardscape;

15. A deviation to allow a minimum of one shade tree, rather than two trees, per landscaped island provided for double rows of parking; and
16. A deviation to allow outdoor lighting of 3.4 foot-candles along the lot line; and
17. A deviation to allow light poles of 30-feet in height instead of the maximum 24-feet in height.

Ms. Ninan stated the Public Notice indicated that the public hearing would be for a Preliminary PUD, but the Staff recommends approval as a Final PUD with the conditions provided below. Ms. Ninan stated the Notice also indicated there would be a Site Plan Review and Plat of Subdivision application. Ms. Ninan stated however, that will not occur at this meeting. Ms. Ninan stated per the Zoning Code, the Site Plan Review will be handled by the Zoning Administrator, and the Plat of Subdivision cannot be applied for until a PUD has been granted.

Josh Bauer, on behalf of Prologis was present and sworn in by Chairman Pro-Tem Chambers. Mr. Bauer stated the redevelopment of three existing building on the property would enhance the corridor into Bensenville. Mr. Bauer stated they plan to demolish the current site and build two class A warehouses. Mr. Bauer stated they are only seeking the preliminary PUD at this time.

Commissioner Rott questioned the amount of proposed parking on site. Mr. Bauer stated they would like to offer the maximum amount of parking on site for potential occupants.

Commissioner Rott asked why a deviation to allow 402 parking spaces instead of the maximum 44 parking spaces permitted for warehousing or storage facility uses of this size was being requested. Mr. Bauer again stated they are trying to maximize the lot for use; more parking the better.

Commissioner Rott asked why a deviation to allow the use of non-native tree and plant species; a deviation from the required 40% tree canopy coverage for parking area hardscape; a deviation to allow a minimum of one shade tree, rather than two trees, per landscaped island provided for double rows of parking was being requested.

Brian Johnson, on behalf of Prologis was present and sworn in by Chairman Pro-Tem Chambers. Mr. Johnson stated because of new utilities on site, there is difficulty of planting the required trees as required in the Village code.

Commissioner Rott stated if there was to be less parking, there would be more room for trees to be planted.

Commissioner Ortiz asked if there is planned parking onsite for bicycles. Mr. Johnson stated there would be parking for bicycles on site.

Commissioner Wasowicz stated she works in the logistics business and her company recently moved into a new warehouse and she does not believe this much parking is necessary speaking from her experience.

Melissa Roman, on behalf of Prologis was present and sworn in by Chairman Pro-Tem Chambers. Ms. Roman stated they have seen an increase of office space needs for these warehouses and offering the requested amount of parking would allow for office staff to work from the site.

Mr. Bauer questioned the Commission with their concerns over the amount of requested parking.

Commissioner Wasowicz stated she has concerns with safety on site with the amount of potential vehicles. Mr. Johnson stated Prologis' proposed plan allows for car parking and truck flow to be separated to limit the risk of accidents on site.

Chairman Pro-Tem Chambers asked if traffic studies were completed to ensure the existing properties would not be disturbed with their operations. Mr. Johnson stated yes. Mr. Bauer stated they have shared their plans and idea with the surrounding businesses, they are not hiding anything.

Commissioner Ortiz asked why a deviation was being requested for taller lights. Mr. Johnson explained taller lights would allow for a better shine over trailers.

Commissioner Ortiz stated he was concerned with the amount of proposed parking because of the potential emissions being released; he lives in Bensenville and so does his children.

### **Public Comment**

Chairman Pro-Tem Chambers asked if there were any members of the Public that would like to make comment. There were none.

Ms. Ninan reviewed the approval standards for proposed Special Use Permit consisting of:

1. **Public Welfare:** The proposed Special Use will not endanger the health, safety, comfort, convenience and general welfare of the public.
2. **Neighborhood Character:** The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.
3. **Orderly Development:** The proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.
4. **Use of Public Services and Facilities:** The proposed special use will not require utilities, access roads, drainage and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.
5. **Consistent with Title and Plan:** The proposed special use is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

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

1. Ms. Ninan stated Staff recommends the Approval of the Findings of Fact and therefore Approval of Special Use Permit for a Preliminary and Final Planned Unit Development with all requested exceptions, except the native plant deviation, and the following conditions:
  - a. The Special Use Permit for the Preliminary Planned Unit Development be granted solely to Prologis LP & Prologis 2 LP 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, unless otherwise provided in the Zoning Code.

- b. No Plat of Subdivision shall be approved by the Village unless all conditions contained herein have been met.
- c. Outdoor storage is limited to semi-truck trailers.
- d. Outdoor storage must be maintained in an orderly manner.
- e. Add a sidewalk within the Supreme Drive right-of-way that remains.
- f. A cul-de-sac at the south end of Supreme Drive is required within the right-of-way.
- g. A Stormwater Management Easement over the proposed detention and BMP facilities is required.
- h. Modification to existing easement will require necessary plats to vacate, abrogate, and or add easements.
- i. All existing sanitary and water services to be abandoned or removed must be disconnected and capped at the mains.
- j. Storm sewer shall be sized for 10-yr gravity flow. Provide storm sewer calculations in the stormwater report.
- k. Two separate water services are required for the east and west buildings. The service will need to split in the Supreme Drive right-of-way. Otherwise, stub a service off the Thorndale existing 12" water main on the east side of the site.
- l. Replace the existing 12" water main on Supreme Drive from Thorndale Avenue.
- m. A new sanitary line shall be installed via directional bore or trench where the new main ties into the existing sewer on the east site of the site to the manhole on the east site of Industrial Drive.
- n. Reconstruction of the asphalt pavement section on Supreme Drive with concrete pavement that matches the existing concrete pavement on Supreme Drive is required.
- o. The addition of detention shall be required if the Village determines detention is necessary to detain stormwater so the peak follow is no greater than the existing condition.
- p. Due to site location within the limits of the 100-year flood plain, compensatory storage is required at a ratio of 1.5 to 1.0 for any proposed fill.
- q. 100-yr conveyance route shall be designed through the site. All upstream offsite tributary area shall be included in the analysis of the existing and proposed 100-yr conveyance routes through the site.
- r. A Final Site Plan showing all required changes contained herein shall be provided and approved by the Village prior to receiving a building permit.

- s. The following additional materials shall be provided and approved by the Village or appropriate entity prior to receiving a building permit:
- i. If snow storage is not included on-site, an off-site snow storage plan must be approved by Zoning Administrator prior to permit approval.
  - ii. Additional trees shall be added to the site on the final landscape plan, such that there is [10]% tree canopy coverage for parking area hardscape. Landscape islands should have additional trees.
  - iii. The Final Landscape Plan must comply with the species diversity requirements outlined in the Municipal Code Section 10-9-3A-4.
  - iv. The Final Landscape Plan must indicate that no parking lot perimeter landscaping shall encroach upon the sight vision triangle.
  - v. Final Landscape Plan shall be submitted to and approved by the Zoning Administrator prior to final permit approval.
  - vi. A stormwater management report must be provided following the DuPage County tabular stormwater report format.
  - vii. An existing and proposed impervious area exhibit delineating, shading and labeling the existing/proposed impervious areas must be provided in a stormwater report to document the comparison of impervious area since February 15, 1992 to the proposed conditions and to verify the proposed development will not result in a net impervious area of greater than 2,500 square feet.
  - viii. Erosion control measures will need to meet all the requirements listed in Sections 15-58 through 15-60 of the DCSFPO.
  - ix. Per the DuPage County Wetland Map, there are Regulatory Wetlands at the southwest corner of the property and will need to be verified in the permit submittal.
  - x. In accordance with Section 15-92.A of the DCSFPO the Regulatory wetland buffer is 50 feet and the boundary must be clearly delineated on the plans.
  - xi. Coordination with the US Army Corps of Engineers (USACE) to determine the permitting requirements for the wetland/WOUS.
  - xii. A tributary area exhibit to the site including any offsite areas is required.
  - xiii. Provide AutoTurn for site circulation and ingress/egress at all driveways in addition to the provided turning templates showing the AASHTO design vehicle that will be utilizing the site (WB-65 and etc.).



- t. The following permits shall be obtained:
  - i. A National Pollutant Discharge Elimination System (NPDES) permit.
  - ii. A Storm Water Pollution Prevention Plan (SWPPP).
  - iii. A Village of Bensenville Stormwater Permit, including a Stormwater Management Certification, which must be forwarded to DuPage County Stormwater for review and certification prior to issuance of a Village stormwater permit.
  - iv. An IEPA-Sanitary Permit.
  - v. Depending on the proposed water service, an IEPA-watermain permit may be required for any scope of work larger than a water service connection to the Village's watermain.

Ms. Ninan stated Staff recommends the removal of deviation #13 A deviation to allow the use of non-native tree and plant species; and deviation #15 A deviation to allow a minimum of one shade tree, rather than two trees, per landscaped island provided for double rows of parking.

Motion: Commissioner Wasowicz made a motion to close CDC Case No. 2025-26. Commissioner Rott seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Pro-Tem Chambers closed CDC Case No. 2025-26 at 7:16 p.m.

Motion: Commissioner Wasowicz made a motion to Approve Special Use Permit (Section 10-7-2) for a Planned Unit Development with code departures (Section 10-4) with Staff's Recommendations and the removal of deviation #13 A deviation to allow the use of non-native tree and plant species; and deviation #15 A deviation to allow a minimum of one shade tree, rather than two trees, per landscaped island provided for double rows of parking. Commissioner Marcotte seconded the motion.

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

Nays: None

All were in favor. Motion carried.

**Report from  
Community  
Development:**

Ms. Ninan advised the CDC of upcoming cases to consider at the December meeting

Mr. Magdziarz reminded Commissioners of their training workshop with Illinois American Planning Association personnel on November 12<sup>th</sup>. Commissioner Wasowicz and Commissioner Marcotte stated they were unable to attend. Mr. Magdziarz stated he would cancel the training until 2026.

**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 7:19 p.m.

**TYPE:**Public Hearing**SUBMITTED BY:**W. Magdziarz**DEPARTMENT:**CED**DATE:**12/2/25**DESCRIPTION:**CDC Case 2025-27: 1001 Entry Drive, Special Use Permit, Medium Industrial**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**

|   |
|---|
|   |
| X |
|   |

Financially sound Village

Quality customer-oriented services

Safe and beautiful Village

|  |
|--|
|  |
|  |
|  |

Enrich the lives of residents

Major business/corporate center

Vibrant major corridors

**REQUEST:**

Request for Special Use Permit for Medium Industry (food processing)

**SUMMARY:**

The Petitioner is requesting a Special Use Permit to allow food processing within the I-1 Light Industrial District. The Zoning Ordinance classifies food processing as a Medium Industrial use, which is permitted in the I-1 Light Industrial District only as a Special Use. Operations within the existing building will be limited to the processing of raw meat products, including cutting, boning, and packaging, along with associated truck deliveries. Approximately five truck deliveries are expected to occur daily to and from the site.

**RECOMMENDATION:**

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

- a. The following shall be obtained:
  - i. DuPage County Health Department permit
  - ii. Wastewater Discharge Permit
- b. The following improvements shall be made:
  - i. Fire Alarm and Sprinkler Systems shall be updated or upgraded as deemed necessary by Village Staff.
  - ii. An appropriately sized grease trap or other grease removal device shall be installed.

