

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

MINUTES OF THE SPECIAL COMMUNITY DEVELOPMENT COMMISSION

September 8, 2014

CALL TO ORDER: The meeting was called to order by Chairman Moruzzi at 6:32p.m.

ROLL CALL : Upon roll call the following Commissioners were present:
Moruzzi, Janowiak, Rodriguez, Pisano, Weldon
Absent: Caira, Rowe
A quorum was present.

STAFF PRESENT: V. Benham, M. Rysavy, S. Viger

JOURNAL OF PROCEEDINGS:

The minutes of the special Community Development Commission Meeting of August 25, 2014 were presented.

Motion: Commissioner Janowiak made a motion to approve the minutes as presented. Commissioner Weldon seconded the motion.

All were in favor. Motion carried.

**Continued
Public Hearing:** CDC Case Number 2014-25
Petitioner: Valinvest Holding LLC
Location: 720 E. Green Street
Request: PUD including Conditional Use Permits for a Truck Stop, Car/Truck Was Service Station, Outdoor Storage, Motor Vehicle Repair and additional Code Departures

Motion: Commissioner Pisano made a motion to re-open CDC Case No. 2014-25. Commissioner Weldon seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Moruzzi, Janowiak Rodriguez, Pisano, Weldon
Absent: Caira, Rowe
A quorum was present.

Chairman Moruzzi re-opened the Public Hearing at 6:34 p.m.

Chairman Moruzzi held a mass swearing in for those who planned to speak during the Public Hearing.

Village Planner, Victoria Benham, stated a legal notice was published in the Daily Herald on August 2, 2014 and that a certified copy of the legal notice is maintained in the CDC file and available for viewing. Mrs. Benham also stated that Village Staff posted a notice of the Public Hearing sign on the property on August 1, 2014. Mrs. Benham stated on August 1, 2014 Village Staff mailed first class notice of the Public Hearing to taxpayers of record within 250 feet of the property in question.

Commissioner Caira entered the meeting at 6:37 pm

Rumen Valneu, Bernie Bono, Victor Melnikav, Tom Rodeno, Kyle Weisnder and Fred Rolison were all present and sworn in by Chairman Moruzzi.

Mr. Rodeno stated the proposed plan would maximize the use of the site and bring value to the Village. Mr. Rodeno read the findings of facts into the record. Mr. Rodeno stated the proposed construction would be consistent with the newly constructed Bensenville Police Station as being a new building along Green Street. Mr. Rodeno stated the proposed PUD will not affect any natural features. Mr. Rodeno stated there will be no issues with flooding and all Stormwater and wetland requirements will be met. Mr. Rodeno stated that confidence is not necessary on site. Mr. Rodeno stated all necessary street improvements will be met along Green Street to accommodate entrances / exits and pedestrian crossing. Mr. Rodeno stated the proposed PUD is consistent with the requirements and needs of Public Services. Mr. Rodeno stated a traffic study has been conducted and provided information indicating there are no foreseen issues for increased traffic in the area. Mr. Rodeno stated traffic from site will not be traveling through residential area. Mr. Rodeno stated there are plans for an electronic message center sign (EMC) on site. Mr. Rodeno stated the proposed plans allow for a service station and washing facility. Mr. Rodeno stated the proposed EMC sign; service station and washing facility will have no negative environmental impact to the Community. Mr. Rodeno stated the proposed plans allow for outdoor storage as well. Mr. Rodeno stated the proposed use will fit with the current character of the neighborhood. Mr. Rodeno stated the proposed site will have a twenty-four hour security guard and will be fully fenced. Mr. Rodeno stated the proposed outdoor storage would allow truck drives to remain on site overnight.

Mr. Rodeno submitted plans for the proposed site to the Commission. The proposed plans have been attached to the minutes as "Exhibit A". Mr. Rodeno reviewed the site plan with the Commissioners. Mr. Rodeno stated there is a proposed guard shack on site that will be manned twenty-four hours.

Commissioner Rodriguez stated he does not feel the current traffic study does not meet the adequate traffic patterns. Mr. Rodriguez stated the proposed plan for 2040 could change dramatically due to the potential increase of traffic loads from the future highway. Mr. Rodeno stated he would meet with the traffic consultants to address Mr. Rodriguez's concerns.

Commissioner Rodriguez asked what the need for 50% of outdoor storage is. Mr. Rodeno stated the main goal is the keep out of town trucks out of Bensenville businesses and surrounding communities and offer them a place to stay overnight. Mr. Rodeno stated there are 1,200 displaced trucks operating around O'Hare Airport.

