

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

March 2, 2021

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

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

STAFF PRESENT: K. Fawell, K. Pozsgay S. Viger, C. Williamsen

JOURNAL OF

PROCEEDINGS: The minutes of the Community Development Commission Meeting of the February 2, 2021 were presented.

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

All were in favor. Motion carried.

Director of Community & Economic Development, Scott Viger, Senior Village Planner, Kurtis Pozsgay and Village Planner, Kelsey Fawell, were present and sworn in by Chairman Rowe.

PUBLIC

COMMENT: There was no Public Comment.

Public Hearing: CDC Case Number 2020-15

Petitioner: Scott Sanda and Michael Pesch

Location: 810 East George Street

Request: Variation, Minimum Rear Setback

Municipal Code Section 10 – 6 – 8 – 1

Variation, Garage Location

Municipal Code Section 10 – 7 – 4C – 9.a.2

Motion: Commissioner Wasowicz made a motion to re-open CDC Case No. 2020-15. Commissioner Marcotte seconded the motion.

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

Rowe, Ciula, King, Marcotte, Wasowicz

Absent: Czarnecki, Rodriguez

A quorum was present.

Chairman Rowe re-opened CDC Case No. 2020-15 at 6:32 p.m.

Chairman Rowe asked if the petitioner was present to give testimony. There was no petitioner present.

Ms. Fawell provided a history of this case to the Commission and announced the petitioner had failed to provide Staff with necessary documentation for the case to continue. Ms. Fawell stated the petitioner had requested this case be withdrawn.

Public Comment:

Chairman Rowe asked if there was any member of the Public that would like to speak on behalf of the case. There were none.

Motion: Commissioner Wasowicz made a motion to close CDC Case No. 2020-15. Commissioner King seconded the motion.

ROLL CALL: Ayes: Rowe, Ciula, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2020-15 at 6:34 p.m.

Motion: Commissioner Marcotte made a motion to withdraw CDC Case No. 2020-15. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, Ciula, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Village Attorney, Peter M. Murphy of Montana & Welch, LLC announced that a court reporter is in attendance on behalf of Mr. Matt Pauga regarding CDC Case No. 2021-02 and asked everyone to speak clearly, one at a time, and not to engage in argument.

Public Hearing: CDC Case Number 2021-02
Petitioner: Grand Subaru, LLC; Heritage Bensenville, LLC; Heritage 1000, LLC
Location: 111-125 West Grand Avenue
Request: Site Plan Review
 Municipal Code Section 10 – 3 – 2
 Planned Unit Development Amendment
 Municipal Code Section 10 – 4 – 4
 With the following code departures
 Motor Vehicle Sales Light Pollution
 Municipal Code Section 10 – 7 – 3.T.2
 Mechanical Equipment Location
 Municipal Code Section 10 – 7 – 4.C.13.a
 Mechanical Equipment Screening
 Municipal Code Section 10 – 7 – 4.C.13.b
 Maximum Number of Parking Spaces
 Municipal Code Section 10 – 8 – 2.B.6
 Pedestrian Circulation System
 Municipal Code Section 10 – 8 – 7
 Tree Replacement Standards
 Municipal Code Section 10 – 9 – 2.B
 Parking Lot Landscaping
 Municipal Code Section 10 – 9 – 5
 Buffer Yards
 Municipal Code Section 10 – 9 – 6
 Outdoor Lighting Illumination Standards
 Municipal Code Section 10 – 9 – 8.C.1

Motion: Commissioner King made a motion to open CDC Case No. 2021-02. Commissioner Marcotte seconded the motion.

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

Chairman Rowe opened CDC Case No. 2021-02 at 6:36 p.m.

Village Planner, Kelsey Fawell was present and sworn in by Chairman Rowe. Ms. Fawell stated a Legal Notice was published in the Bensenville Independent on February 11, 2021. Ms. Fawell 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. Fawell stated Village personnel posted a Notice of Public Hearing sign on the property, visible from the public way on February 8, 2021. Ms. Fawell stated on February 8, 2021 Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 250' of the property in question. Ms. Fawell stated an affidavit of mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours.

Ms. Fawell stated Grand Subaru, located at 125 W. Grand Avenue, is seeking approval of an amendment to their existing Planned Unit Development (PUD) in order to construct a 9,915 SF private car wash and detailing building with a 52-stall parking lot in the rear. Ms. Fawell stated this improvement is being proposed on the parcel directly to the east of the dealership at 111 W. Grand Avenue, on which exists a former 5,000 SF veterinary office building. Ms. Fawell stated cross access between the proposed facility and Grand Subaru will be provided as the car wash is only to be utilized by Grand Subaru staff. Ms. Fawell stated the property's PUD was granted in 2012 to allow for the construction of the existing pole sign along the southern frontage. Ms. Fawell stated in 2015, an amendment to the PUD was approved for two building additions as well as an expansion of the site with the addition of an 86-stall parking lot to the west. Ms. Fawell reviewed the proposed code departures.

Steve Johnson, Attorney for Grand Subaru, of 311 South County Farm Road, Suite L, Wheaton Illinois was present and sworn in by Chairman Rowe. Mr. Johnson reviewed the proposed code departures. Mr. Johnson stated Grand Subaru purchased the property for the purpose of the proposed car wash. Mr. Johnson stated there will be no detailing done at the wash; all detailing is handled by a third party offsite. Mr. Johnson stated the blowers will be thirty feet from the northeast side of the proposed building. Mr. Johnson stated the car wash will only be operated during services hours and by Staff of Grand Subaru only.

Mr. Johnson stated the sound will be kept inside the proposed building. Mr. Johnson reviewed the sound levels stating the sound would be no louder than a dishwasher with the sound from Grand Avenue.

Nathan Laurent of Keller, Inc. was present and sworn in by Chairman Rowe. Mr. Laurent reviewed the proposed fencing and landscaping.

Commissioner King asked how many blowers will be on site. Mr. Johnson stated there would be three blowers.