**ATTACHMENTS:**

Description

Upload Date

Type

**CDC Case #2025-27****11/25/2025****Cover Memo**



# BENSENVILLE

GATEWAY TO OPPORTUNITY

**Community Development Commission**  
**Public Hearing 12.02.25**

**CDC Case #2025 - 27**

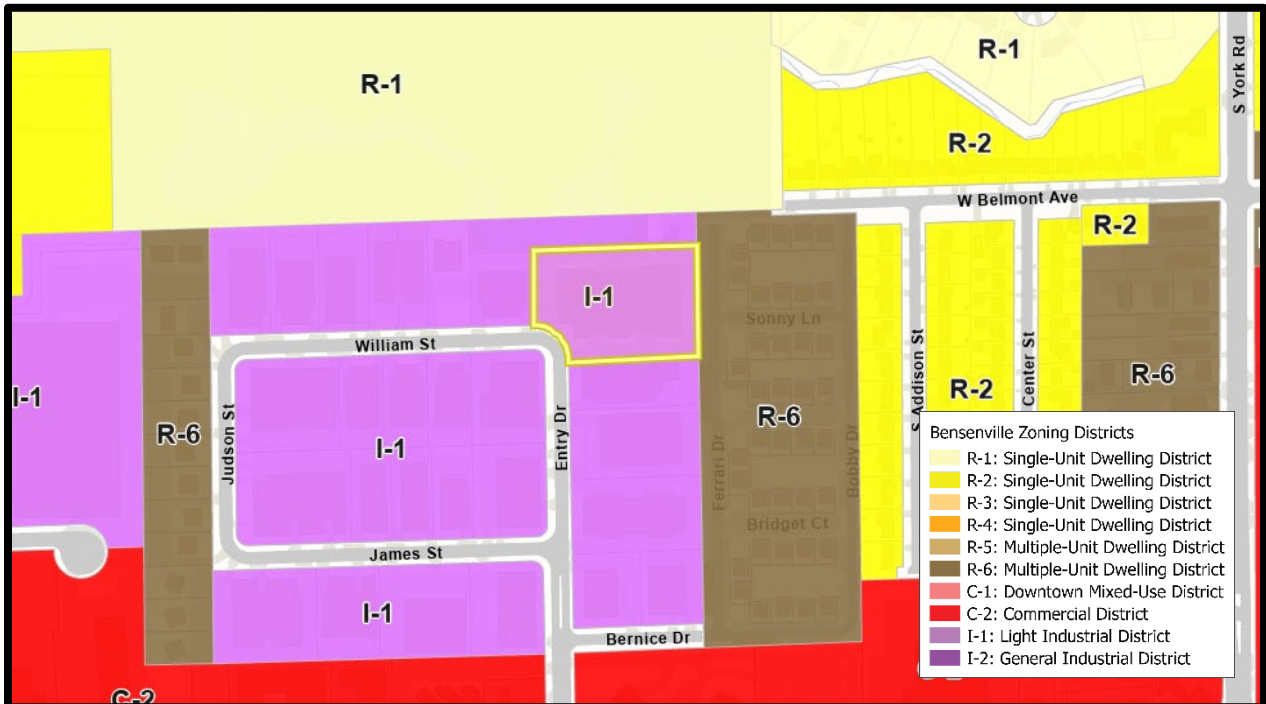
**Belmont Sausage**  
**1001 Entry Drive**

**Special Use Permit, Medium Industrial**  
**Municipal Code Section 10-7-2-1**

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



# Village of Bensenville



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

NOTICE IS HEREBY GIVEN that the Community Development Commission of the Village of Bensenville, DuPage and Cook Counties, will hold a Public Hearing on December 2, 2025 at 6:30 P.M., in the Board Room at Village Hall, 12 S. Center Street, Bensenville, to consider Case No. 2025-27 which is a request for:

Special Use Permit, Medium Industrial  
Municipal Code Section 10-7-2-1

The request applies to the property identified with a **PIN 03-26-201-013** and commonly known as **1001 Entry Drive**, Bensenville, Illinois 60106. Entry Investments LLC, 1191 Lake Avenue, Woodstock, IL 60098 is the owner and Belmont Sausage, 3 Lakeside Court, South Barrington, IL 60010 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.

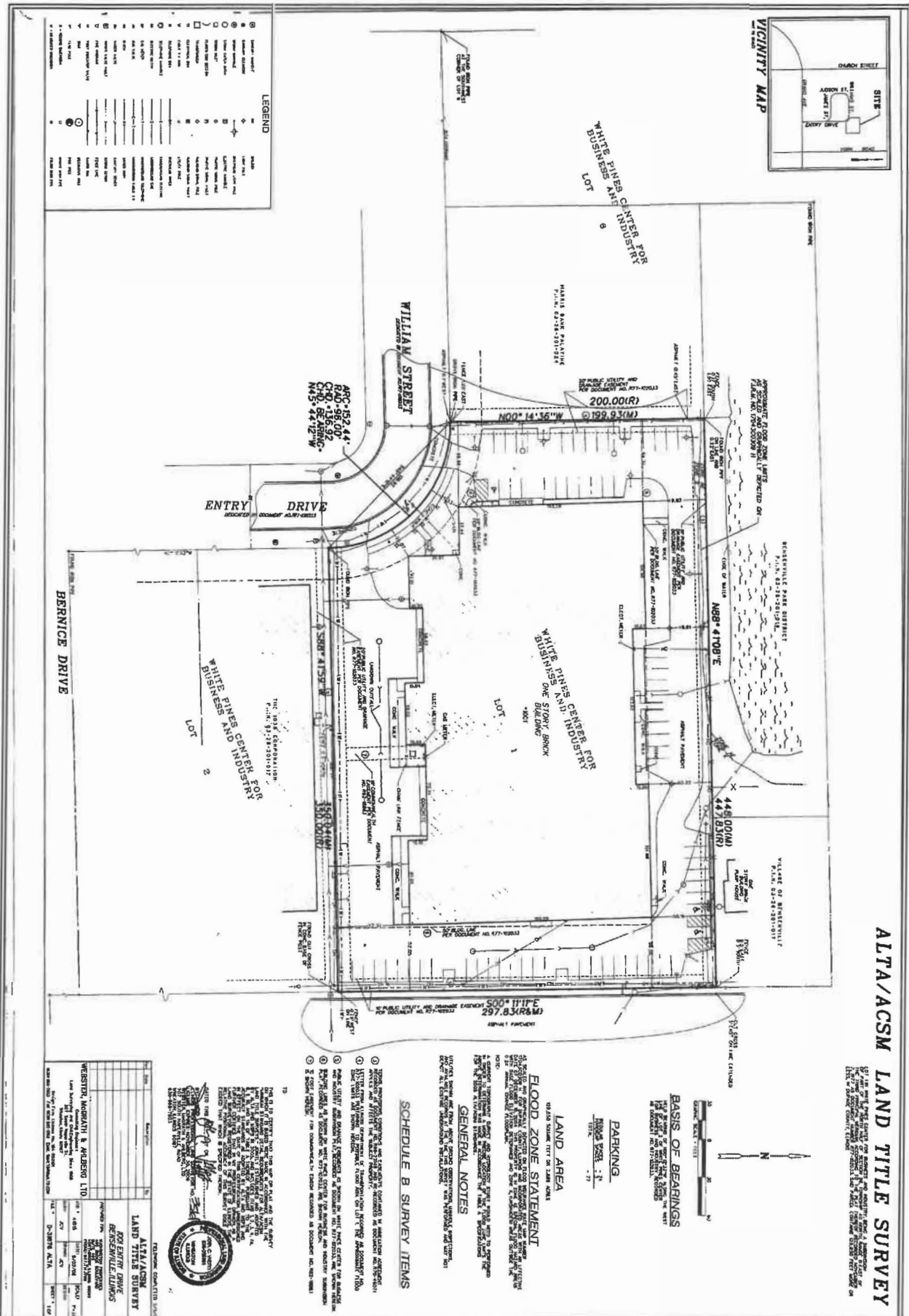
The Applicant's application and supporting documentation may be examined by all interested parties in the office of the Community and Economic Development Department, Monday through Friday, in the Village Hall, 12 South Center Street, Bensenville, IL 60106. All interested parties may attend the Public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

Office of the Village Clerk  
Village of Bensenville

###

**PUBLISHED IN THE DAILY HERALD  
ON NOVEMBER 14, 2025**

## PLAT OF SURVEY





## **ADVISORY REPORT**

|                        |                       |
|------------------------|-----------------------|
| <b>CASE #:</b>         | 2025 – 27             |
| <b>HEARING DATE:</b>   | December 2, 2025      |
| <b>PROPERTY:</b>       | 1001 Entry Drive      |
| <b>PROPERTY OWNER:</b> | Entry Investments LLC |
| <b>APPLICANT:</b>      | Belmont Sausage       |
| <b>PIN:</b>            | 03-26-201-013         |

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### **REQUEST:**

The Applicant is requesting a Special Use Permit of Section 10-7-2-1, Medium Industrial.

### **PUBLIC NOTICE:**

1. A Legal Notice was published in the Daily Herald on Friday, November 14, 2025. A Certified copy of the Legal Notice is maintained in the Community Development Commission (CDC) file and is available for viewing and inspection at the Community & Economic Development Department (CED) during regular business hours.
2. CED staff posted a Notice of Public Hearing sign on the property, visible from the public way on Friday, November 14, 2025.
3. On Wednesday, November 12, 2025, CED staff mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within two hundred and fifty (250) 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 to allow food processing within the I-1 Light Industrial District. Under the Zoning Ordinance, food processing is classified as a Medium Industrial use, which is permitted in the I-1 Light Industrial District only by Special Use. Operations within the existing building will be limited to the processing of raw meat products, including cutting, boning, and packaging, along with associated truck deliveries. Approximately five truck deliveries are expected to occur daily to and from the site. The subject property is located within the South Industrial Special Service Area (SSA), which is scheduled for road improvements in 2026.



**SURROUNDING LAND USES & ZONING:**

|              | <b>Zoning</b> | <b>Land Use</b> | <b>Comprehensive Plan</b>       | <b>Jurisdiction</b>    |
|--------------|---------------|-----------------|---------------------------------|------------------------|
| <b>Site</b>  | I-1           | Industrial      | Industrial                      | Village of Bensenville |
| <b>North</b> | I-1           | Industrial      | Industrial                      | Village of Bensenville |
| <b>South</b> | I-1           | Industrial      | Industrial                      | Village of Bensenville |
| <b>East</b>  | R-6           | Residential     | Commercial /<br>Industrial Flex | Village of Bensenville |
| <b>West</b>  | I-1           | Industrial      | Industrial                      | Village of Bensenville |

**DEPARTMENT COMMENTS:**

## FINANCE:

1. This account is currently past due in the amount of \$39.56.
2. There are no liens on our end.

***Applicant Response: This balance is from the previous property owner.***

## POLICE:

No comments.

## ENGINEERING AND PUBLIC WORKS:

1. This facility will require an appropriately sized grease trap or other grease removal device to remove solids and fats, oil, and grease from their wastewater.
2. Per previous discussions, a Wastewater Discharge Permit application will be required to include the facility in the pretreatment program.

***Applicant Response: Understood.***

COMMUNITY & ECONOMIC DEVELOPMENT

## FIRE SAFETY:

1. Will there be any other tenants in the building?
2. Fire alarm and sprinkler systems may have to be updated or upgraded.
3. Only Belmont sausage trucks and trailers should be permitted on site.
4. Third-party parking of trucks and trailers will need to be closely monitored.
5. A Health Department permit will be required prior to occupancy.
6. The business park will experience increased truck traffic once they are up and running, and it is scheduled for a full road renovation in 2026.

***Applicant Response: There will be no other tenants in the building. Fire alarm and sprinkler updates and the Health Department permit requirements are understood.***

## BUILDING:

No comments.

PLANNING:

1. The 2015 Comprehensive Plan indicates “Industrial”.
2. The current zoning is I-1 Light Industrial District.
3. The applicant is seeking a Special Use Permit to allow Medium Industrial use at 1001 Entry Drive.
4. The applicant is seeking to conduct food processing operations at 1001 Entry Drive.
5. Per Municipal Code Section 10-11-2, Definition of Terms, “Medium Industrial” is defined as “a use engaged in manufacturing, assembly, fabrication, packaging, storage, handling, or other industrial processing of products from both unprocessed and prepared materials, which does not include the use of highly flammable material, or toxic matter. ‘Medium industrial’ uses may be engaged in processes that are likely to have a moderate impact on the environment or on adjacent properties. Typical ‘medium industrial’ uses include, but shall not be limited to, bottling, food processing, machine shops, or freight handling.”
6. Per Municipal Code Section 10-7-2-1, Use Table, there are no use standards for Medium Industrial use.
7. Per Village Code 10-8-2-1, Off-street Parking Requirements, the following standards apply:
  - a. Minimum 1 parking space per 1,000 sf of GFA up to 20,000 sf plus 1 parking space per 2,000 sf of GFA in excess of 20,000 sf.
    - i. *The building is roughly 57,212 square feet, requiring 39 parking spaces. The subject property has 70 parking spaces.*

SUPPORTS THE FOLLOWING VILLAGE GOALS:

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

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.

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

**RECOMMENDATIONS:**

1. Staff recommends Approval of the Findings of Fact and, therefore, Approval of the Special Use Permit with the following conditions:
  - a. The following shall be obtained:
    - i. DuPage County Health Department permit
    - ii. Wastewater Discharge Permit
  - b. The following improvements shall be made:
    - i. Fire Alarm and Sprinkler Systems shall be updated or upgraded as deemed necessary by Village Staff.
    - ii. An appropriately sized grease trap or other grease removal device shall be installed.