Commissioner Pisano asked where the runoff water will go from use of the truck wash. Mr. Valneu stated he believes 80% of the water will be recycled but would need to clarify with Public Works.

Commissioner Pisano asked if the petitioner would be willing to place a gateway sign on site promoting Bensenville to travelers. Mr. Valneu stated that would not be an issue and would meet with Staff regarding the idea.

Commissioner Janowiak asked if there will be liquor sold on site. Mr. Viger stated the proposed use would not be applying for a liquor license.

Commissioner Weldon asked what the anticipated time of parking a truck will occur. Mr. Rodeno stated truck driver hours vary and that is the purpose of the twenty-four hour operation.

Commissioner Weldon raised concern with the potential of trucks parking on site for weeks at a time. Mr. Valneu stated it would be cost prohibited for trucks to be sitting on site for weeks and he does not see the Commissioner's concern being an issue. Ms. Benham stated Staff will evaluate the short term parking and long term parking on site.

Commissioner Caira asked if there will be vehicle repair on site. Mr. Rodeno stated there will be no vehicle repair on site.

Public Comment:

Chairman Moruzzi asked if there was any member of the Public that would like to speak in regards to CDC Case No. 2014-25. There were none.

Mrs. Benham reviewed staff's report and indicated staff recommends approval of the requested conditional use permits and variances with the following conditions:

1. The Preliminary Plat of the Planned Unit Development and Conditional Use Permits be granted solely to Valinvest Holding, LLC and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of the sale or lease of this property, the proprietors 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 proprietor without amendment to the Planned Unit Development and Conditional Use Permits, or if the CDC deems that the new proprietor contemplates a change in use which is inconsistent with the Conditional Use Permit, the new proprietor shall be required to petition for a new public hearing before the CDC for a new Conditional Use Permit;
2. Required land improvements as indicated as part of the subdivision criteria such as the underground placement of telephone, electric, and other service lines be depicted. final plat;
3. The major engineering issues with the proposed plans relative to the Addison Creek Tributary 1 be resolved prior to application for a Final Plat of the PUD;
4. No temporary signs to be erected once the subject development has been completed;
5. The final landscape plan shall be subject to staff review upon final permitting;
6. The applicant shall work with staff to provide community news occasionally on the EMC;
7. The signage plan shall include directional and type of traffic allowed at southern curbcuts;

8. The photometrics plan be revised to meet the maximum allowed 0.5 footcandles at the perimeter of the property;
9. A reduction in the width of the western curbcut be evaluated and the division strip extended;
10. Trash enclosure shall be relocated at least 10 feet away from the convenience store;
11. The drive through aisles be replaced with landscaped areas surrounding the proposed gasoline pumps;
12. The additional truck parking stalls be replaced with landscaped area to the north of the outdoor storage guard area; and
13. Any unresolved items as identified by staff in the review of the Preliminary Plat concerning the site plan traffic flow and access, landscape, sign and building design, shall be subject to staff approval upon review of the Final Plat.

Chairman Moruzzi asked if the petitioners knew what type of materials would be in the trailers on site. Chairman Moruzzi asked that Staff and the petitioners meet with the Bensenville Fire Department to review the circulation plans in case of an emergency.

Chairman Moruzzi asked Staff to review the proposed EMC sign and address concerns of the proposed height.

Commissioner Weldon asked if there was any concern from Staff with potential noise from the running trucks. Ms. Benham stated Staff will meet with the petitioner regarding Commissioner Weldon's concern.

Motion: Commissioner Janowiak made a motion to close CDC Case No. 2014-25. Chairman Moruzzi seconded the motion.

ROLL CALL: Ayes: Moruzzi, Caira, Janowiak, Rodriguez, Pisano, Weldon

Nays: None

All were in favor. Motion carried.

Chairman Moruzzi closed the public hearing at 8:05 p.m.