Commissioner King asked if the sound levels Mr. Johnson reviewed were based on all three blowers occurring at once or per blower. Mr. Johnson stated it was based on all three blowers operating at once.

Chairman Rowe asked if there were plans for windows on the proposed building. Mr. Johnson stated plans allowed for windows on the east side of the building.

Public Comment

Jeff Rothbart – Northbrook, Illinois

Mr. Rothbart was present and sworn in by Chairman Rowe. Mr. Rothbart stated he is an attorney and expert land use witness for Mr. Matt Pauga who is the property owner of the property to the east. Mr. Rothbart stated his client is objecting to the proposed carwash. Mr. Rothbart stated his clients' property is zoned C-2 and not Residential. Mr. Rothbart stated he has advised his client to submit an application to the Village to rezone his property and stated his client had done so today. Mr. Rothbart asked that CDC Case No. 2021-02 be continued and heard the same evening of his clients rezoning request. Mr. Rothbart stated should the carwash go forward; that it only be allowed to operate from 9:00am – 5:00pm and the lights be turned off at 5:00pm.

Matt Pauga – 6 Kensington, North Barrington, Illinois

Mr. Pauga was present and sworn in by Chairman Rowe. Mr. Pauga stated he was the property owner of the apartment complex adjacent to the proposed site. Mr. Pauga shared his objection to the proposed carwash. Mr. Pauga asked for clarification of the proposed agreement between the Village and Grand Subaru regarding the allowed used of the site. Mr. Pauga asked who from the Village agreed to allow a carwash on the proposed site. Mr. Pauga stated he had requested certain information from the Village

and Grand Subaru and never received it. Mr. Pauga stated he visited a number of carwashes around the area and could hear noise from the blower from over two lanes of traffic. Mr. Pauga stated he wanted to hire a professional sound specialist to analyze the sound information provided by Grand Subaru but was never provided the information he requested.

Chris Medrano – 1131 South Center Street, Bensenville, IL

Ms. Medrano was present and sworn in by Chairman Rowe. Ms. Medrano stated she was the property manager for the apartment complex owned by Mr. Pauga. Ms. Medrano stated she has a lot of concern for the Residents of the apartment complex with the proposed carwash. Ms. Medrano stated she conducted a survey with the Residents of the complex; she received fifty-two responses out of sixty, the majority of whom did not want the car wash approved. Ms. Medrano stated some of the Residents work nights and would be subjected to the noise from the carwash when they are trying to sleep. Ms. Medrano stated Residents leave their windows open during the day in the summer and would be subjected to the noise generated from the carwash.

Dylan Pauga - 6 Kensington, North Barrington, Illinois

Mr. Pauga was present and sworn in by Chairman Rowe. Mr. Pauga submitted the surveys from the Residents of the apartment complex. The surveys have been entered into the record and attached to the minutes as "Exhibit A". Mr. Pauga also submitted photos of other carwashes. The photos have been entered into the record and attached to the minutes as "Exhibit B".

Matt Pauga – 6 Kensington, North Barrington, Illinois

Mr. Pauga was present and previously sworn in by Chairman Rowe. Mr. Pauga shared his thoughts on the proposed design of the building facing his apartments.

Eric Pauga – Zoom Chat Room

Mr. Pauga was not present in person and entered a comment in the zoom chat room asking "how many cars will be serviced per year?"

Mike Sabino – 1075 South Center Street, Bensenville, IL

Mr. Sabino was not present in person. Mr. Sabino provided Staff with a pre-recorded video for Public Comment which was played for those in attendance and those in attendance via zoom to see and hear. Mr. Sabino provided the following in summary to Village Staff: *"My name is Michael Sabino and my family and I live at 1075 South Center Street - the house on the left - at the south end*

of Center Street - right next to what used to be the field behind the Animal Hospital.

This is how the street looked the first 11 years I lived there. The greenery was nice but it was overgrown, the fence was damaged, and there was a lot of garbage and broken glass that needed to be cleaned up.

So 6 years ago, I spent over \$200.00 on mulch, roses etc... and fixed it all up.

This is how it looked when I was done and how it looks every summer since.

My point being, we care about how our neighborhood looks. Looking at this you can see that privacy is maintained, the character of the neighborhood is maintained for a residential neighborhood - a couple of the goals of the Village of Bensenville Zoning Ordinance.

I can't say it was the same for my neighbor across the street. He was basically looking at the back of the Grand Subaru car lot. The only thing separating his side yard from the parking lot was a 6' chain link fence, which in no way maintains the character of the neighborhood. It's as if his house is plopped in the parking lot. My front yard will be in a similar spot if this proceeds.

Prior to the summer, there was about a 50' buffer between his property line and the car parking lot for water retention and maybe because someone thought it was necessary to maintain a decent distance between the car lot and the residential homes.

Now the car parking lot has expanded to just 6' from his property line.

That maybe a plus for Grand Subaru and it may be a plus for Bensenville getting more tax revenue from them, but it is certainly not a plus for the residents bordering Grand Subaru.

In looking at this, how could you possibly claim that the privacy and the character of the neighborhood have been maintained?

The Village Zoning Ordinance says that one of its primary goals are to protect the Village's quality of life and the character of its neighborhoods by ensuring that development is compatible and cohesive - and then they allow a car dealership to basically build right up to this property and don't require the dealership to provide a decent privacy fence and the tree line or something to give the residents a reasonable esthetic location?

To me this is a sad blending between an R2 single unit dwelling district and a C2 commercial district.

Nobody stood up for the people living in the residential district. The Village should have required Subaru to do a much better job than this.

Or the Village should have done it themselves, since they are also reaping the benefits of Subaru's expansion.

My neighbor's wife - she works the night shift and she has to sleep during the day - and she has trouble because those alarms are going off all day long. He spoke with Grand Subaru and they have just ignored his requests to not use the alarms.

So back to my house.