Respectfully Submitted,  
 Department of Community & Economic Development

**TYPE:**Public Hearing**SUBMITTED BY:**W. Magdziarz**DEPARTMENT:**CED**DATE:**12/2/2025**DESCRIPTION:**CDC Case 2025-28: 1061 Waveland Avenue; Special Use Permit, Motor Vehicle Repair and/or Service**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**

|   |
|---|
|   |
| X |
|   |

Financially sound Village

Quality customer-oriented services

Safe and beautiful Village

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|  |

Enrich the lives of residents

Major business/corporate center

Vibrant major corridors

**REQUEST:**

Request for Special Use Permit for Motor Vehicle Repair business

**SUMMARY:**

The Petitioner is requesting a Special Use Permit to allow motor vehicle repair and/or service within the I-2 General Industrial District. Under the Zoning Ordinance, motor vehicle repair and/or service is permitted in the I-2 General Industrial District only by Special Use. The Applicant, a transportation company that has operated on the subject property for approximately seven years, utilizes the site for freight transfer operations and for performing maintenance on company vehicles only. Following a recent inspection, the Applicant received corrections requiring submission of a Special Use Permit application to bring the existing use into compliance. The business is currently operating under the name RVR Expedited and will transition to VMV Expedited during the upcoming business license renewal period.

**RECOMMENDATION:**

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

1. Motor vehicle repair is limited to fleet vehicles operated by the business located and registered at the property address.
2. A maximum of four (4) semi-truck trailers may be parked on the property at any given time.
3. Access to the loading docks on off-street parking on the premises shall not be obstructed.
4. Semi-truck trailers parked on the property for maintenance purposes shall not remain on the premises for more than seventy-two (72) hours.
5. Semi-truck trailers parked on the property for more than seventy-two (72) hours shall be considered stored and shall comply with all applicable Village standards for outdoor storage, including screening.
6. No vehicle repairs may be performed outdoors.
7. A triple catch basin shall be installed if floor drains are present. If floor drains are not present, plans documenting fluids handling and hauling shall be submitted and approved.

**ATTACHMENTS:**

Description

**2025-28 CDC Binder**

Upload Date

**11/25/2025**

Type

**Cover Memo**



# BENSENVILLE

GATEWAY TO OPPORTUNITY

**Community Development Commission  
Public Hearing 12.02.25**

**CDC Case #2025 - 28**

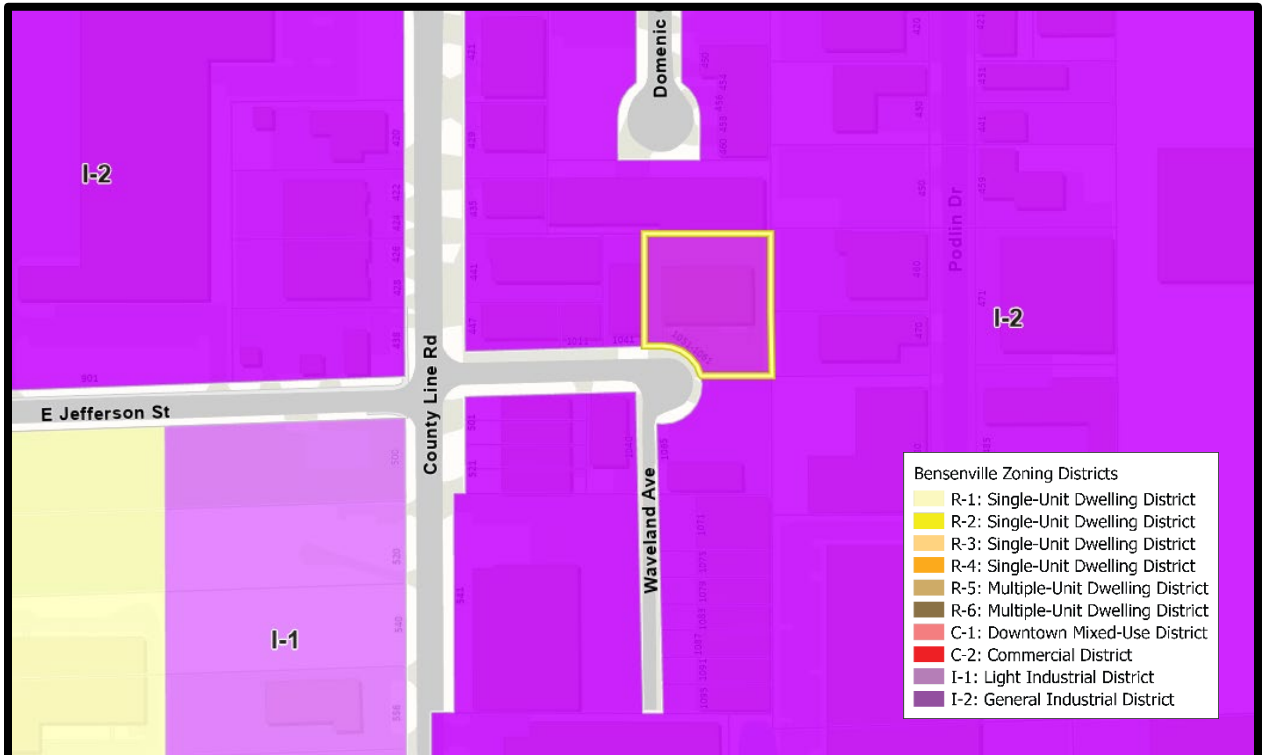
**VMV Expedited dba RVR Expedited  
1061 Waveland Avenue**

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

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



# Village of Bensenville



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

NOTICE IS HEREBY GIVEN that the Community Development Commission of the Village of Bensenville, DuPage and Cook Counties, will hold a Public Hearing on December 2, 2025 at 6:30 P.M., in the Board Room at Village Hall, 12 S. Center Street, Bensenville, to consider Case No. 2025-28 which is a request for:

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

The request applies to the property identified with a **PIN 12-19-100-127-1002** and commonly known as **1061 Waveland Avenue**, Franklin Park, Illinois 60131. 2 V's Properties Management LLC, of the same address, is the owner and VMV Expedited, doing business as RVR Expedited, of the same address, 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.

The Applicant's application and supporting documentation may be examined by all 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 December 2, 2025 until 5:00 PM.

Office of the Village Clerk  
Village of Bensenville

###

**PUBLISHED IN THE DAILY HERALD  
ON NOVEMBER 14, 2025**





## **ADVISORY REPORT**

**CASE #:** 2025 – 28  
**HEARING DATE:** December 2, 2025  
**PROPERTY:** 1061 Waveland Avenue  
**PROPERTY OWNER:** 2 V's Properties Management LLC  
**APPLICANT:** VMV Expedited dba RVR Expedited  
**PIN:** 12-19-100-127-1002

---

### **REQUEST:**

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

### **PUBLIC NOTICE:**

1. A Legal Notice was published in the Daily Herald on Friday, November 14, 2025. A Certified copy of the Legal Notice is maintained in the Community Development Commission (CDC) file and is available for viewing and inspection at the Community & Economic Development Department (CED) during regular business hours.
2. CED staff posted a Notice of Public Hearing sign on the property, visible from the public way on Friday, November 14, 2025.
3. On Wednesday, November 12, 2025, CED staff mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within two hundred and fifty (250) 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 to allow motor vehicle repair and/or service within the I-2 General Industrial District. Under the Zoning Ordinance, motor vehicle repair and/or service is permitted in the I-2 General Industrial District only by Special Use. The Applicant, a transportation company that has operated on the subject property for approximately seven years, utilizes the site for freight transfer operations and for performing maintenance on company vehicles only. Following a recent inspection, the Applicant received corrections requiring submission of a Special Use Permit application to bring the existing use into compliance. The business is currently operating under the name RVR Expedited and will transition to VMV Expedited during the upcoming business license renewal period.

**SURROUNDING LAND USES & ZONING:**

|              | <b>Zoning</b> | <b>Land Use</b> | <b>Comprehensive Plan</b> | <b>Jurisdiction</b>    |
|--------------|---------------|-----------------|---------------------------|------------------------|
| <b>Site</b>  | I-2           | Industrial      | Industrial                | Village of Bensenville |
| <b>North</b> | I-2           | Industrial      | Industrial                | Village of Bensenville |
| <b>South</b> | I-2           | Industrial      | Industrial                | Village of Bensenville |
| <b>East</b>  | I-2           | Industrial      | Industrial                | Village of Bensenville |
| <b>West</b>  | I-2           | Industrial      | Industrial                | Village of Bensenville |

**DEPARTMENT COMMENTS:**

## FINANCE:

1. This location is up to date, and there are no liens on our end.

## POLICE:

No comments.

## ENGINEERING AND PUBLIC WORKS:

1. If there are existing floor drains in the facility, a triple basin is required to prevent oils from entering the sanitary sewer collection system.
2. A site inspection may be required to confirm that absence of floor drains.
3. Additional information may be required to document their plan for fluids handling and hauling.

***Applicant Response: There is no drainage system in the facility.***

COMMUNITY & ECONOMIC DEVELOPMENT

## FIRE SAFETY:

1. Parking on the site has always been a challenge, with limited space to meet parking needs. Trucks and trailers are currently parked along the cul-de-sac; only passenger vehicles are permitted in this area.

***Applicant Response: All vehicles are parked on the property. There is a maximum of four trucks at a time.***

## BUILDING:

1. The site is not equipped to accommodate semi-trucks. While the space could potentially support repairs for cars or smaller box trucks, it is not suitable for semi-truck repair operations.

## 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 1061 Waveland Avenue.
4. Per Municipal Code Section 10-7-3T, Motor Vehicle Operations Facility Or Motor Vehicle Repair And/Or Service, the following standards apply:

- a. Outdoor Storage: Disabled or inoperable vehicles and those awaiting pick-up may be stored outdoors if the following conditions are met:
    - i. Location: Outdoor storage of vehicles is prohibited in the front yard and corner side yard.
    - ii. Screening: To the extent practicable, storage areas shall be screened from view of the street by building and/or landscape screening in accordance with the requirements of subsection 10-9-5B, "Parking Lot Perimeter Landscape", of this title.
    - iii. Storage Duration: Motor vehicle repair and/or service facilities may not store the same vehicles outdoors for more than thirty (30) days.
  - b. Location For Repairs: All repairs must occur inside an enclosed building.
  - c. Screening: Street frontage not occupied by buildings or driveways shall be improved with landscape screening in accordance with the requirements of subsection 10-9-5B, "Parking Lot Perimeter Landscape", of this title.
5. Per Municipal Code Section 10-8-2-1, Off-street Parking Requirements, the following standards apply:
- a. Minimum 2 spaces per service bay plus 1 per 300 square foot of retail space.
    - i. *The tenant space is presumed to have one service bay and a square footage of 5,120 square feet, requiring 19 parking spaces. The subject property has 48 parking spaces; however, it is unclear how many of these spaces are allotted to the applicant.*
6. Staff concerns regarding parking and semi-trucks have been addressed through the proposed conditions of approval.

**SUPPORTS THE FOLLOWING VILLAGE GOALS:**

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

**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.

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

## **RECOMMENDATIONS:**

1. Staff recommends Approval of the Findings of Fact and, therefore, Approval of the Special Use Permit with the following conditions:
  - a. Motor vehicle repair is limited to fleet vehicles operated by the business located and registered at the property address.
  - b. A maximum of four (4) semi-truck trailers may be parked on the property at any given time.
  - c. Access to the loading docks or off-street parking on the premises shall not be obstructed.
  - d. Semi-truck trailers parked on the property for maintenance purposes shall not remain on the premises for more than seventy-two (72) hours.
  - e. Semi-truck trailers parked on the property for more than seventy-two (72) hours shall be considered stored and shall comply with all applicable Village standards for outdoor storage, including screening.
  - f. No vehicle repairs may be performed outdoors.
  - g. A triple catch basin shall be installed if floor drains are present. If floor drains are not present, plans documenting fluids handling and hauling shall be submitted and approved.

Respectfully Submitted,  
 Department of Community & Economic Development

**TYPE:**Public Hearing**SUBMITTED BY:**W. Magdziarz**DEPARTMENT:**CED**DATE:**12/2/2025**DESCRIPTION:**CDC Case 2025-29: 226 Park Street; Special Use Permit, Motor Vehicle Repair and/or Service**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**

|   |
|---|
|   |
| X |
|   |

Financially sound Village

Quality customer-oriented services

Safe and beautiful Village

|  |
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|  |
|  |
|  |

Enrich the lives of residents

Major business/corporate center

Vibrant major corridors

**REQUEST:**

Request for Special Use Permit for Motor Vehicle Repair business

**SUMMARY:**

The Petitioner is requesting a Special Use Permit to allow motor vehicle repair and/or service within the I-1 Light Industrial District. Under the Zoning Ordinance, motor vehicle repair and/or service is permitted in the I-1 Light Industrial District only by Special Use. Operations within the existing 2,912 sf building will include routine/preventative maintenance, diagnostics and engine management, brake and suspension service, and electrical systems work. The business will not perform body work, painting, or heavy truck work. All work will be conducted indoors, and there will be no outdoor storage of tires, parts, or non-operational vehicles. All automotive fluids removed during vehicle repair or service will be collected and stored in sealed 275-gallon tanks, stored safely on site, and will be routinely removed by a licensed recycling company, Safety-Kleen Systems, Inc

**RECOMMENDATION:**

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

1. All accounts must be paid and brought into compliance.
2. All maintenance and repairs shall occur inside the building.
3. No outdoor storage of vehicles shall be allowed in the front yard.
4. The facility shall not store the same vehicles outdoors for more than thirty (30) days.
5. Any outdoor storage shall be maintained in an orderly manner.
6. A triple catch basin shall be installed if floor drains are present. If floor drains are not present, plans documenting fluids handling and hauling shall be submitted and approved prior to occupancy.
7. A maximum of two (2) service bays are permitted inside the facility.
8. Motor vehicle repair shall be limited to vehicles serviced by appointment only.
9. Motor vehicle repairs shall be limited to passenger vehicles, except buses, and trucks having no more than two axles.