Motion: Commissioner Pisano made a motion to approve the findings of facts for preliminary PUD consisting of:

1. **Superior Design:** The PUD represents a more creative approach to the unified planning of development and incorporates a higher standard of integrated design and amenity than could be achieved under otherwise applicable regulations, and solely on this basis modifications to such regulations are warranted. The PUD proposed represents a creative approach to utilizing an unusually shaped and currently unused property.
2. **Meet PUD Requirements:** The PUD meets the requirements for planned unit developments set forth in this Title, and no modifications to the use and design standards otherwise applicable are allowed other than those permitted herein. The proposed PUD meets the requirements for a Planned Unit Development.
3. **Consistent With Village Plan:** The PUD is generally consistent with the objectives of the Village general development plan as viewed in light of any changed conditions since its adoption. The proposed PUD is generally consistent with the objectives of the Village general development plan in light of the future construction of the Elgin O'Hare Western Access.
4. **Public Welfare:** The PUD will not be detrimental to the public health, safety or general welfare. The proposed PUD will not be detrimental to the public health, safety or general welfare.
5. **Compatible With Environs:** Neither the PUD nor any portion thereof will be injurious to the use and enjoyment of other properties in its vicinity, seriously impair property values or environmental quality in the neighborhood, nor impede the orderly development of surrounding property. The proposed PUD is compatible with its environs and will not be injurious to the use and enjoyment of other properties in its vicinity.
6. **Natural Features:** The design of the PUD is as consistent as practical with preservation of any natural features such as flood plains, wooded areas, natural drainageways or other areas of sensitive or valuable environmental character. Based on proper compliance with regard to the treatment of the Addison Creek and any wetlands that may exist with Best Management Practices, the design of the natural features is consistent with the preservation of natural features.

7. **Circulation:** Streets, sidewalks, pedestrianways, bicycle paths and off-street parking and loading are provided as appropriate to planned land uses. They are adequate in location, size, capacity and design to ensure safe and efficient circulation of automobiles, trucks, bicycles, pedestrians, fire trucks, garbage trucks and snow plows, as appropriate, without blocking traffic, creating unnecessary pedestrian-vehicular conflict, creating unnecessary through traffic within the PUD or unduly interfering with the safety or capacity of adjacent streets. Development shall install walkways and any right of way street improvements as designated necessary along Green Street thereby mitigating any unnecessary pedestrian-vehicular conflict.
 8. **Open Spaces And Landscaping:** The quality and quantity of common open spaces or landscaping provided are consistent with the higher standards of design and amenity required of a PUD. The size, shape and location of a substantial portion of any common open space provided in residential areas render it usable for recreation purposes. Open space between all buildings is adequate to allow for light and air, access by fire-fighting equipment, and for privacy where walls have windows, terraces or adjacent patios. Open space along the perimeter of the PUD is sufficient to protect existing and permitted future uses of adjacent property from adverse effects from the development. Adequate open spaces and landscaping is proposed in site plans as revised per staff recommendations.
 9. **Covenants:** Adequate provision has been made in the form of deed restrictions, homeowners or condominium associations or the like for:
 - a. The presentation and regular maintenance of any open spaces, thoroughfares, utilities, water retention or detention areas and other common elements not to be dedicated to the Village or to another public body.
 - b. Such control of the use and exterior design of individual structures, if any, as is necessary for continuing conformance to the PUD plan, such provision to be binding on all future ownerships.
- No covenants submitted as the property is a single lot and staff does not believe covenants are necessary.

10. **Public Services:** The land uses, intensities and phasing of the PUD are consistent with the anticipated ability of the Village, the school system and other public bodies to provide and economically support police and fire protection, water supply, sewage disposal, schools and other public facilities and services without placing undue burden on existing residents and businesses. The proposed PUD are consistent with the anticipated ability of the Public Services of the Village.
11. **Phasing:** Each development phase of the PUD can, together with any phases that preceded it, exist as an independent unit that meets all of the foregoing criteria and all other applicable regulations herein even if no subsequent phase should ever be completed. The provision and improvement of public or common area improvements, open spaces and amenities, or the provision of financial sureties guaranteeing their improvement, is phased generally proportionate to the phasing of the number of dwelling units or amount of nonresidential floor area. (Ord. 07-99, 2-23-1999)

Commissioner Janowiak seconded the motion.

ROLL CALL: Ayes: Moruzzi, Caira, Janowiak, Rodriguez, Pisano, Weldon

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Rodriguez made a motion to approve the findings of facts for the conditional use permit request for an electronic message center sign (EMC) consisting of:

1. **Traffic:** The proposed use will not create any adverse impact of types or volumes of traffic flow not otherwise typical of permitted uses in the zoning district has been minimized.

EMC: No adverse impacts on traffic flow are anticipated other than typical and permitted uses within the zoning district. The applicant is required to meet EMC guidelines as specified in the zoning code pertaining to light and size requirements.