If you look from the side of my house to the fence that borders what will be Grand Subaru's new lot, it's 22' from my house to the fence and the plans have, I believe, a 6' patch of grass and then the parking lot - which means that cars are going to be as close as 28' from my house. It's going to be basically identical to my neighbor's house I just showed you.

To put that in perspective, the front of my house to the curb is 46'. So the cars in the Grand Subaru lot will be much closer than that. How is that acceptable?

And of course I'm thinking about those car alarms going off, about the horns beeping, the tires screeching, the porters yelling - all of that noise is going to be right on my doorstep.

So I'm going to just do a quick walk through - (porter triggers car alarm) there we go - there's a porter setting of an alarm trying to find a car - this is the sound we get to hear all day, every day - yeah, so we get a lot of that. Along with a lot of beeping and other stuff.

There's no questions this change is going to decrease my quality of life while I live here - and it's going to decrease my property value. I guess the most I can hope for is that Bensenville and Grand Subaru do what they can to improve this connection between this commercial district and the residential district - both for me, my neighbors and my neighbors in the apartment building as well. To me the best way that that can happen is buy putting in a quality privacy fence - almost like something they have on the expressways that would shield the look and the noise. It would have to be at least 8' tall - maybe 10' tall - and it would have to be a solid fence - especially at the end of the dead end street if the plows are thinking they are going to be able to pile up the snow up against the fence because some fences just cannot handle that - that weight. As a matter of fact, they currently damaged the fence this year because we had a lot of snow and they pushed it up against the fence and bent the fence again. So a large privacy fence would be helpful, and of course Grand Subaru needs to stop this practice of setting off alarms as a method of finding a car. I'm sure they could figure out another way such as identifying all the spots and having some kind of database where somebody could easily look it up and see where the car is as opposed to setting off the alarm. If they continue to do that then something is going to have to be done about that.

I've also had concerns about flooding. I've live here for 17 years and I've never had a flooding issue. I hope that this has been designed properly to account for the loss of the big field behind the animal hospital.

On the positive side, I guess I will say that I am least pleased that they chose to put the car wash as far south as they could and that the blowers on the car wash will be facing south so hopefully the noise won't be too bad. That remains to be seen. "

Mr. Johnson, attorney for Grand Subaru, was previously sworn in by Chairman Rowe. Mr. Johnson stated he spoke on the phone with Mr. Matt Pauga for over an hour last week and answered all of his questions except one: "where can I see an identical car wash to the proposed one?". Mr. Johnson stated he did not know that answer to Mr. Pauga's question because a similar one does not exist that he is aware of. Mr. Johnson stated all appropriate procedures were followed and notices were correctly made regarding the proposed case. Mr. Johnson stated every effort has been made by Grand Subaru to be a good neighbor to its surrounding properties.

Carlos Mirano – Bensenville, Illinois

Mr. Mirano was present and sworn in by Chairman Rowe. Mr. Mirano stated he was fearful of the load noise along with loud music being played from cars from the Grand Subaru property.

Village Attorney, Peter M. Murphy announced Public Comment had concluded and the Commission will now discuss amongst themselves.

Ms. Fawell reviewed the Findings of Fact for the proposed site plan review as presented in the Staff Report consisting of:

- 1) **Surrounding Character:** The site plan for the proposed development is consistent with the existing character and zoning of adjacent properties and other property within the immediate vicinity of the proposed development.

Applicant's Response: The proposed project will be an extension of the existing Grand Subaru dealership to the west of the improvements and will be consistent with the existing character in the vicinity.

2) **Neighborhood Impact:** The site plan for the proposed development will not adversely impact adjacent properties and other properties within the immediate vicinity of the proposed development.

Applicant's Response: The proposed project will be an extension of the existing Grand Subaru dealership to the west of the improvements and will be consistent with the existing character in the vicinity. The private car wash will enhance the development and provide a positive impact to improving the development.

3) **Public Facilities:** The site plan for the proposed development will be provided with adequate utilities, access roads, parking, loading, drainage, stormwater flow paths, exterior lighting, and/or other necessary facilities.

Applicant's Response: The proposed development will connect to the existing utilities in the area, provide interconnectivity of pavement to the existing dealership and provide increased pavement for parking required by the dealership. Landscaping will be provided in accordance with the Village ordinance, in an approach which ensures species resiliency and complimentary aesthetics. Stormwater flow paths will remain consistent with the current patterns and fully meet stormwater requirements as part of the overall development. Exterior lighting will be provided to meet Village ordinances and not impact adjacent developments.

4) **Environmental Preservation:** The site plan for the proposed development is designed to preserve the environmental resources of the zoning lot.

Applicant's Response: The proposed development will protect the community's natural environment for a car dealership and compared to similar dealerships in the area. Native vegetation around the perimeter of the site will be protected to the maximum extent practical for a development of similar scope.

5) **On-site Pedestrian Circulation System:** The site plan shall accommodate on-site pedestrian circulation from parking areas, plazas, open space, and public rights-of-way. Pedestrian and vehicular circulation shall be separated to the greatest extent possible.

Applicant's Response: The proposed development will be used by employees only as the development is a private car wash for Grand Subaru's "car washes for life" program. Pedestrian access from the existing dealership will be minimal and the proposed fence between the facilities will limit the traffic movements along the east side of Grand Subaru and the west side of the car wash to the south side of the development.

- 6) **Vehicle Ingress and Egress:** The site plan shall locate curb cuts for safe and efficient ingress and egress of vehicles. The use of shared curb cuts and cross-access easements shall be provided when appropriate.

Applicant's Response: The proposed development will eliminate the western driveway to the current development. Full cross access from Grand Subaru to the car wash will be provided for interconnectivity and create a common development. The facility will only be utilized by employees.

Staff Commentary: Approval standards were completed by Petitioners prior to resubmittal of application plans, which indicate the removal of second driveway on 111 W. Grand Avenue. Both driveways will be closed.