**ATTACHMENTS:**

Description

Upload Date

Type

**CDC Case #2025-29****11/25/2025****Cover Memo**



# BENSENVILLE

GATEWAY TO OPPORTUNITY

**Community Development Commission**  
**Public Hearing 12.02.25**

**CDC Case #2025 - 29**

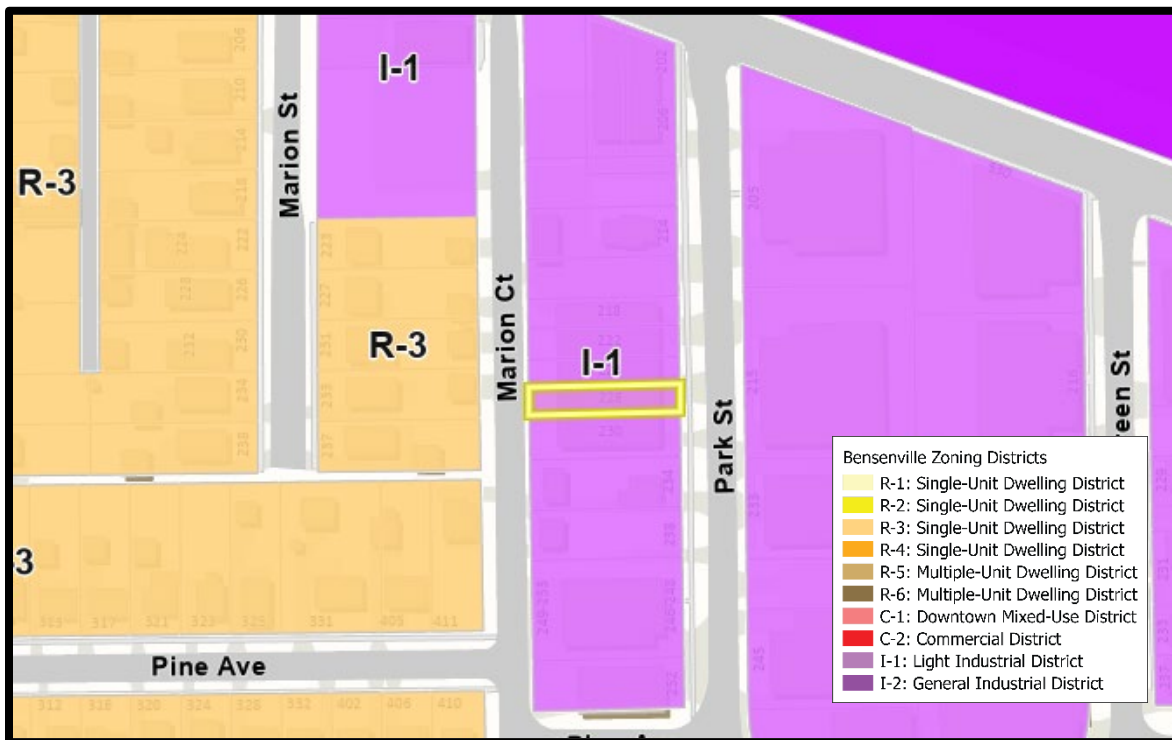
**Eurotech Auto Repair LLC**  
**226 Park Street**

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

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



# Village of Bensenville



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

NOTICE IS HEREBY GIVEN that the Community Development Commission of the Village of Bensenville, DuPage and Cook Counties, will hold a Public Hearing on December 2, 2025 at 6:30 P.M., in the Board Room at Village Hall, 12 S. Center Street, Bensenville, to consider Case No. 2025-29 which is a request for:

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

The request applies to the subject properties identified with a **PIN 03-13-322-017** and commonly known as **226 Park Street**, Bensenville, Illinois 60106. Park Street Partners LLC, 276 E Deerpath Road, Box 453, Lake Forest, IL 60045 is the owner and Eurotech Auto Repair LLC, 224 N Forest Avenue, Hillside, IL 60162 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.

The Applicant's application and supporting documentation may be examined by all 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 December 2, 2025 until 5:00 PM.

Office of the Village Clerk  
Village of Bensenville

###

**PUBLISHED IN THE DAILY HERALD  
ON NOVEMBER 14, 2025**



# ALTA/NSPS LAND TITLE SURVEY OF 218-230 PARK STREET, BENSENVILLE, ILLINOIS

LOTS 6, 7, 8 AND 9 IN BLOCK TWO OF WILLIAM L. KORTHHAUER'S ADDITION TO  
BENSENVILLE, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 13,  
TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING  
TO THE PLAT RECORDED JANUARY 3, 1993 AS DOCUMENT NUMBER 58537, IN DUPAGE  
COUNTY, ILLINOIS.



VICINITY MAP  
NOT TO SCALE

## AREA

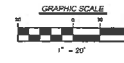
30,000 SQ. FT.  
0.6887 ACRES

## PARKING STALLS

STANDARD PARKING STALLS-10  
ACCESSIBLE PARKING STALLS-00  
TOTAL PARKING STALLS-10

## FLOOD HAZARD NOTE

THIS PROPERTY IS IN AN AREA OF MINIMAL FLOODING (ZONE X1A3  
DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S  
FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 1704030001)  
DATED AUGUST 1, 2018.



STATE PLANE MERIDIAN

## BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE  
COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE  
1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT  
LATITUDE: 41° 54' 00.45566" N  
LONGITUDE: 87° 55' 55.95961" W  
ELEVATION: 580.632 FEET  
GROUND SCALE FACTOR: 1.000039172  
ALL MEASUREMENTS ARE ON THE GROUND.

## LEGEND

|                           |                      |                        |
|---------------------------|----------------------|------------------------|
| 1. CABLE TELEVISION       | 14. PAINTED GAS LINE | 21. HEADWALL           |
| 2. TRAFFIC LIGHT POLE     | 15. GAS VALVE        | 22. CURB INLET         |
| 3. TRAFFIC CONTROL SIGNAL | 16. GAS METER        | 23. VOLUME MET         |
| 4. TRAFFIC CONTROL SIGNAL | 17. GAS VALVE VALVE  | 24. SYSTEM MANHOLE     |
| 5. TELEPHONE POLE         | 18. GAS METER        | 25. FLOORED SECTION    |
| 6. TELEPHONE WIRE         | 19. GAS VALVE VALVE  | 26. CLEANOUT           |
| 7. PAINTED TELEPHONE LINE | 20. GAS VALVE VALVE  | 27. SANITARY MANHOLE   |
| 8. FIBER OPTIC CABLE LINE | 21. GAS VALVE VALVE  | 28. FLOOR JOIST        |
| 9. ANCHOR                 | 22. GAS VALVE VALVE  | 29. FLOOR JOIST        |
| 10. UTILITY POLE          | 23. GAS VALVE VALVE  | 30. WATER VALVE        |
| 11. LIGHT STAKE           | 24. GAS VALVE VALVE  | 31. WATER VALVE VALVE  |
| 12. ELECTRIC METER        | 25. GAS VALVE VALVE  | 32. PLASTER WATER LINE |
| 13. ELECTRIC METER        | 26. GAS VALVE VALVE  | 33. PLASTER WATER LINE |
| 14. ELECTRIC METER        | 27. GAS VALVE VALVE  | 34. PLASTER WATER LINE |
| 15. ELECTRIC METER        | 28. GAS VALVE VALVE  | 35. PLASTER WATER LINE |
| 16. ELECTRIC METER        | 29. GAS VALVE VALVE  | 36. PLASTER WATER LINE |
| 17. ELECTRIC METER        | 30. GAS VALVE VALVE  | 37. PLASTER WATER LINE |
| 18. ELECTRIC METER        | 31. GAS VALVE VALVE  | 38. PLASTER WATER LINE |
| 19. ELECTRIC METER        | 32. GAS VALVE VALVE  | 39. PLASTER WATER LINE |
| 20. ELECTRIC METER        | 33. GAS VALVE VALVE  | 40. PLASTER WATER LINE |

## ABBREVIATIONS

|                                  |                                  |
|----------------------------------|----------------------------------|
| 1. 1/2" = 1' SCALE OF ELEVATION  | 1. 1/2" = 1' SCALE OF ELEVATION  |
| 2. 1/2" = 1' SCALE OF ELEVATION  | 2. 1/2" = 1' SCALE OF ELEVATION  |
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| 20. 1/2" = 1' SCALE OF ELEVATION | 20. 1/2" = 1' SCALE OF ELEVATION |

## GENERAL NOTES

1. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR
2. DO NOT SCALE DIMENSIONS FROM THIS PLAT
3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL, WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
4. MANHOLES, INLETS AND OTHER UTILITY MONUMENTS SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY. THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE, THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.
5. NO UNDERGROUND UTILITIES OR DRAIN TILES, IF ANY EXIST, SHOWN HEREON.
6. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS COMPOSTERS, TRAILERS, CANES, DIRT, PAVEMENT OR SNOW AT THE TIME OF THIS SURVEY. SHOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
7. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
8. CALL JULIE AT 1-800-592-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DRAINING OR CONSTRUCTION.
9. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION, OVERLIES, WELLS AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
10. RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHTS AND BUILDING RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION PLAT OR IN THE TITLE COMMITMENT HAVE BEEN SHOWN. THIS PROPERTY IS SUBJECT TO SETBACKS AS ESTABLISHED PURSUANT TO VILLAGE OF BENSENVILLE'S ZONING ORDINANCES AS AMENDED IN REFERENCE TO TABLE A ITEM 6. THERE MAY BE A NEED FOR AN INTERPRETATION OF A RESTRICTION, THE SURVEYOR CANNOT MAKE A CERTIFICATION ON THE BASIS OF AN INTERPRETATION.
11. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR SURVEYOR'S USE AT THE TIME OF PREPARATION OF THIS SURVEY. THEREFORE, ADDITIONAL EASEMENT AND/OR SETBACK LINES MAY EXIST THAT THE SURVEYOR IS UNAWARE OF AND MAY NOT BE SHOWN HEREON.

## SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE )

TO KARABON

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2015 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7A, 7B, 7C, 8 AND 9 OF TABLE A THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. THE FIELD WORK WAS COMPLETED ON DECEMBER 14, 2021.

DATED THIS 28TH DAY OF DECEMBER, A.D., 2021.