2. **Environmental Nuisance:** The proposed use will not have negative effects of noise, glare, odor, dust, waste disposal, blockage of light or air or other adverse environmental effects of a type or degree not characteristic of the historic use of the property or permitted uses in the district.

EMC: The EMC will be consistent with Village standards set forth in the Municipal Code and not generate adverse environmental effects of a type or degree not characteristic of permitted uses in the district.

3. Neighborhood Character: The proposed use will fit harmoniously with the existing character of existing permitted uses in its environs. Any adverse effects on environmental quality, property values or neighborhood character beyond those normally associated with permitted uses in the district have been minimized.

EMC: The proposed EMCs will fit harmoniously with the existing character of the Eastern Business Park Corridor and will not negatively affect environmental quality or neighborhood character.

4. Use Of Public Services And Facilities: The proposed use will not require existing community 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.

EMC: The proposed EMCs will not negatively impact the Village's Public services and facilities.

5. Public Necessity: The proposed use at the particular location requested is necessary to provide a service or a facility which is in the interest of public convenience, and will contribute to the general welfare of the neighborhood or community.

EMC: The proposed EMCs will provide a public convenience to those traveling along East Green Street.

6. Other Factors: The use is in harmony with any other elements of compatibility pertinent in the judgment of the commission to the conditional use in its proposed location. **Other factors are subject to the Commission's judgment.**

Commissioner Caira seconded the motion.

ROLL CALL: Ayes: Moruzzi, Caira, Janowiak, Rodriguez, Pisano, Weldon

Nays: None

All were in favor. Motion carried.

- Motion: Commissioner Caira made a motion to approve the findings of facts for conditional permit request for a truck stop and service station consisting of:
1. **Traffic:** The proposed use will not create any adverse impact of types or volumes of traffic flow not otherwise typical of permitted uses in the zoning district has been minimized.
Service Station/Truck Stop: The draft traffic study indicates that the traffic generated can be accommodated within an adverse impact on traffic flow.
 2. **Environmental Nuisance:** The proposed use will not have negative effects of noise, glare, odor, dust, waste disposal, blockage of light or air or other adverse environmental effects of a type or degree not characteristic of the historic use of the property or permitted uses in the district.
Service Station/Truck Stop: No environmental negative effects not characteristic of historic use of the property are proposed.
 3. **Neighborhood Character:** The proposed use will fit harmoniously with the existing character of existing permitted uses in its environs. Any adverse effects on environmental quality, property values or neighborhood character beyond those normally associated with permitted uses in the district have been minimized.
Service Station/Truck Stop: The proposed use will fit harmoniously with the existing character of its environs along the East Green Corridor.
 4. **Use Of Public Services And Facilities:** The proposed use will not require existing community 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.
Service Station/Truck Stop: The proposed use will not require a disproportionate demand of existing community facilities or services.
 5. **Public Necessity:** The proposed use at the particular location requested is necessary to provide a service or a facility which is in the interest of public convenience, and will contribute to the general welfare of the neighborhood or community.

Service Station/Truck Stop: The proposed use at the subject property will provide a service to those vehicles traveling along the Elgin O'Hare Western Access due to new connections along Taft Avenue and County Line Road.

6. **Other Factors:** The use is in harmony with any other elements of compatibility pertinent in the judgment of the commission to the conditional use in its proposed location. **Other factors are subject to the Commission's judgment.**

Commissioner Pisano seconded the motion.

ROLL CALL: Ayes: Moruzzi, Caira, Janowiak, Rodriguez, Pisano, Weldon

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Rodriguez made a motion to approve the findings of facts for the conditional use permit to allow a truck wash consisting of:

1. **Traffic:** The proposed use will not create any adverse impact of types or volumes of traffic flow not otherwise typical of permitted uses in the zoning district has been minimized.

Truck Wash: No adverse impact of types or volumes of traffic flow have been identified by the Car Wash.

2. **Environmental Nuisance:** The proposed use will not have negative effects of noise, glare, odor, dust, waste disposal, blockage of light or air or other adverse environmental effects of a type or degree not characteristic of the historic use of the property or permitted uses in the district.

Truck Wash: No environmental negative effects not characteristic of historic use of the property are proposed.

3. **Neighborhood Character:** The proposed use will fit harmoniously with the existing character of existing permitted uses in its environs. Any adverse effects on environmental quality, property values or neighborhood character beyond those normally associated with permitted uses in the district have been minimized.