- 7) **Architectural Design:** The site plan for the proposed development includes architectural design that contributes positively to the Village's aesthetic appearance.

Applicant's Response: The proposed car wash's appearance will be similar in nature to the existing dealership and similar dealerships in the area. This will complement the Village's aesthetic appearance of dealerships along this corridor.

- 8) **Consistent with Title and Plan:** The site plan for the proposed development is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Applicant's Response: The current zoning map and Future Land Use Map designate this parcel as commercial. The proposed project fulfills the objectives of the Comprehensive Plan. The parcel will be altered accordingly to allow for a seamless connection to the existing Grand Subaru auto dealership.

Ms. Fawell reviewed the Findings of Fact for the proposed planned unit developments as presented in the Staff Report consisting of:

- 1) **Fulfills Objectives of Comprehensive Plan:** The proposed planned unit development fulfills the objectives of the Comprehensive Plan, and other land use policies of the Village, through an innovative and creative approach to the development of land.

Applicant's Response: The current zoning map and Future Land Use Map designate this parcel as commercial. The proposed project fulfills the objectives of the Comprehensive Plan. The parcel will be altered accordingly to allow for a seamless connection to the existing Grand Subaru auto dealership.

- 2) **Public Facilities:** The proposed planned unit development will provide walkways, driveways, streets, parking facilities, loading facilities, exterior lighting, and traffic control devices that adequately serve the uses within the development, promote improved access to public transportation, and provide for safe motor vehicle, bicycle, and pedestrian traffic to and from the site.

Applicant's Response: Adequate measures will be taken to provide safe pedestrian and vehicular access to the proposed development and from the existing car dealership. The proposed car wash/detailing building will be utilized by staff only and will not be a public car wash. The car wash is needed for Grand Subaru's car wash's for life program. Site lighting will be provided with the required foot candles for safety around the development. There are 2 existing driveways to the property and 1 will be removed as part of the proposed development. The removed driveway area will be improved and restored to a new sidewalk and lawn area to reflect the image along W. Grand Ave in front of Grand Subaru.

Staff Commentary: Approval standards were completed by Petitioners prior to resubmittal of application plans, which indicate the removal of second driveway on 111 W. Grand Avenue. Both driveways will be closed.

- 3) **Landscaping:** The proposed planned unit development will provide landscaping and screening that enhances the Village's character and livability, improves air and water quality, reduces noise, provides buffers, and facilitates transitions between different types of uses.

Applicant's Response: Landscaping will be provided in accordance with the Village ordinance, in an approach which ensures species resiliency and complimentary aesthetics.

Landscaping will be provided to reflect the adjacent development's appearance. An existing fence is already in place to buffer the proposed development from the neighboring residential area to the north and commercial development to the east. These fences will be removed and replaced with 6' high black vinyl fence to mimic the fencing around the entire dealership.

- 4) **Site Design:** The proposed planned unit development will incorporate sustainable and low impact site design and development principles.

Applicant's Response: The proposed development will reflect development of the existing car dealership. The building footprint has been reduced as much as possible to limit the impervious surface coverage of the site and provide increased green space between the facility and the commercial development to the east.

- 5) **Natural Environment:** The proposed planned unit development will protect the community's natural environment to the greatest extent practical, including existing natural features, water courses, trees, and native vegetation.

Applicant's Response: The proposed development will protect the community's natural environment for a car dealership and compared to similar dealerships in the area. Native vegetation around the perimeter of the site will be protected to the maximum extent practical for a development of similar scope.

- 6) **Utilities:** The proposed planned unit development will be provided with underground installation of utilities when feasible, including electricity, cable, and telephone, as well as appropriate facilities for storm sewers, stormwater retention, and stormwater detention.

Applicant's Response: All utilities for the proposed development will use underground installation. The proposed stormwater detention system will connect to an existing onsite detention pond to create a safer environment compared to an at grade storm water detention system.

Ms. Fawell stated Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Site Plan Review.

Ms. Fawell stated Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Planned Unit Development Amendment at 111-125 W Grand Subaru with the following conditions:

- 1) Proposed project shall be in accordance with submitted plans from Keller, Inc. dated January 28, 2021, except as amended by the following conditions;
- 2) The car wash is only to be utilized by Grand Subaru employees and shall not be open to the public;
- 3) The car wash shall only be operated during the service hours of the dealership;
- 4) Grand Subaru, LLC shall, to the best extent possible, reduce noise to mitigate adverse impacts on surrounding residential properties;
- 5) Pursuant to an oral amendment approved by the CDC at Public Hearing, the fencing on both parcels shall be of like kind as existing black vinyl coated chain-link, unless an alternative material is deemed necessary by Staff;
- 6) Petitioners shall coordinate with CED Staff and submit final façade renderings, to be approved by the Zoning Administrator;
- 7) Petitioners shall coordinate with CED Staff to determine an appropriate tree replacement agreement, final approval subject to Zoning Administrator;
- 8) Parking lot perimeter landscape on Grand Avenue shall be compatible with existing landscape design on Grand Subaru's dealership property to the west;
- 9) Proposed arborvitae screening on 111 W. Grand Avenue Property shall be erected along northern buffer yard on existing dealership property located at 125 W. Grand Avenue;
- 10) A 10' utility easement for the water main shall be dedicated along the northern portion of 111 W. Grand Avenue, similar to existing water main easement on 125 W. Grand dealership property;
- 11) Increased landscape screening shall be provided on eastern property line where the site abuts existing multiple-unit residential dwelling property;
- 12) Proposed ground-mounted mechanical equipment shall be screened with landscape elements, in accordance with submitted Landscape Plan dated January 28, 2021;

- 13) Petitioners shall, to the best extent possible, minimize lighting impacts on surrounding residential properties and coordinate adequate solutions with Village Staff; and
- 14) A final landscape plan shall be submitted and approved by Zoning Administrator prior to building permit approval for the project.