CHARLES W. BENT  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3186  
MY LICENSE EXPIRES ON NOVEMBER 30, 2022.  
V3 COMPANIES OF ILLINOIS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000002  
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2023.  
CBARTOS@V3CO.COM



Engineers 7325 Jones Avenue, Suite 100  
Scientists Woodridge, IL 60017  
Surveyors 630.724.3200 voice  
630.724.0344 fax  
v3co.com

## PREPARED FOR

ANDREW KARABON  
557 LEXINGTON DRIVE  
LAKE FOREST, ILLINOIS 60045  
262-442-2150

| NO. | DATE | REVISIONS | DESCRIPTION |
|-----|------|-----------|-------------|
|     |      |           |             |
|     |      |           |             |
|     |      |           |             |

## ALTA/NSPS LAND TITLE SURVEY

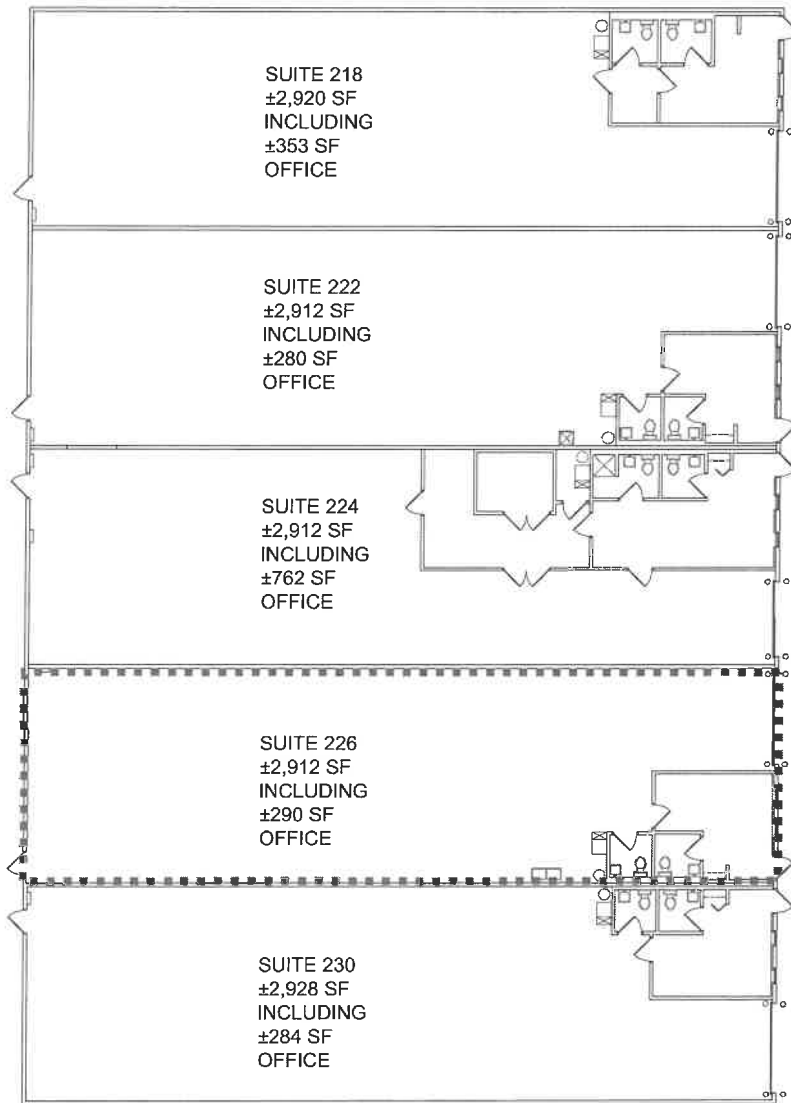
218-230 PARK STREET, BENSENVILLE, ILLINOIS

Project No: 211339

Group No: VP01.1

|                                |                 |                      |                  |
|--------------------------------|-----------------|----------------------|------------------|
| DRAFTING COMPLETED: 12/29/21   | DRAWN BY: CWB   | PROJECT MANAGER: CWB | SHEET NO: 1 of 1 |
| FIELD WORK COMPLETED: 12/14/21 | CHECKED BY: CWB | SCALE: 1" = 20'      |                  |

# 218 THRU 230 PARK ST. BENSENVILLE, ILLINOIS



**EXIST BUILDING PLAN**  
±14,585 SF



A+M ARCHITECTS, LLC  
365 Glen Farm Lane  
Lake Zurich, Illinois 60047  
TEL: 847.726.9517

Date: 12/29/21  
Dwg: 21-147  
Drawn by: AA  
© 2021 A+M Architects

A

## **ADVISORY REPORT**

**CASE #:** 2025 – 29  
**HEARING DATE:** December 2, 2025  
**PROPERTY:** 226 Park Street  
**PROPERTY OWNER:** Park Street Partners LLC  
**APPLICANT:** Eurotech Auto Repair LLC  
**PIN:** 03-13-322-017

---

### **REQUEST:**

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

### **PUBLIC NOTICE:**

1. A Legal Notice was published in the Daily Herald on Friday, November 14, 2025. A Certified copy of the Legal Notice is maintained in the Community Development Commission (CDC) file and is available for viewing and inspection at the Community & Economic Development Department (CED) during regular business hours.
2. CED staff posted a Notice of Public Hearing sign on the property, visible from the public way on Friday, November 14, 2025.
3. On Wednesday, November 12, 2025, CED staff mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within two hundred and fifty (250) 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 to allow motor vehicle repair and/or service within the I-1 Light Industrial District. Under the Zoning Ordinance, motor vehicle repair and/or service is permitted in the I-1 Light Industrial District only by Special Use. The Special Use would be limited to one 2,912 sf unit of the larger building on the property. Operations within the unit will include routine/preventative maintenance, diagnostics and engine management, brake and suspension service, and electrical systems work. The business will not perform body work, painting, or heavy truck work. All work will be conducted indoors, and there will be no outdoor storage of tires, parts, or non-operational vehicles. All automotive fluids removed during vehicle repair or service will be collected and stored in sealed 275-gallon tanks, stored safely on site, and will be routinely removed by a licensed recycling company, Safety-Kleen Systems, Inc.

**SURROUNDING LAND USES & ZONING:**

|              | <b>Zoning</b> | <b>Land Use</b> | <b>Comprehensive Plan</b>    | <b>Jurisdiction</b>    |
|--------------|---------------|-----------------|------------------------------|------------------------|
| <b>Site</b>  | I-1           | Industrial      | Commercial / Industrial Flex | Village of Bensenville |
| <b>North</b> | I-1           | Industrial      | Commercial / Industrial Flex | Village of Bensenville |
| <b>South</b> | I-1           | Industrial      | Commercial / Industrial Flex | Village of Bensenville |
| <b>East</b>  | I-1           | Industrial      | Commercial / Industrial Flex | Village of Bensenville |
| <b>West</b>  | R-3           | Residential     | Single Family Residential    | Village of Bensenville |

**DEPARTMENT COMMENTS:**

## FINANCE:

1. This location is delinquent in the amount of \$235.88 with no payment since 01/13/25 and water is currently off due to non-payment.
2. There is no lien yet.

***Applicant Response: The landlord will get this taken care of.***

## POLICE:

No comments.

## ENGINEERING AND PUBLIC WORKS:

1. If there are existing floor drains in the facility, a triple basin is required to prevent oils from entering the sanitary sewer collection system.
2. A site inspection may be required to confirm that absence of floor drains.

***Applicant Response: The building does not have floor drains, catch basins, or oil-water separators. Any fluids generated through the normal course of business will be securely collected in sealed containers, safely stored on site, and routinely removed by a licensed recycling company, Safety-Kleen Systems, Inc.***

COMMUNITY & ECONOMIC DEVELOPMENT

## FIRE SAFETY:

1. A Change of Use and Change of Occupancy will occur for this tenant space. Due to this change, a fire alarm system will need to be installed.
2. Parking is already limited at this building, with other tenants utilizing most available spaces. Where will the vehicles waiting to be repaired be parked?
3. Working on vehicles outside should not be permitted.
4. What type of vehicles will be repaired?
5. There is no room for Panel trucks, Semi trucks, or trailers to be parked on the property.
6. Non-permitted outdoor parking has occurred in the past on this property.
7. The site presents several limitations for the proposed use.

***Applicant Response: A fire alarm system was installed earlier this year. The type of vehicles would be duty trucks, passenger vehicles, and vans. There are 3 spaces on the north side of the building for parking. Other vehicles will be parked inside the building.***

**BUILDING:**

1. There was an agreement established years ago to assign a specific number of parking spaces to each unit on the north side of the building.
2. My main concern is parking for vehicles awaiting repair and for employees, as there is currently no on-site parking available for any of the tenants.
3. How will vehicles in need of repair get to the site?

***Applicant Response: There are three parking spaces for the unit. One will be designated for employee parking. Tow trucks will access the dock door directly and exit via Park Street when dropping off inoperable vehicles.***

**PLANNING:**

1. The 2015 Comprehensive Plan indicates "Commercial / Industrial Flex".
2. The current zoning is I-1 Light Industrial District.
3. The applicant is seeking a Special Use Permit to allow Motor Vehicle Repair and/or Service at 226 Park Street.
4. Per Municipal Code Section 10-7-3T, Motor Vehicle Operations Facility Or Motor Vehicle Repair And/Or Service, the following standards apply:
  - a. Outdoor Storage: Disabled or inoperable vehicles and those awaiting pick-up may be stored outdoors if the following conditions are met:
    - i. Location: Outdoor storage of vehicles is prohibited in the front yard and corner side yard.
    - ii. Screening: To the extent practicable, storage areas shall be screened from view of the street by building and/or landscape screening in accordance with the requirements of subsection 10-9-5B, "Parking Lot Perimeter Landscape", of this title.
    - iii. Storage Duration: Motor vehicle repair and/or service facilities may not store the same vehicles outdoors for more than thirty (30) days.
  - b. Location For Repairs: All repairs must occur inside an enclosed building.
  - c. Screening: Street frontage not occupied by buildings or driveways shall be improved with landscape screening in accordance with the requirements of subsection 10-9-5B, "Parking Lot Perimeter Landscape", of this title.
5. Per Village Code 10-8-2-1, Off-street Parking Requirements, the following standards apply:
  - a. Minimum 2 spaces per service bay plus 1 per 300 square foot of retail space.
    - i. *The subject property has 3 outdoor parking spaces allotted to this unit.*

**SUPPORTS THE FOLLOWING VILLAGE GOALS:**

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

## 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.

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

## RECOMMENDATIONS:

1. Staff recommends Approval of the Findings of Fact and therefore recommends the Approval of the Special Use Permit with the following conditions:
  - a. All maintenance and repairs shall occur inside the building.
  - b. No outdoor storage of vehicles shall be allowed in the front yard or on Park Street.
  - c. No vehicles being repaired shall be parked in the front yard or on Park Street.
  - d. The facility shall not store the same vehicles outdoors for more than thirty (30) days.
  - e. Any outdoor storage shall be maintained in an orderly manner.
  - f. A triple catch basin shall be installed if floor drains are present. If floor drains are not present, plans documenting fluids handling and hauling shall be submitted and approved prior to occupancy.
  - g. A maximum of three (3) lifts are permitted inside the facility.
  - h. Motor vehicle repair shall be limited to vehicles serviced by appointment only.
  - i. Motor vehicle repairs shall be limited to passenger vehicles, except buses, and trucks having no more than two axles.

Respectfully Submitted,  
Department of Community & Economic Development

**TYPE:**Public Hearing**SUBMITTED BY:**W. Magdziarz**DEPARTMENT:**CED**DATE:**12/2/2025**DESCRIPTION:**CDC Case 2025-30: 654 E. Jefferson Street, Preliminary and Final Plat of Subdivision (Consolidation)**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**

|                          |
|--------------------------|
| <input type="checkbox"/> |
| <input type="checkbox"/> |
| <input type="checkbox"/> |

Financially sound Village

Quality customer-oriented services

Safe and beautiful Village

|                                     |
|-------------------------------------|
| <input checked="" type="checkbox"/> |
| <input type="checkbox"/>            |
| <input type="checkbox"/>            |

Enrich the lives of residents

Major business/corporate center

Vibrant major corridors

**REQUEST:**

Owner desires to consolidate three lots under his ownership to facilitate construction of a single family residence.

**SUMMARY:**

The Petitioner is seeking approval of a Plat of Subdivision (Consolidation) for the consolidation of three adjacent parcels into a single lot in the R-1 Single-Unit Dwelling District to allow the construction of a single-family residence on the subject property. The combined site area is approximately 21,660 square feet.

**RECOMMENDATION:**

Staff recommends the Approval of the Findings of Fact and therefore the approval of the Preliminary and Final Plat of Subdivision (Consolidation) at 654 E Jefferson Street.