Truck Wash: No adverse effects on the neighborhood character are anticipated with the operation of a truck car wash as proposed.

4. **Use Of Public Services And Facilities:** The proposed use will not require existing community 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.

Truck Wash: The proposed use will not require a disproportionate demand of existing community facilities or services.

5. **Public Necessity:** The proposed use at the particular location requested is necessary to provide a service or a facility which is in the interest of public convenience, and will contribute to the general welfare of the neighborhood or community.

Truck Wash: The proposed use at the subject property will provide a service to those vehicles traveling along the Elgin O'Hare Western Access due to new connections along Taft Avenue and County Line Road.

6. **Other Factors:** The use is in harmony with any other elements of compatibility pertinent in the judgment of the commission to the conditional use in its proposed location. **Other factors are subject to the Commission's judgment.**

Commissioner Caira seconded the motion.

ROLL CALL: Ayes: Moruzzi, Caira, Janowiak, Rodriguez, Pisano, Weldon

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Weldon made a motion to approve the findings of facts for the conditional use permit to allow outdoor storage of up to 50% consisting of:

1. **Traffic:** The proposed use will not create any adverse impact of types or volumes of traffic flow not otherwise typical of permitted uses in the zoning district has been minimized.

Outdoor Storage: The draft traffic study indicates that the traffic generated due to the use of the outdoor storage will not negatively impact traffic flow.

2. **Environmental Nuisance:** The proposed use will not have negative effects of noise, glare, odor, dust, waste disposal, blockage of light or air or other adverse environmental effects of a type or degree not characteristic of the historic use of the property or permitted uses in the district.
Outdoor Storage: No environmental negative effects not characteristic of historic use of the property are proposed.
3. **Neighborhood Character:** The proposed use will fit harmoniously with the existing character of existing permitted uses in its environs. Any adverse effects on environmental quality, property values or neighborhood character beyond those normally associated with permitted uses in the district have been minimized.
Outdoor Storage: The proposed outdoor storage will not negatively impact neighborhood character as it is located approximately 500 feet back from the northern property line.
4. **Use Of Public Services And Facilities:** The proposed use will not require existing community 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. Outdoor Storage: The proposed use will not require a disproportionate demand of existing community facilities or services.
6. **Public Necessity:** The proposed use at the particular location requested is necessary to provide a service or a facility which is in the interest of public convenience, and will contribute to the general welfare of the neighborhood or community.
Outdoor Storage: The proposed use at the subject property will provide a service to those vehicles traveling along the Elgin O'Hare Western Access due to new connections along Taft Avenue and County Line Road.
7. **Other Factors:** The use is in harmony with any other elements of compatibility pertinent in the judgment of the commission to the conditional use in its proposed location. **Other factors are subject to the Commission's judgment.**

Commissioner Caira seconded the motion.

ROLL CALL: Ayes: Moruzzi, Caira, Janowiak, Rodriguez, Pisano, Weldon

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Rodriguez made a motion to approve the preliminary planned unit development with Staff's recommendations consisting of:

1. The Preliminary Plat of the Planned Unit Development and Conditional Use Permits be granted solely to Valinvest Holding, LLC and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of the sale or lease of this property, the proprietors 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 proprietor without amendment to the Planned Unit Development and Conditional Use Permits, or if the CDC deems that the new proprietor contemplates a change in use which is inconsistent with the Conditional Use Permit, the new proprietor shall be required to petition for a new public hearing before the CDC for a new Conditional Use Permit;
2. Required land improvements as indicated as part of the subdivision criteria such as the underground placement of telephone, electric, and other service lines be depicted. final plat;
3. The major engineering issues with the proposed plans relative to the Addison Creek Tributary 1 be resolved prior to application for a Final Plat of the PUD;
4. No temporary signs to be erected once the subject development has been completed;
5. The final landscape plan shall be subject to staff review upon final permitting;
6. The applicant shall work with staff to provide community news occasionally on the EMC;
7. The signage plan shall include directional and type of traffic allowed at southern curbcuts;

8. The photometrics plan be revised to meet the maximum allowed 0.5 footcandles at the perimeter of the property;
9. A reduction in the width of the western curbcut be evaluated and the division strip extended;
10. Trash enclosure shall be relocated at least 10 feet away from the convenience store;
11. The drive through aisles be replaced with landscaped areas surrounding the proposed gasoline pumps;
12. The additional truck parking stalls be replaced with landscaped area to the north of the outdoor storage guard area; and
13. Any unresolved items as identified by staff in the review of the Preliminary Plat concerning the site plan traffic flow and access, landscape, sign and building design, shall be subject to staff approval upon review of the Final Plat.