Chairman Rowe suggested adding a condition that would require Grand Subaru to construct perimeter fencing in a manner to mitigate noise from the property, including possibly a solid fence to be reviewed by staff.

Motion: Commissioner King made a motion to add a condition that requires perimeter fencing be constructed in a manner to mitigate noise from the property, including possibly a solid fence to be reviewed by staff. Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Rowe, Ciula, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Mr. Laurent of Keller, Inc. on behalf of Grand Subaru was present and previously sworn in by Chairman Rowe. Mr. Laurent asked for clarification on the motion made by the Commission. Mr. Laurent stated the proposed chain link fence is meant for safety as the proposed landscaping will act as a better sound barrier than a solid fence.

There were no further questions from the Commission.

A comment was made by Mr. Pauga regarding the meanings of various zoning terms. Village Planner, Ms. Fawell, explained these terms to Mr. Pauga including the meaning of “code departures” as used by the CDC.

Motion: Commissioner Marcotte made a motion to close CDC Case No. 2021-02. Chairman Rowe seconded the motion.

ROLL CALL: Ayes: Rowe, Ciula, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2021-02 at 8:14 p.m.

Motion: Commissioner King made a combined motion to approve the Findings of Fact and Site Plan Review. Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Rowe, Ciula, King, Marcotte

Nays: None

Abstained: Wasowicz

Motion carried.

Motion: Commissioner Marcotte made a combined motion to approve the Findings of Fact and Planned Unit Development Amendment with staff recommended conditions. Commissioner Ciula seconded the motion.

ROLL CALL: Ayes: Rowe, Ciula, King, Marcotte

Nays: None

Abstained: Wasowicz

Motion carried.

Public Meeting: CDC Case Number 2021-03
Petitioner: Village of Bensenville
Request: Text Amendments, Municipal Code Section Title 10 (Zoning Ordinance), Chapter 2 (Administrative Bodies and Procedures), Chapter 3 (Zoning Applications), Chapter 4 (Planned Unit Developments), and Chapter 7 (Uses).

Motion: Commissioner Marcotte made a motion to open CDC Case No. 2021-03. Commissioner Wasowicz seconded the motion.

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

Chairman Rowe opened CDC Case No. 2021-03 at 8:17 p.m.

Village Planner, Kelsey Fawell was present and sworn in by Chairman Rowe. Ms. Fawell stated a Legal Notice was published in the Bensenville Independent on February 11, 2021. Ms. Fawell 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. Fawell stated the Village of Bensenville is seeking the aforementioned text amendments in order to refine the 2019 Village Zoning Ordinance. Ms. Fawell stated in late 2018, the Village underwent a complete overhaul of its current Zoning Ordinance, which had been adopted in 1999. Ms. Fawell stated since the introduction of the current Ordinance, Staff has been able to identify certain shortcomings while enforcing the regulations and implementing the refurbished zoning application procedures. Ms. Fawell stated the proposed amendments are summarized as follows:

- Designating Zoning Administrator approval of Site Plan Review applications, except those applications coming through the CDC process with other requests. Site Plan Reviews are required for the following development projects: New construction of principal structures, building additions, home-based businesses, parking lots, and any CDC petitions.
- Requiring that Final Planned Unit Developments appear before the CDC prior to appearing at the Village Board of Trustees
- Designating Restaurants and Retail Goods Establishments as Special Uses in the I-1 District
- Correcting a scrivener's error found in the standards swimming pools are required to meet. Code section incorrectly states that swimming pools shall be in compliance with the International Building Code- it should read International Residential Code.
- Add Section "Other Uses" to Temporary Structures and Uses, which will refine the applicability of the use table by empowering the Zoning Administrator to require permits and the consequent review of uses not denominated in the Temporary Structures and Uses Table.

Public Comment:

Chairman Rowe asked if there was any member of the Public that would like to speak on behalf of the case. There were none.

Ms. Fawell reviewed the Findings of Fact for the proposed text amendments as presented in the Staff Report consisting of:

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

Applicant's Response: Since the adoption of the 2019 Zoning Ordinance, a complete overhaul of the previous Code, Staff has been able to find kinks in those new CDC procedures. The amendments to the Site Plan Review Planned Unit Developments processes are being proposed in order to streamline zoning application procedures while still maintaining Commissioner and public input in those reviews.

Allowing Restaurants and Retail Goods Establishments in the I-1 District as Special Uses allow for more use diversity and mobility in areas in the Village where commercial/industrial flex is achievable. Designating these uses as Special Uses enables the Community Development Commission and Village Board to review these applications, with such discussions being open to residents at public hearings, in a way to ensure the compatibility with surrounding areas.

The amendment proposed to designate "Other Uses" in Section 10-7-5 (Temporary Structures and Uses) will refine the applicability of the use table by empowering the Zoning Administrator to require permits and the consequent review of those uses not denominated in the Temporary Structures and Uses Table. This is being requested so the Village can ensure a temporary use will not adversely impact the general welfare of the public.

2. **Amendment Objective:** The proposed amendments correct an error, add clarification, or reflect a change in policy

Applicant's Response: Proposed amendments are requested in order to streamline and clarify zoning application processes, as well as improving and refining Chapter 7 (Uses) of the Zoning Ordinance.

3. **Consistent with Ordinance and Plan:** The proposed amendments are consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

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

Amendments do not contrast Village goals and guidelines, as most amendments are to clarify procedures and delegate more review authority to the Village.

Ms. Fawell stated Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Text Amendments to the Municipal Code Section Title 10 (Zoning Ordinance), Chapter 2 (Administrative Bodies and Procedures), Chapter 3 (Zoning Applications), Chapter 4 (Planned Unit Developments), and Chapter 7 (Uses).

There were no questions from the Commission.

Motion: Commissioner King made a motion to close CDC Case No. 2021-03. Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Rowe, Ciula, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2021-03 at 8:21 p.m.

Motion: Commissioner King made a motion to approve the proposed text amendments. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, Ciula, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

**Report from
Community
Development:**

Ms. Fawell reviewed both recent CDC cases along with upcoming cases.