**ATTACHMENTS:**

Description

Upload Date

Type

**CDC Case #2025-30****11/25/2025****Cover Memo**



# BENSENVILLE

GATEWAY TO OPPORTUNITY

**Community Development Commission**  
**Public Hearing 12.02.25**

**CDC Case #2025 - 30**

**Bhupendra R. Patel**  
**654 E Jefferson Street**

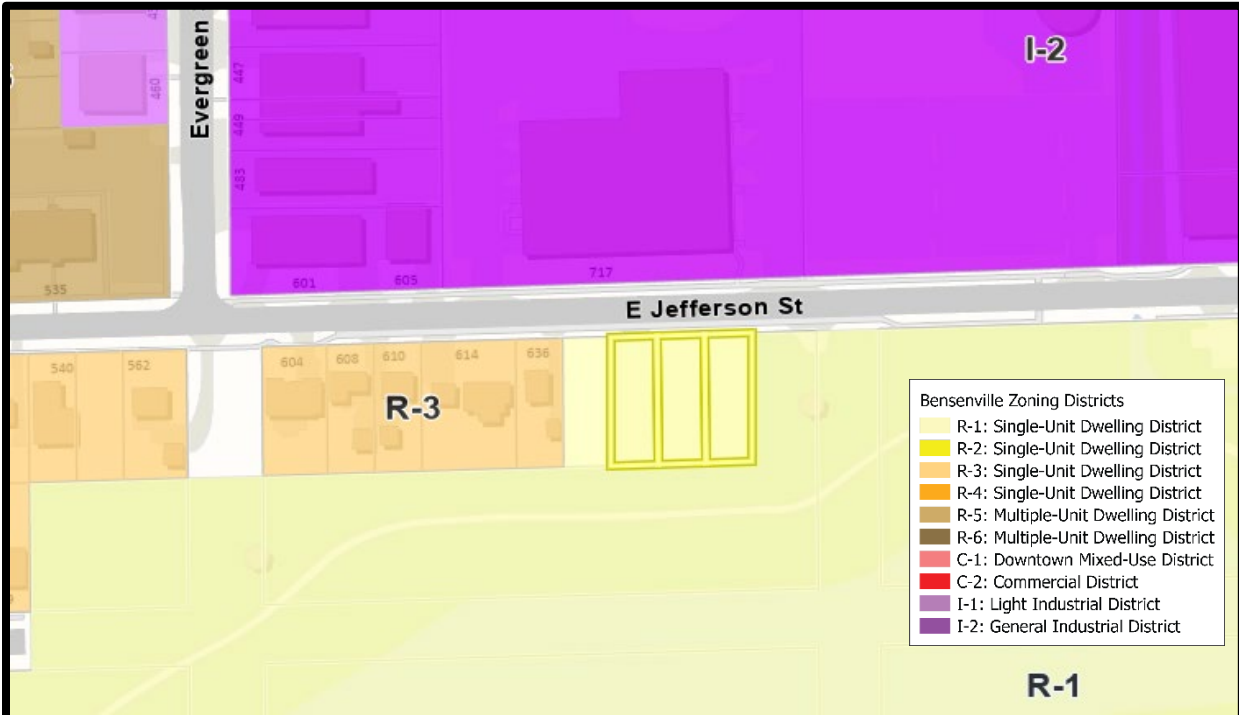
**Preliminary and Final Plat of Subdivision**  
**Municipal Code Section 11-3**

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





# Village of Bensenville



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

NOTICE IS HEREBY GIVEN that the Community Development Commission of the Village of Bensenville, DuPage and Cook Counties, will hold a Public Hearing on December 2, 2025 at 6:30 P.M., in the Board Room at Village Hall, 12 S. Center Street, Bensenville, to consider Case No. 2025-30 which is a request for:

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

The request applies to the subject properties identified with a **PIN(S) 03-24-202-007, 03-24-202-008, 03-24-202-009** and commonly known as **654 East Jefferson Street**, Bensenville, Illinois 60106. Bhupendra R. Patel, 347 Donna Lane, Bloomingdale, Illinois 60108 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.

The Applicant's application and supporting documentation may be examined by all 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 December 2, 2025 until 5:00 PM.

Office of the Village Clerk  
Village of Bensenville

###

**PUBLISHED IN THE DAILY HERALD  
ON NOVEMBER 14, 2025**



## LEGEND

• IRON MONUMENT FOUND  
○ IRON MONUMENT SET (PLS 35-2551)  
□ CONCRETE MONUMENT  
(50.00') RECORD DIMENSION  
— X — FENCE LINE  
— — — EASEMENT LINE  
(50.00') RECORD DIMENSION  
**100.00'** PROPOSED LOT DIMENSION  
**LOT** EXISTING LOT NUMBER  
**LOT** PROPOSED LOT NUMBER

CARRADUS

# 654 EAST JEFFERSON STREET CONSOLIDATION

LOTS 13, 14 AND 15 IN BLOCK 13 IN ELM VILLA, BEING A SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 6, 1926 AS DOCUMENT 210870, IN DUPAGE COUNTY, ILLINOIS.

0 10 20 30 40  
SCALE: 1"=20'

## SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DUPAGE ) SS  
THE UNDERSIGNED DO HEREBY CERTIFY THAT, AS OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND KNOWN AS \_\_\_\_\_ TO THE BEST OF THEIR KNOWLEDGE, IS LOCATED WITHIN THE BOUNDARIES OF THE \_\_\_\_\_ HIGH SCHOOL DISTRICT, AND \_\_\_\_\_ ELEMENTARY SCHOOL DISTRICT IN DU PAGE COUNTY, ILLINOIS.  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY \_\_\_\_\_

## COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DUPAGE ) SS  
I, \_\_\_\_\_ COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THIS PLAT.  
GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
COUNTY CLERK

## COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DUPAGE ) SS  
THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, AT \_\_\_\_ O'CLOCK \_\_\_\_ M. AS DOCUMENT NUMBER \_\_\_\_  
RECORDER OF DEEDS

## OWNER'S CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DUPAGE ) SS  
INDIVIDUALS (OR CORPORATION), HEREBY CERTIFY THAT THEY (OR IT) ARE THE OWNERS (OR OWNER) OF THE ABOVE DESCRIBED PROPERTY AND THEY (OR IT) HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN.  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
OWNER  
OWNER

## NOTARY'S CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DUPAGE ) SS  
I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/THEY SIGNED AND DELIVERED THE PLAT OF HIS/THEIR AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.  
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., \_\_\_\_  
NOTARY PUBLIC: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DU PAGE ) SS  
THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551, UNDER THE DIRECTION OF THE OWNER, AS SHOWN HEREON, HAVE SURVEYED, SUBDIVIDED, AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:  
LOTS 13, 14 AND 15 IN BLOCK 13 IN ELM VILLA, BEING A SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 6, 1926 AS DOCUMENT 210870, IN DUPAGE COUNTY, ILLINOIS.  
I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION, AND THAT THE MONUMENTS AND MARKERS WILL BE PLACED AS SHOWN HEREON UPON COMPLETION OF ALL EXCAVATION. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND CORRECTED TO 68 DEGREES FAHRENHEIT, AND ANY BEARINGS SHOWN HEREON ARE FOR THE PURPOSES OF DESCRIPTION ONLY.  
I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE ALL REGULATIONS ENACTED BY THE VILLAGE BOARD RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT, AND THAT THIS PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF BENSENVILLE.  
I FURTHER CERTIFY THAT NO PART OF THE ABOVE DESCRIBED PROPERTY IS SITUATED WITHIN 500 FEET OF A SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.  
I FURTHER CERTIFY THAT A PART OF THE ABOVE PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. FLOOD INSURANCE RATE MAP, PANEL NO. 17043C0083J EFFECTIVE DATE OF AUGUST 1, 2019, ZONE X, AE.

DATED AT CAROL STREAM, ILLINOIS, THIS 19th DAY OF September, A.D. 2025  
*Allen D. Carradus*  
ALLEN D. CARRADUS  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551  
MY LICENSE EXPIRES NOVEMBER 30, 2026

CARRADUS LAND SURVEY, INC. PROFESSIONAL DESIGN FIRM NO. 184-007086  
FOR LAND SURVEYING & PROFESSIONAL ENGINEERING EXPIRES 04/30/2027

## VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DUPAGE ) SS  
I, \_\_\_\_\_ COLLECTOR FOR THE VILLAGE OF BENSENVILLE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
VILLAGE COLLECTOR

## BENSENVILLE SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DUPAGE ) SS  
I, \_\_\_\_\_ COLLECTOR OF THE BENSENVILLE SANITARY DISTRICT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BENSENVILLE SANITARY DISTRICT COLLECTOR

## VILLAGE OF BENSENVILLE DIRECTOR OF COMMUNITY DEVELOPMENT

STATE OF ILLINOIS }  
COUNTY OF DUPAGE ) SS  
APPROVED BY THE VILLAGE OF BENSENVILLE DIRECTOR OF COMMUNITY DEVELOPMENT, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
DIRECTOR OF COMMUNITY DEVELOPMENT  
VILLAGE CLERK

## ENGINEER'S DRAINAGE CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DUPAGE ) SS  
I, \_\_\_\_\_ A REGISTERED PROFESSIONAL ENGINEER IN ILLINOIS AND \_\_\_\_\_ OWNER OF THE LAND DEPICTED HEREON OR THEIR DULY AUTHORIZED ATTORNEY, DO HEREBY STATE, THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS AND PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION. FURTHER, AS ENGINEER, I HEREBY CERTIFY THAT THE PROPERTY WHICH IS THE SUBJECT OF THIS SUBDIVISION OR ANY PART THEREOF IS (IS NOT) LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
ENGINEER LICENSE NUMBER \_\_\_\_\_  
OWNER OR OWNERS ATTORNEY \_\_\_\_\_

03-24-202-007  
03-24-202-008  
P.I.N.: 03-24-202-009

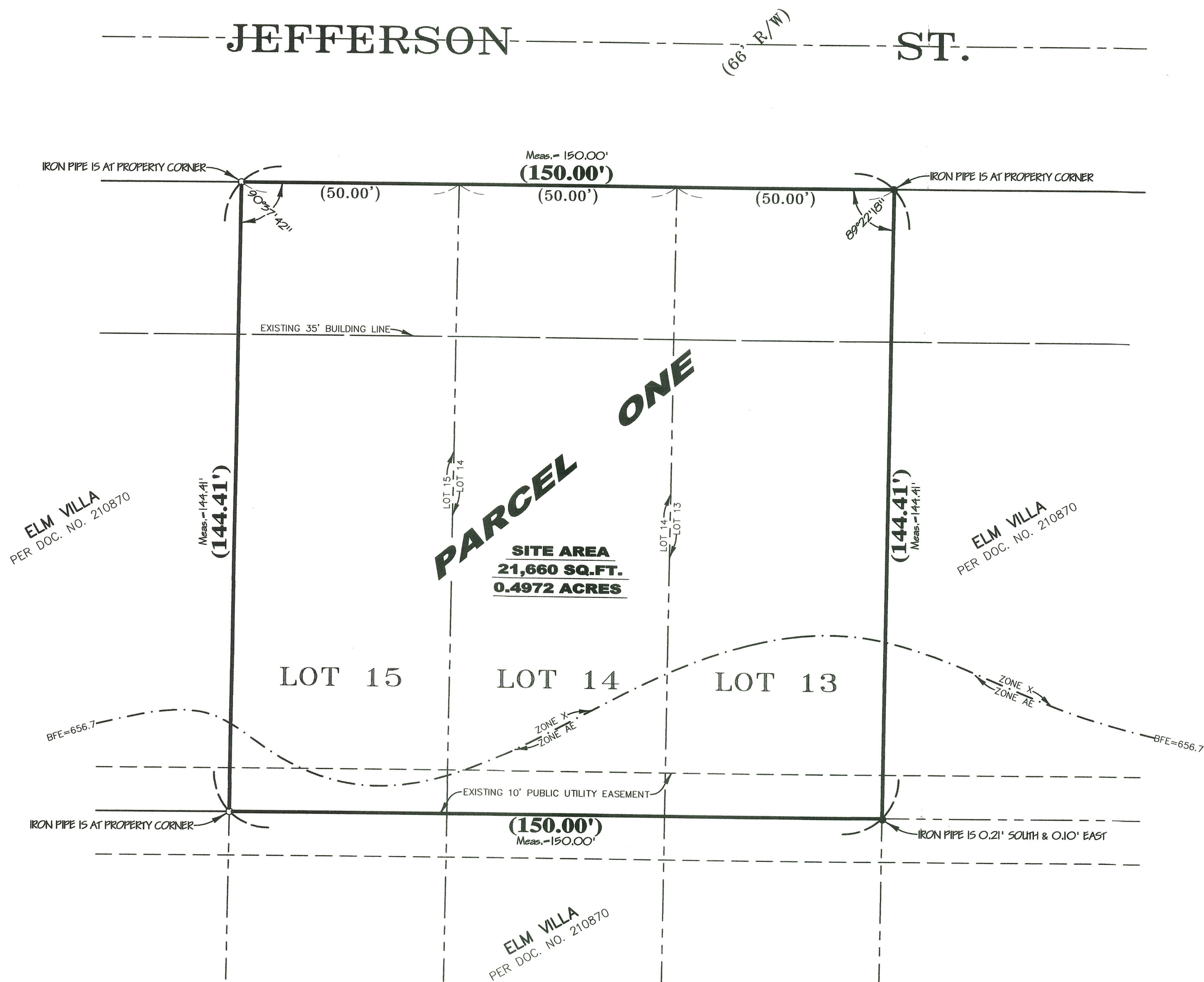


|                    |          |            |     |
|--------------------|----------|------------|-----|
| Date of Field Work | 09/19/25 | Drawn By   | CMG |
| Scale              | 1" = 20' | Checked By | EAC |
| Fig. Bk. Pg.       | 462-27   | Approved   | ADC |
| Date:              |          | Revision:  |     |

|  |   |
|--|---|
| <b>PLAT OF CONSOLIDATION</b><br>654 E. JEFFERSON STREET, BENSENVILLE<br>DU PAGE COUNTY, ILLINOIS |   |
| Prepared For:  | BHUPENDRA R. PATEL  |
| Prepared By:   | CARRADUS LAND SURVEY, INC.<br>191 S. Gary Avenue Suite 180, Carol Stream, Illinois 60188<br>(630) 588-0416 (FAX) 633-7662 OFFICE@CARRADUSLANDSURVEY.COM |

Sheet  
1  
of 1  
Project #  
42509

SUBURBAN ACRES  
ADDITION TO BENSENVILLE  
PER DOC. NO. R1937-306291



## NOTES

- All distances shown hereon are in feet and decimal parts thereof corrected to 68° f. Distances shown along curved lines are Arc Measurements unless otherwise noted.
- Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
- Consult local authorities for additional setbacks and restrictions not shown hereon.
- Compare all survey points and report any discrepancies immediately.
- Consult utility companies and municipalities prior to the start of any construction.
- Dimensions to and along buildings are exterior foundation measurements.
- Do Not Assume distances from scaled measurements made hereon.