Commissioner Janowiak seconded the motion.

ROLL CALL: Ayes: Moruzzi, Caira, Janowiak, Rodriguez, Pisano, Weldon

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Weldon made a motion to approve the conditional use permit to allow an EMC sign with Staff's recommendations consisting of:

1. The Preliminary Plat of the Planned Unit Development and Conditional Use Permits be granted solely to Valinvest Holding, LLC and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of the sale or lease of this property, the proprietors 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 proprietor without amendment to the Planned Unit Development and Conditional Use Permits, or if the CDC deems that the new proprietor contemplates a change in use which is inconsistent with the Conditional Use Permit, the new proprietor shall be required to petition for a new public hearing before the CDC for a new Conditional Use Permit;

2. Required land improvements as indicated as part of the subdivision criteria such as the underground placement of telephone, electric, and other service lines be depicted. final plat;
3. The major engineering issues with the proposed plans relative to the Addison Creek Tributary 1 be resolved prior to application for a Final Plat of the PUD;
4. No temporary signs to be erected once the subject development has been completed;
5. The final landscape plan shall be subject to staff review upon final permitting;
6. The applicant shall work with staff to provide community news occasionally on the EMC;
7. The signage plan shall include directional and type of traffic allowed at southern curbcuts;
8. The photometrics plan be revised to meet the maximum allowed 0.5 footcandles at the perimeter of the property;
9. A reduction in the width of the western curbcut be evaluated and the division strip extended;
10. Trash enclosure shall be relocated at least 10 feet away from the convenience store;
11. The drive through aisles be replaced with landscaped areas surrounding the proposed gasoline pumps;
12. The additional truck parking stalls be replaced with landscaped area to the north of the outdoor storage guard area; and
13. Any unresolved items as identified by staff in the review of the Preliminary Plat concerning the site plan traffic flow and access, landscape, sign and building design, shall be subject to staff approval upon review of the Final Plat.

Chairman Moruzzi seconded the motion.

ROLL CALL: Ayes: Moruzzi, Caira, Janowiak, Rodriguez, Pisano, Weldon

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Rodriguez made a motion to approve the conditional use permit to allow service station and truck stop with Staff's recommendations consisting of:

1. The Preliminary Plat of the Planned Unit Development and Conditional Use Permits be granted solely to Valinvest Holding, LLC and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of the sale or lease of this property, the proprietors 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 proprietor without amendment to the Planned Unit Development and Conditional Use Permits, or if the CDC deems that the new proprietor contemplates a change in use which is inconsistent with the Conditional Use Permit, the new proprietor shall be required to petition for a new public hearing before the CDC for a new Conditional Use Permit;
2. Required land improvements as indicated as part of the subdivision criteria such as the underground placement of telephone, electric, and other service lines be depicted. final plat;
3. The major engineering issues with the proposed plans relative to the Addison Creek Tributary 1 be resolved prior to application for a Final Plat of the PUD;
4. No temporary signs to be erected once the subject development has been completed;
5. The final landscape plan shall be subject to staff review upon final permitting;
6. The applicant shall work with staff to provide community news occasionally on the EMC;
7. The signage plan shall include directional and type of traffic allowed at southern curbcuts;
8. The photometrics plan be revised to meet the maximum allowed 0.5 footcandles at the perimeter of the property;

9. A reduction in the width of the western curbcut be evaluated and the division strip extended;
10. Trash enclosure shall be relocated at least 10 feet away from the convenience store;
11. The drive through aisles be replaced with landscaped areas surrounding the proposed gasoline pumps;
12. The additional truck parking stalls be replaced with landscaped area to the north of the outdoor storage guard area; and
13. Any unresolved items as identified by staff in the review of the Preliminary Plat concerning the site plan traffic flow and access, landscape, sign and building design, shall be subject to staff approval upon review of the Final Plat.

Commissioner Caira seconded the motion.