Ms. Fawell shared the proposed 2021 zoning map with the Commissioners

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

All were in favor. Motion carried.

The meeting was adjourned at 8:23 p.m.



Ronald Rowe, Chairman
Community Development Commission

Re: Grand Subaru – Bensenville
111-125W Grand Ave
Bensenville, IL 60106

To: Residents of Brook Forest Apartments LP

CC: Director of Community and Economic Development Scott R. Viger
Village President Frank DeSimone
Wayne Balogh
Holham Lourent
Board of Trustees
Subaru Headquarters

2/24/2021

We feel a car wash on the West property line of Brook Forest LP would impact us and our residents in a negative way. This could be an attractive nuisance for children. Also, the close proximity of the car wash to many of the bedroom windows and the daily and repetitive noise produced by the cleaning equipment will disrupt our residents' peaceful enjoyment of their apartment. These residents living in units closest to the car wash can be victims of sound transmission from the equipment. The proposed building is industrial in appearance and windowless on the East side. This structure is ~~150~~¹⁹⁶ ft long, 50 ft wide, and 15 ft high and is not appropriate adjacent to a residential area. Three sides of active commercial zoning surrounding this site is too much and not in conformity with sound zoning planning principles.

The car wash if attached to their present building would have no effect on our property and be a better placement.

Resident Survey:

: I oppose the addition of a car wash on the East side of the property

: I have no opinion on the placement of the car wash

Additional Comments:

I, Edgar Bailon (name), am a current resident at Brook Forest Apartments LP residing at 1131 S Center St Apt 12 (address). I am expressing my own beliefs on this survey and have signed below acknowledging this petition and my opinion will be submitted to the Village of Bensenville for review.



(signature)

Subaru Car Wash Survey

Re: Grand Subaru – Bensenville
111-125W Grand Ave
Bensenville, IL 60106

To: Residents of Brook Forest Apartments LP

CC: Director of Community and Economic Development Scott R. Viger
Village President Frank DeSimone
Wayne Balogh
Holham Lourent
Board of Trustees
Subaru Headquarters

2/24/2021

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The car wash if attached to their present building would have no effect on our property and be a better placement.

Resident Survey:

: I oppose the addition of a car wash on the East side of the property

: I have no opinion on the placement of the car wash

Additional Comments:

I, Dominique Ellis (first name), Sowell (last name), am a current resident at Brook Forest Apartments LP residing at 1131 S center St Apt 8 (address). I am expressing my own beliefs on this survey and have signed below acknowledging this petition and my opinion will be submitted to the Village of Bensenville for review.

(signature)

Subaru Car Wash Survey

Re: Grand Subaru – Bensenville
111-125W Grand Ave
Bensenville, IL 60106

To: Residents of Brook Forest Apartments LP

CC: Director of Community and Economic Development Scott R. Viger
Village President Frank DeSimone
Wayne Balogh
Holham Lourent
Board of Trustees
Subaru Headquarters

2/24/2021

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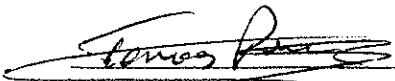
Resident Survey:

: I oppose the addition of a car wash on the East side of the property

: I have no opinion on the placement of the car wash

Additional Comments:

I, Tomas Perez (name), am a current resident at Brook Forest Apartments LP residing at 1131 S. Center St Apt 11 (address). I am expressing my own beliefs on this survey and have signed below acknowledging this petition and my opinion will be submitted to the Village of Bensenville for review.

 (signature)

Subaru Car Wash Survey

Re: Grand Subaru – Bensenville
111-125W Grand Ave
Bensenville, IL 60106

To: Residents of Brook Forest Apartments LP

CC: Director of Community and Economic Development Scott R. Viger
Village President Frank DeSimone
Wayne Balogh
Holham Lourent
Board of Trustees
Subaru Headquarters

2/24/2021

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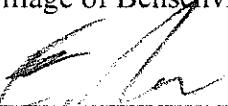
Resident Survey:

: I oppose the addition of a car wash on the East side of the property

: I have no opinion on the placement of the car wash

Additional Comments:

I, Ezequiel Rocha (name), am a current resident at Brook Forest Apartments LP residing at 1131 S center st #3 (address). I am expressing my own beliefs on this survey and have signed below acknowledging this petition and my opinion will be submitted to the Village of Bensenville for review.


(signature)

Subaru Car Wash Survey

Re: Grand Subaru – Bensenville
111-125W Grand Ave
Bensenville, IL 60106

To: Residents of Brook Forest Apartments LP

CC: Director of Community and Economic Development Scott R. Viger
Village President Frank DeSimone
Wayne Balogh
Holham Lourent
Board of Trustees
Subaru Headquarters

2/24/2021

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The car wash if attached to their present building would have no effect on our property and be a better placement.

Resident Survey:

: I oppose the addition of a car wash on the East side of the property
 : I have no opinion on the placement of the car wash

Additional Comments:

Oppose to the Car Wash Now!

I, Rose (name), am a current resident at Brook Forest Apartments LP residing at 1131 Shende (address). I am expressing my own beliefs on this survey and have signed below acknowledging this petition and my opinion will be submitted to the Village of Bensenville for review.

 (signature)

Subaru Car Wash Survey

Re: Grand Subaru – Bensenville
111-125W Grand Ave
Bensenville, IL 60106

To: Residents of Brook Forest Apartments LP

CC: Director of Community and Economic Development Scott R. Viger
Village President Frank DeSimone
Wayne Balogh
Holham Lourent
Board of Trustees
Subaru Headquarters

2/24/2021

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Resident Survey:

: I oppose the addition of a car wash on the East side of the property

: I have no opinion on the placement of the car wash

Additional Comments:

if it's not a public car wash it don't belong there no

I, DEBRA SCHMITT (name), am a current resident at Brook Forest Apartments LP residing at 1131 South Center
ST (address). I am expressing my own beliefs on this survey and have signed below acknowledging this petition and my opinion will be submitted to the Village of Bensenville for review.