## MAIL TO:

ALLEN D. CARRADUS  
191 S. GARY AVE. SUITE 180  
CAROL STREAM, ILLINOIS 60188  
(630) 588-0416  
(FAX) 633-7662

## PREPARED FOR:

BHUPENDRA R. PATEL  
347 DONNA LANE  
BLOOMINGDALE, IL. 60108  
(847) 571-3109

## PLAT SUBMITTED FOR RECORDING BY:

VILLAGE OF BENSENVILLE  
700 W. IRVING PARK ROAD  
BENSENVILLE, ILLINOIS 60106



## **ADVISORY REPORT**

**CASE #:** 2025 – 30  
**HEARING DATE:** December 2, 2025  
**PROPERTY:** 654 E Jefferson Street  
**PROPERTY OWNER:** Bhupendra R. Patel  
**APPLICANT:** Same as owner.  
**PIN:** 03-24-202-007, 03-24-202-008,  
03-24-202-009

---

### **REQUEST:**

The Applicant is requesting approval of a Preliminary and Final Plat of Subdivision (Consolidation) of Section 11-3.

### **PUBLIC NOTICE:**

1. A Legal Notice was published in the Daily Herald on Friday, November 14, 2025. A Certified copy of the Legal Notice is maintained in the Community Development Commission (CDC) file and is available for viewing and inspection at the Community & Economic Development Department (CED) during regular business hours.
2. CED staff posted a Notice of Public Hearing sign on the property, visible from the public way on Friday, November 14, 2025.
3. On Wednesday, November 12, 2025, CED staff mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within two hundred and fifty (250) 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 seeking approval of a Plat of Subdivision (Consolidation) for the consolidation of three adjacent parcels into a single lot in the R-1 Single-Unit Dwelling District to allow the construction of a single-family residence on the subject property. The combined site area is approximately 21,660 square feet.

**SURROUNDING LAND USES & ZONING:**

|              | <b>Zoning</b> | <b>Land Use</b> | <b>Comprehensive Plan</b>    | <b>Jurisdiction</b>    |
|--------------|---------------|-----------------|------------------------------|------------------------|
| <b>Site</b>  | R-1           | Residential     | Open Space                   | Village of Bensenville |
| <b>North</b> | I-2           | Industrial      | Commercial / Industrial Flex | Village of Bensenville |
| <b>South</b> | R-1           | Residential     | Open Space                   | Village of Bensenville |
| <b>East</b>  | R-1           | Residential     | Open Space                   | Village of Bensenville |
| <b>West</b>  | R-1           | Residential     | Open Space                   | Village of Bensenville |

**DEPARTMENT COMMENTS:**

## FINANCE:

1. We do not have a utility account for this location.

## POLICE:

No comments.

## ENGINEERING AND PUBLIC WORKS:

No comments.

COMMUNITY & ECONOMIC DEVELOPMENT

## FIRE SAFETY:

No comments.

## BUILDING:

No comments.

## PLANNING:

1. The 2015 Comprehensive Plan indicates "Open Space".
2. The current zoning is R-1 Single-Unit Dwelling District.
3. The applicant is seeking approval of a Preliminary and Final Plat of Subdivision (Consolidation) at 654 E Jefferson Street.
4. Per Municipal Code Section 10-6-10-1, R-1 District Requirements, the following standards apply:
  - a. Minimum lot area: 16,000 square feet
    - i. *The proposed property is 21,660 square feet.*
  - b. Minimum lot width: 100 feet
    - i. *The proposed lot width of the subject property is 150 feet.*

**SUPPORTS THE FOLLOWING VILLAGE GOALS:**

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

***Applicant Response: \*\*\****

**RECOMMENDATIONS:**

1. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Preliminary and Final Plat of Subdivision (Consolidation) at 654 E Jefferson Street with the following conditions:
  - a. The following certifications must be removed from the Plat of Subdivision (Consolidation):
    - i. Village Collector
  - b. The following certifications must be added to the Plat of Subdivision (Consolidation):
    - i. Community Development Commission
    - ii. Village Treasurer
    - iii. Village Clerk
    - iv. Village President

Respectfully Submitted,  
Department of Community & Economic Development

**TYPE:**Public Hearing**SUBMITTED BY:**W. Magdziarz**DEPARTMENT:**CED**DATE:**12/2/2025**DESCRIPTION:**CDC Case 2025-31: 237 Mohawk Drive; Variation, Mechanical Equipment Location**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**

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

**REQUEST:**

Petitioner is requesting a zoning variation to allow an emergency electric generator to be located in the required side yard of the residence located at 237 Mohawk Drive.

**SUMMARY:**

The Petitioner is requesting a Variation to allow ground-mounted mechanical equipment to be located in the interior side yard. The subject property is zoned R-2 Single-Unit Dwelling District. Under the Zoning Ordinance, ground-mounted mechanical equipment is permitted only within the rear yard in all zoning districts, except for industrial districts. The proposed 18 kW generator will be installed on the west side of the residence, approximately five feet from the property line.

**RECOMMENDATION:**

1. Staff recommends Approval of the Findings of Fact consistent with not all approval standards being met, and therefore, Denial of the Variation, Mechanical Equipment Location with the following conditions:
  - a. Should the CDC or Village Board recommend approval, staff recommends the following conditions:
    - i. Any exhaust shall be 3 feet from any openable windows or fresh air intakes.
    - ii. The ground-mounted mechanical equipment shall be screened in accordance with Village standards.
    - iii. Screening shall not obstruct the area around the equipment required for maintenance.
    - iv. Screening plans shall be submitted and approved prior to issuance of a building permit.
    - v. If repairs or maintenance to the sanitary sewer are required, the mechanical equipment shall be removed or otherwise modified at the property owner's expense to allow the Village full access to the utility easement.

**ATTACHMENTS:**

Description

Upload Date

Type

**CDC Case #2025-31****11/25/2025****Cover Memo**

## **ADVISORY REPORT**

**CASE #:** 2025 – 31  
**HEARING DATE:** December 2, 2025  
**PROPERTY:** 237 Mohawk Drive  
**PROPERTY OWNER:** Dave Lahr  
**APPLICANT:** Integrity Energy Systems  
**PIN:** 03-14-113-010

---

### **REQUEST:**

The Applicant is requesting a Variation of Section 10-7-4C-13a, Mechanical Equipment Location.

### **PUBLIC NOTICE:**

1. A Legal Notice was published in the Daily Herald on Friday, November 14, 2025. A Certified copy of the Legal Notice is maintained in the Community Development Commission (CDC) file and is available for viewing and inspection at the Community & Economic Development Department (CED) during regular business hours.
2. CED staff posted a Notice of Public Hearing sign on the property, visible from the public way on Friday, November 14, 2025.
3. On Wednesday, November 12, 2025, CED staff mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within two hundred and fifty (250) 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 allow ground-mounted mechanical equipment to be located in the interior side yard. The subject property is zoned R-2 Single-Unit Dwelling District. Under the Zoning Ordinance, ground-mounted mechanical equipment is permitted only within the rear yard in all zoning districts, except for industrial districts. The proposed 18 kW generator will be installed on the west side of the residence, approximately five feet from the property line.



**SURROUNDING LAND USES & ZONING:**

|              | <b>Zoning</b> | <b>Land Use</b> | <b>Comprehensive Plan</b> | <b>Jurisdiction</b>    |
|--------------|---------------|-----------------|---------------------------|------------------------|
| <b>Site</b>  | R-2           | Residential     | Single Family Residential | Village of Bensenville |
| <b>North</b> | R-2           | Residential     | Single Family Residential | Village of Bensenville |
| <b>South</b> | R-2           | Residential     | Single Family Residential | Village of Bensenville |
| <b>East</b>  | R-2           | Residential     | Single Family Residential | Village of Bensenville |
| <b>West</b>  | R-2           | Residential     | Single Family Residential | Village of Bensenville |

**DEPARTMENT COMMENTS:****FINANCE:**

1. This account is up to date and there are no liens on our end.

**POLICE:**

No comment.

**ENGINEERING AND PUBLIC WORKS:**

1. There are concerns regarding the proposed generator location in the side yard, particularly in relation to the Village's 10" storm sewer. The 10" sanitary sewer runs along the north property line between 237 and 241 within a 10' utility easement. If repairs to the sanitary sewer are needed in this area, the generators would likely be impacted. The generator appears to be located within the existing utility easement.

**COMMUNITY & ECONOMIC DEVELOPMENT****FIRE SAFETY:**

No comment.

**BUILDING:**

1. Any exhaust shall be 3 feet from any openable windows or fresh air intakes.
2. It would be preferable for the unit to be screened from street view; however, any screening must not obstruct the area around the unit required for maintenance.

**PLANNING:**

1. The 2015 Comprehensive Plan indicates "Single Family Residential".
2. The current zoning is R-2 Single-Unit Dwelling District.
3. The applicant is seeking a Variation to allow mechanical equipment in the interior side yard at 237 Mohawk Drive.
4. Per Municipal Code Section 10-7-4C-13, Mechanical Equipment, the following standards apply:
  - a. Location: 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 to allow ground-mounted mechanical equipment in the interior side yard in a residential district.*
- b. Screening: 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 subject property is exempt from the screening requirements.*

**SUPPORTS THE FOLLOWING VILLAGE GOALS:**

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

***Applicant Response: \*\*\****

**APPROVAL STANDARDS FOR VARIATIONS:**

- Public Welfare:** The proposed variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.
- Compatible with Surrounding Character:** The proposed variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed variation.
- Undue Hardship:** The proposed variation alleviates an undue hardship created by the literal enforcement of this title.
- Unique Physical Attributes:** The proposed variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.
- Minimum Deviation Needed:** The proposed variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject property.
- Consistent with Ordinance and Plan:** The proposed variation is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

| 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              |    |
| 5. Consistent with Ordinance and Plan    | X              |    |

Village Staff is of the opinion that not all approval standards above have been satisfied. The proposed location of the mechanical equipment within the 10' utility easement is not permitted and may create challenges if the sanitary sewer requires maintenance or repair. Staff also notes that there appears to be sufficient space in the rear yard to locate the generator.

**RECOMMENDATIONS:**

Staff recommends Approval of the Findings of Fact consistent with not all approval standards being met, and therefore, Denial of the Variation, Mechanical Equipment Location.

However, if the CDC or Village Board recommend approval, staff recommends the following conditions:

1. Any exhaust shall be 3 feet from any openable windows or fresh air intakes.
2. The ground-mounted mechanical equipment shall be screened in accordance with Village standards.
3. Screening shall not obstruct the area around the equipment required for maintenance.
4. Screening plans shall be submitted and approved prior to issuance of a building permit.
5. If repairs or maintenance to the sanitary sewer are required, the mechanical equipment shall be removed or otherwise modified at the property owner's expense to allow the Village full access to the utility easement.

Respectfully Submitted,  
Department of Community & Economic Development

**TYPE:**Other**SUBMITTED BY:**W. Magdziarz**DEPARTMENT:**CED**DATE:**12/2/2025**DESCRIPTION:**CDC Case 2025-32: 740 County Line; Plat of Easement**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**

|   |
|---|
|   |
|   |
| X |

Financially sound Village

Quality customer-oriented services

Safe and beautiful Village

|  |
|--|
|  |
|  |
|  |

Enrich the lives of residents

Major business/corporate center

Vibrant major corridors

**REQUEST:**

Approval of a Plat of Easement for stormwater management purposes

**SUMMARY:**

As a condition of approval of a building permit for construction of the industrial building on the premises, the property owner is required to prepared and submit for approval a plat of easement for the stormwater improvements constructed on the property.