ROLL CALL: Ayes: Moruzzi, Caira, Janowiak, Rodriguez, Pisano, Weldon

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Rodriguez made a motion to approve the conditional use permit to allow a truck wash with Staff's recommendations consisting of:

1. The Preliminary Plat of the Planned Unit Development and Conditional Use Permits be granted solely to Valinvest Holding, LLC and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of the sale or lease of this property, the proprietors 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 proprietor without amendment to the Planned Unit Development and Conditional Use Permits, or if the CDC deems that the new proprietor contemplates a change in use which is inconsistent with the Conditional Use Permit, the new proprietor shall be required to petition for a new public hearing before the CDC for a new Conditional Use Permit;

2. Required land improvements as indicated as part of the subdivision criteria such as the underground placement of telephone, electric, and other service lines be depicted. final plat;
3. The major engineering issues with the proposed plans relative to the Addison Creek Tributary 1 be resolved prior to application for a Final Plat of the PUD;
4. No temporary signs to be erected once the subject development has been completed;
5. The final landscape plan shall be subject to staff review upon final permitting;
6. The applicant shall work with staff to provide community news occasionally on the EMC;
7. The signage plan shall include directional and type of traffic allowed at southern curbcuts;
8. The photometrics plan be revised to meet the maximum allowed 0.5 footcandles at the perimeter of the property;
9. A reduction in the width of the western curbcut be evaluated and the division strip extended;
10. Trash enclosure shall be relocated at least 10 feet away from the convenience store;
11. The drive through aisles be replaced with landscaped areas surrounding the proposed gasoline pumps;
12. The additional truck parking stalls be replaced with landscaped area to the north of the outdoor storage guard area; and
13. Any unresolved items as identified by staff in the review of the Preliminary Plat concerning the site plan traffic flow and access, landscape, sign and building design, shall be subject to staff approval upon review of the Final Plat.

Commissioner Janowiak seconded the motion.

ROLL CALL: Ayes: Moruzzi, Caira, Janowiak, Rodriguez, Pisano, Weldon

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Rodriguez made a motion to approve the conditional use permit to allow outdoor storage up to 50% with Staff's recommendations consisting of:

1. The Preliminary Plat of the Planned Unit Development and Conditional Use Permits be granted solely to Valinvest Holding, LLC and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of the sale or lease of this property, the proprietors 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 proprietor without amendment to the Planned Unit Development and Conditional Use Permits, or if the CDC deems that the new proprietor contemplates a change in use which is inconsistent with the Conditional Use Permit, the new proprietor shall be required to petition for a new public hearing before the CDC for a new Conditional Use Permit;
2. Required land improvements as indicated as part of the subdivision criteria such as the underground placement of telephone, electric, and other service lines be depicted. final plat;
3. The major engineering issues with the proposed plans relative to the Addison Creek Tributary 1 be resolved prior to application for a Final Plat of the PUD;
4. No temporary signs to be erected once the subject development has been completed;
5. The final landscape plan shall be subject to staff review upon final permitting;
6. The applicant shall work with staff to provide community news occasionally on the EMC;
7. The signage plan shall include directional and type of traffic allowed at southern curbcuts;
8. The photometrics plan be revised to meet the maximum allowed 0.5 footcandles at the perimeter of the property;

9. A reduction in the width of the western curbcut be evaluated and the division strip extended;
10. Trash enclosure shall be relocated at least 10 feet away from the convenience store;
11. The drive through aisles be replaced with landscaped areas surrounding the proposed gasoline pumps;
12. The additional truck parking stalls be replaced with landscaped area to the north of the outdoor storage guard area; and
13. Any unresolved items as identified by staff in the review of the Preliminary Plat concerning the site plan traffic flow and access, landscape, sign and building design, shall be subject to staff approval upon review of the Final Plat.

Commissioner Caira seconded the motion.

ROLL CALL: Ayes: Moruzzi, Caira, Janowiak, Rodriguez, Pisano, Weldon

Nays: None

All were in favor. Motion carried.

Report from Community Development

Mrs. Benham reviewed both recent CDC cases along with upcoming cases.

ADJOURNMENT:

There being no further business before the Community Development Commission, Commissioner Caira made a motion to adjourn the meeting. Commissioner Pisano seconded the motion.

All were in favor
Motion carried.
The meeting was adjourned at 8:20 p.m.