Debra Schmitt (signature)

Subaru Car Wash Survey

Re: Grand Subaru – Bensenville
111-125W Grand Ave
Bensenville, IL 60106

To: Residents of Brook Forest Apartments LP

CC: Director of Community and Economic Development Scott R. Viger
Village President Frank DeSimone
Wayne Balogh
Holham Lourent
Board of Trustees
Subaru Headquarters

2/24/2021

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Resident Survey:

: I oppose the addition of a car wash on the East side of the property

: I have no opinion on the placement of the car wash

Additional Comments:

I, Greg Myard (name), am a current resident at Brook Forest Apartments LP residing at 1131 (address). I am expressing my own beliefs on this survey and have signed below acknowledging this petition and my opinion will be submitted to the Village of Bensenville for review.

Greg Myard (signature)

Subaru Car Wash Survey

Re: Grand Subaru – Bensenville
111-125W Grand Ave
Bensenville, IL 60106

To: Residents of Brook Forest Apartments LP

CC: Director of Community and Economic Development Scott R. Viger
Village President Frank DeSimone
Wayne Balogh
Holham Lourent
Board of Trustees
Subaru Headquarters

2/24/2021

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Resident Survey:

: I oppose the addition of a car wash on the East side of the property

: I have no opinion on the placement of the car wash

Additional Comments:

I, ROBERT J. BRACH (name), am a current resident at Brook Forest Apartments LP residing at 1139 S. CENTER ST, UNIT 8 (address). I am expressing my own beliefs on this survey and have signed below acknowledging this petition and my opinion will be submitted to the Village of Bensenville for review.

Robert J. Brach (signature)

Subaru Car Wash Survey

Re: Grand Subaru – Bensenville
111-125W Grand Ave
Bensenville, IL 60106

To: Residents of Brook Forest Apartments LP

CC: Director of Community and Economic Development Scott R. Viger
Village President Frank DeSimone
Wayne Balogh
Holham Lourent
Board of Trustees
Subaru Headquarters

2/24/2021

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Resident Survey:

: I oppose the addition of a car wash on the East side of the property

: I have no opinion on the placement of the car wash

Additional Comments:

I strongly oppose since it would be a lot of noise
I, JAVIER (name), am a current resident at Brook Forest Apartments LP
residing at 1139 s centre (address). I am expressing my own beliefs on this
survey and have signed below acknowledging this petition and my opinion will be submitted to
the Village of Bensenville for review.

Javier Franco (signature)

Subaru Car Wash Survey

Re: Grand Subaru – Bensenville
111-125W Grand Ave
Bensenville, IL 60106

To: Residents of Brook Forest Apartments LP

CC: Director of Community and Economic Development Scott R. Viger
Village President Frank DeSimone
Wayne Balogh
Holham Lourent
Board of Trustees
Subaru Headquarters

2/24/2021

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The car wash if attached to their present building would have no effect on our property and be a better placement.

Resident Survey:

: I oppose the addition of a car wash on the East side of the property

: I have no opinion on the placement of the car wash

Additional Comments:

I, Paul Ode (name), am a current resident at Brook Forest Apartments LP residing at 1138 Center St #1 (address). I am expressing my own beliefs on this survey and have signed below acknowledging this petition and my opinion will be submitted to the Village of Bensenville for review.

 (signature)

Subaru Car Wash Survey

Re: Grand Subaru – Bensenville
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Bensenville, IL 60106

To: Residents of Brook Forest Apartments LP

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Holham Lourent
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Subaru Headquarters

2/24/2021

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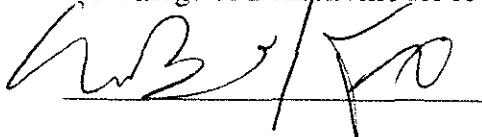
Resident Survey:

: I oppose the addition of a car wash on the East side of the property

: I have no opinion on the placement of the car wash

Additional Comments:

I, Esperanza Franko, (name), am a current resident at Brook Forest Apartments LP residing at 1139 S. Center St (address). I am expressing my own beliefs on this survey and have signed below acknowledging this petition and my opinion will be submitted to the Village of Bensenville for review.

 (signature)

Subaru Car Wash Survey

Re: Grand Subaru – Bensenville
111-125W Grand Ave
Bensenville, IL 60106

To: Residents of Brook Forest Apartments LP

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Wayne Balogh
Holham Lourent
Board of Trustees
Subaru Headquarters

2/24/2021

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The car wash if attached to their present building would have no effect on our property and be a better placement.

Resident Survey:

: I oppose the addition of a car wash on the East side of the property

: I have no opinion on the placement of the car wash

Additional Comments:

I, Ricky Gahard (name), am a current resident at Brook Forest Apartments LP residing at 1139 S. Courtill #4 (address). I am expressing my own beliefs on this survey and have signed below acknowledging this petition and my opinion will be submitted to the Village of Bensenville for review.

RG

(signature)

Subaru Car Wash Survey

Re: Grand Subaru – Bensenville
111-125W Grand Ave
Bensenville, IL 60106

To: Residents of Brook Forest Apartments LP

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Village President Frank DeSimone
Wayne Balogh
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2/24/2021

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Resident Survey:

: I oppose the addition of a car wash on the East side of the property

: I have no opinion on the placement of the car wash

Additional Comments:

I, _____ (name), am a current resident at Brook Forest Apartments LP residing at _____ (address). I am expressing my own beliefs on this survey and have signed below acknowledging this petition and my opinion will be submitted to the Village of Bensenville for review.

Tunis Niles (signature)

Subaru Car Wash Survey

Re: Grand Subaru – Bensenville
111-125W Grand Ave
Bensenville, IL 60106

To: Residents of Brook Forest Apartments LP

CC: Director of Community and Economic Development Scott R. Viger
Village President Frank DeSimone
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2/24/2021

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The car wash if attached to their present building would have no effect on our property and be a better placement.