**RECOMMENDATION:**

Village staff recommends approval of the Plat of Easement

**ATTACHMENTS:**

Description

**CDC Case #2025-32**

Upload Date

**11/26/2025**

Type

**Cover Memo**



# BENSENVILLE

GATEWAY TO OPPORTUNITY

**Community Development Commission  
Action Item 12.02.25**

**CDC Case #2025 - 32**

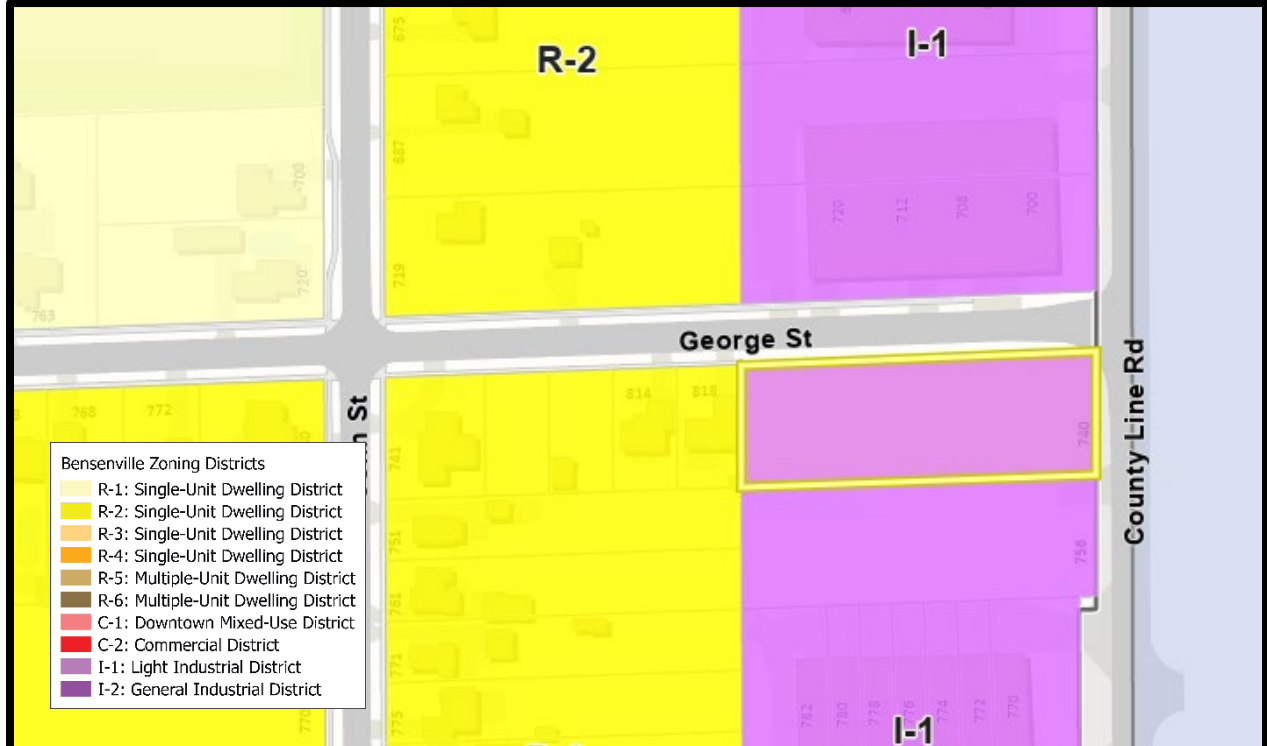
**2540 Flournoy LLC  
740 County Line**

**Approval of a Plat of Easement**

1. Aerial Photograph & Zoning Map of Subject Property
2. Exhibits & Staff Report



# Village of Bensenville



OWNER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF )

THIS IS TO CERTIFY THAT \_\_\_\_\_, LLC, A \_\_\_\_\_ LIMITED LIABILITY COMPANY, IS THE OWNER OF THE PROPERTY DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND BY THE DULY ELECTED OFFICERS HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS INDICATED HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AS ALLOWED AND PROVIDED BY STATUTE AND HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT \_\_\_\_\_,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20 \_\_\_\_\_.

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
TITLE: \_\_\_\_\_

NOTARY'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF )

I, \_\_\_\_\_, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

\_\_\_\_\_, \_\_\_\_\_ (TITLE)  
AND \_\_\_\_\_, \_\_\_\_\_ (TITLE)

OF \_\_\_\_\_ (COMPANY), WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20 \_\_\_\_\_.

BY: \_\_\_\_\_  
NOTARY PUBLIC

MORTGAGEE'S CERTIFICATE

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

\_\_\_\_\_, AS MORTGAGEE UNDER

PROVISIONS OF A CERTAIN MORTGAGE DATED \_\_\_\_\_

AND RECORDED IN THE RECORDER'S OFFICE OF \_\_\_\_\_ COUNTY,

ILLINOIS, AS DOCUMENT NUMBER \_\_\_\_\_, HEREBY CONSENTS TO RECORDING OF THIS PLAT FOR THE USES AND PURPOSES HEREON SHOWN.

DATED AT \_\_\_\_\_, THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, A.D., 20 \_\_\_\_\_.

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_ TITLE: \_\_\_\_\_

NOTARY'S CERTIFICATE

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

\_\_\_\_\_, \_\_\_\_\_ (TITLE) AND \_\_\_\_\_

(TITLE) OF \_\_\_\_\_ (COMPANY), WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO ARE SUBSCRIBED TO THE FOREGOING MORTGAGEE'S CERTIFICATE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AN DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20 \_\_\_\_\_.

BY: \_\_\_\_\_  
NOTARY PUBLIC

ABBREVIATIONS

\_\_\_\_\_ LAND PARCEL LINE  
\_\_\_\_\_ EASEMENT LINE HEREBY GRANTED  
\_\_\_\_\_ CENTERLINE  
\_\_\_\_\_ BUILDING SETBACK LINE  
\_\_\_\_\_ SECTION LINE

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE  
(R) = RECORD BEARING OR DISTANCE  
(M) = MEASURED BEARING OR DISTANCE  
(C) = CALCULATED BEARING OR DISTANCE  
(D) = DEED BEARING OR DISTANCE  
N = NORTH  
S = SOUTH  
E = EAST  
W = WEST  
A = ARC LENGTH  
R = RADIUS  
CH = CHORD  
CB = CHORD BEARING

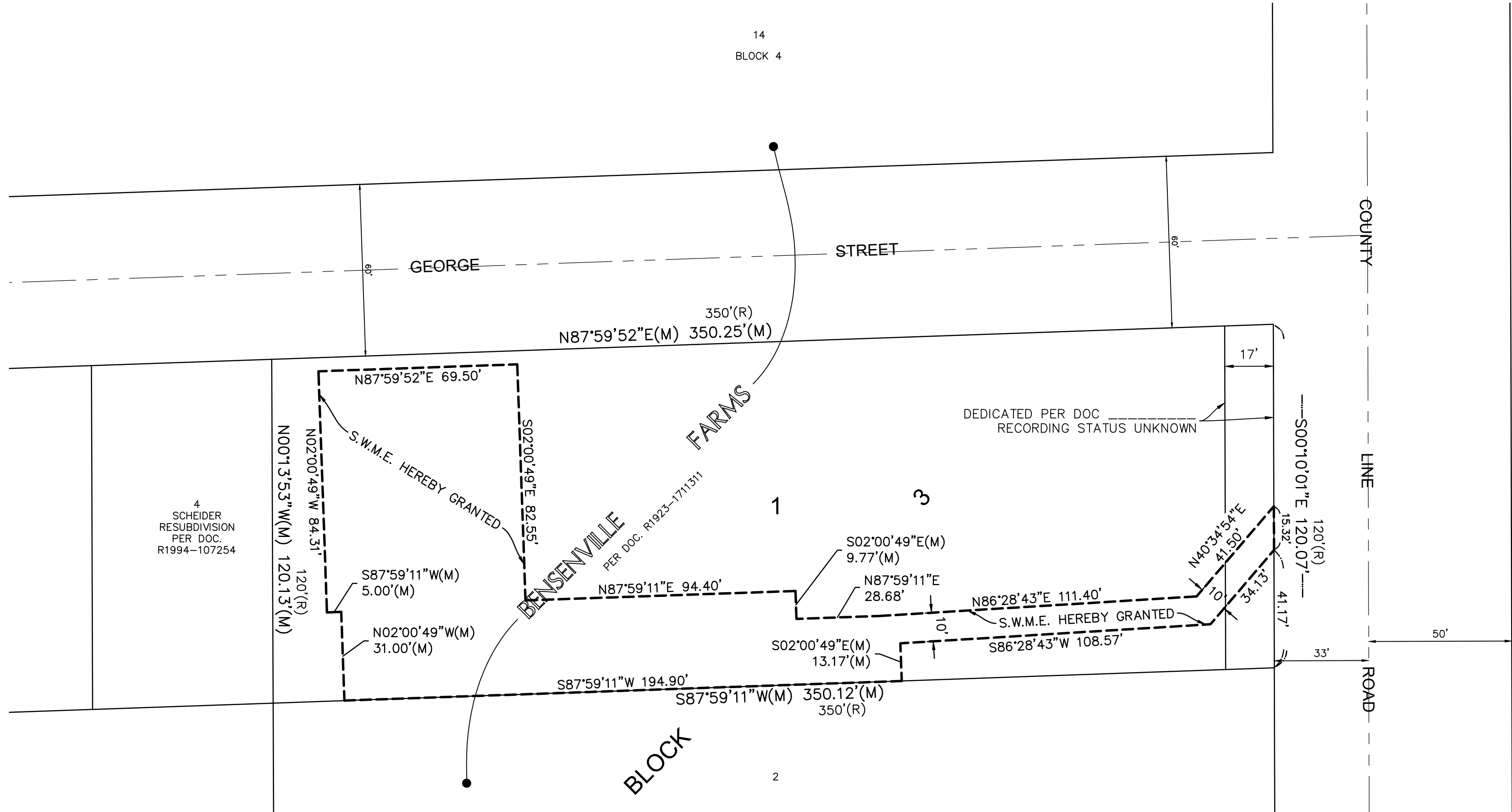
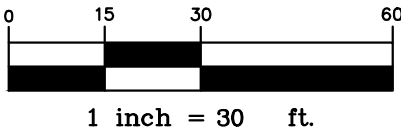
LINE LEGEND

PLAT OF EASEMENT  
OVER

PART OF LOT 1 IN BLOCK 3 IN BENSENVILLE FARMS, BEING A SUBDIVISION IN SECTION 24, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 7, 1923 AS DOCUMENT 171311, IN DU PAGE COUNTY, ILLINOIS.

PIN: 03-24-406-027

GRAPHIC SCALE



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 ERCTED 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.

COUNTY RECORDER

STATE OF ILLINOIS )  
COUNTY OF DUPAGE)

THIS INSTRUMENT NUMBER \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS ON  
THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20 \_\_\_\_\_  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

RECORDER OF DEEDS

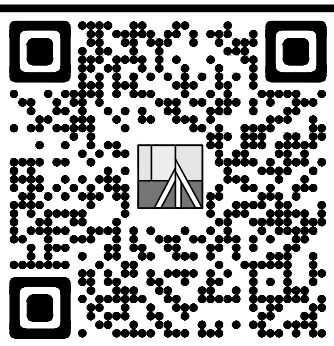
AFTER RECORDING  
RETURN TO:  
COMPASS SURVEYING LTD.  
2631 GINGER WOODS PARKWAY  
SUITE 100  
AURORA, IL 60502

SURVEYOR'S STATEMENT

THE ABOVE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION FROM A FIELD SURVEY, EXISTING RECORDS, MAPS AND PLATS.

COMPASS SURVEYING LTD  
PROFESSIONAL DESIGN FIRM  
LAND SURVEYOR CORPORATION NO. 184--002778  
LICENSE EXPIRES 4/30/2027

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
SCOTT C KREBS  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509  
LICENSE EXPIRES: 11/30/2026



| NO.                  | DATE     | BY  | BOOK | N/A | PG | N/A |
|----------------------|----------|-----|------|-----|----|-----|
| 1                    | 11/21/25 | CJC |      |     |    |     |
| REVISIONS            |          |     |      |     |    |     |
| PER VILLAGE COMMENTS |          |     |      |     |    |     |

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SCALE: 1" = 30'

1 OF 1



## **ADVISORY REPORT**

**CASE #:** 2025 – 32  
**HEARING DATE:** December 2, 2025  
**PROPERTY:** 740 County Line  
**PROPERTY OWNER:** 2540 Flournoy LLC  
**PIN:** 03-24-406-027

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**REQUEST:**

The approval of a Plat of Easement for 740 County Line Road.

**SUMMARY & DESCRIPTION:**

Approval of a Stormwater Management Plat of Easement is requested for the developed property at 740 County Line Road. The warehouse and office facility have already been constructed, and preparation and approval of a Plat of Easement is required as a condition of the issued building permit.

**RECOMMENDATIONS:**

1. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Plat of Easement at 740 County Line Road.

Respectfully Submitted,  
Department of Community & Economic Development