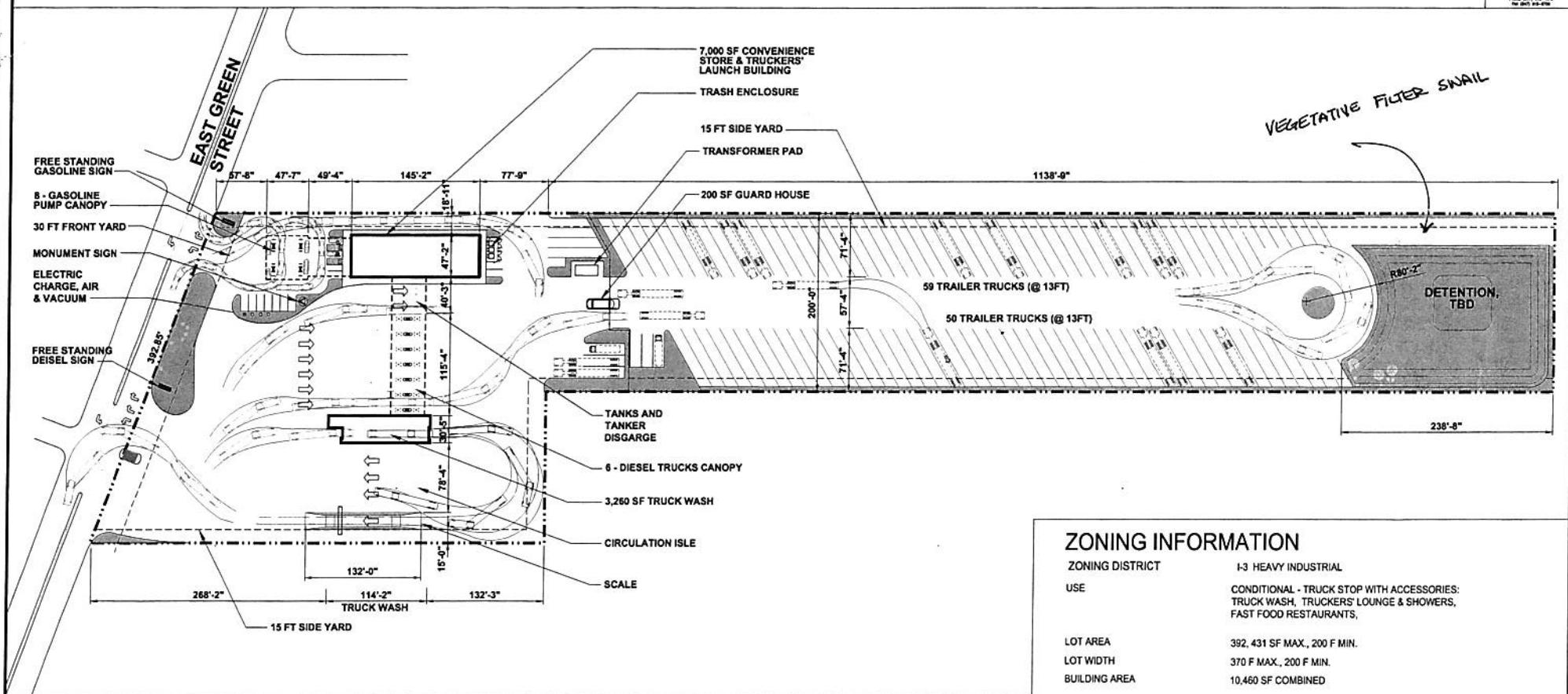


Mike Moruzzi, Chairman
Community Development Commission

AmeriFreight Systems, LLC.

TRUCK STOP STATION, 720 E. GREEN STREET, BENSENVILLE, ILLINOIS

Leve
Level Enterprises, LLC
ARCHITECTS PLANNERS
INTERIOR DESIGNERS
LANDSCAPE ARCHITECTS
LEVE ENTERPRISES, LLC
100 E. BURGESS ROAD, SUITE 100
BENSONVILLE, ILLINOIS 60105
PHONE: 630-820-0000



SITE PLAN. OPTION 12A

8/30/2014

1"= 50'-0"

ZONING INFORMATION

ZONING DISTRICT

I-3 HEAVY INDUSTRIAL

USE

CONDITIONAL - TRUCK STOP WITH ACCESSORIES:
TRUCK WASH, TRUCKERS LOUNGE & SHOWERS,
FAST FOOD RESTAURANTS,

LOT AREA

392,431 SF MAX., 200 F MIN.

LOT WIDTH

370 F MAX., 200 F MIN.

BUILDING AREA

10,460 SF COMBINED

F.A.R.

0.03 (1.0 MAX.)

YARDS:

FRONT

30 FT.

SIDE

15 FT.

REAR

20 FT.

TRAILER TRUCK STALLS

95

TRACTOR STALLS

20

CAR STALLS

11, INCLUDING ELECTRIC, AIR & VACUUM

A01



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