Resident Survey:

: I oppose the addition of a car wash on the East side of the property

: I have no opinion on the placement of the car wash

Additional Comments:

Also Taco Bell open to morning hours - Please close by 11pm
I, Cathy Naidenovich (name), am a current resident at Brook Forest Apartments LP, residing at 1139 S. Center St (address). I am expressing my own beliefs on this survey and have signed below acknowledging this petition and my opinion will be submitted to the Village of Bensenville for review.

especially in Spring and Summer when our windows are open

Cathy Naidenovich (signature)

Subaru Car Wash Survey

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111-125W Grand Ave
Bensenville, IL 60106

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2/24/2021

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Resident Survey:

: I oppose the addition of a car wash on the East side of the property

: I have no opinion on the placement of the car wash

Additional Comments:

I, Andrew Annen (name), am a current resident at Brook Forest Apartments LP residing at 1139 S Center St Apt 12 (address). I am expressing my own beliefs on this survey and have signed below acknowledging this petition and my opinion will be submitted to the Village of Bensenville for review.

Andrew Annen (signature)

Subaru Car Wash Survey

Re: Grand Subaru -- Bensenville
111-125W Grand Ave
Bensenville, IL 60106

To: Residents of Brook Forest Apartments LP

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Village President Frank DeSimone
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Board of Trustees
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2/24/2021

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The car wash if attached to their present building would have no effect on our property and be a better placement.

Resident Survey:

: I oppose the addition of a car wash on the East side of the property

: I have no opinion on the placement of the car wash

Additional Comments:

I do not want any further noise close to home.
I, Alexander Lopez (name), am a current resident at Brook Forest Apartments LP
residing at 1139 apt 6 Bensenville IL 60106 (address). I am expressing my own beliefs on this
survey and have signed below acknowledging this petition and my opinion will be submitted to
the Village of Bensenville for review.

Alexander Lopez (signature)

Subaru Car Wash Survey

Re: Grand Subaru – Bensenville
111-125W Grand Ave
Bensenville, IL 60106

To: Residents of Brook Forest Apartments LP

CC: Director of Community and Economic Development Scott R. Viger
Village President Frank DeSimone
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2/24/2021

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The car wash if attached to their present building would have no effect on our property and be a better placement.

Resident Survey:

: I oppose the addition of a car wash on the East side of the property

: I have no opinion on the placement of the car wash

Additional Comments:

This will add a lot of noise and currently it is very peaceful
I, Antoinette Williams (name), am a current resident at Brook Forest Apartments LP residing at 1129 S. Center Street (address). I am expressing my own beliefs on this survey and have signed below acknowledging this petition and my opinion will be submitted to the Village of Bensenville for review.

Antoinette Williams (signature)

Subaru Car Wash Survey

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2/24/2021

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The car wash if attached to their present building would have no effect on our property and be a better placement.

Resident Survey:

: I oppose the addition of a car wash on the East side of the property

: I have no opinion on the placement of the car wash

Additional Comments:

I, Lynne Glenske (name), am a current resident at Brook Forest Apartments LP residing at 1139 Lesters (address). I am expressing my own beliefs on this survey and have signed below acknowledging this petition and my opinion will be submitted to the Village of Bensenville for review.

Lynne Glenske (signature)

Subaru Car Wash Survey

Re: Grand Subaru – Bensenville
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Bensenville, IL 60106

To: Residents of Brook Forest Apartments LP

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Subaru Headquarters

2/24/2021

We feel a car wash on the West property line of Brook Forest LP would impact us and our residents in a negative way. This could be an attractive nuisance for children. Also, the close proximity of the car wash to many of the bedroom windows and the daily and repetitive noise produced by the cleaning equipment will disrupt our residents' peaceful enjoyment of their apartment. These residents living in units closest to the car wash can be victims of sound transmission from the equipment. The proposed building is industrial in appearance and windowless on the East side. This structure is ¹²⁵ ft long, 50 ft wide, and 15 ft high and is not appropriate adjacent to a residential area. Three sides of active commercial zoning surrounding this site is too much and not in conformity with sound zoning planning principles.

The car wash if attached to their present building would have no effect on our property and be a better placement.

Resident Survey:

: I oppose the addition of a car wash on the East side of the property

: I have no opinion on the placement of the car wash

Additional Comments:

There are multiple car washes in the area. Work out a deal with them.

I, James Smith (name), am a current resident at Brook Forest Apartments LP residing at 1139 S. Center Street (address). I am expressing my own beliefs on this survey and have signed below acknowledging this petition and my opinion will be submitted to the Village of Bensenville for review.


(signature)

Subaru Car Wash Survey

Re: Grand Subaru – Bensenville
111-125W Grand Ave
Bensenville, IL 60106

To: Residents of Brook Forest Apartments LP

CC: Director of Community and Economic Development Scott R. Viger
Village President Frank DeSimone
Wayne Balogh
Holham Lourent
Board of Trustees
Subaru Headquarters

2/24/2021

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The car wash if attached to their present building would have no effect on our property and be a better placement.

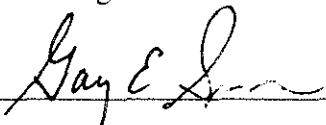
Resident Survey:

: I oppose the addition of a car wash on the East side of the property

: I have no opinion on the placement of the car wash

Additional Comments:

I suggest if THIS goes Through To put up a high sound proof fence
I, GARY E. Seymour (name), am a current resident at Brook Forest Apartments LP residing at 1131 South Center St (address). I am expressing my own beliefs on this survey and have signed below acknowledging this petition and my opinion will be submitted to the Village of Bensenville for review.

 (signature)

Subaru Car Wash Survey

Re: Grand Subaru – Bensenville
111-125W Grand Ave
Bensenville, IL 60106

To: Residents of Brook Forest Apartments LP

CC: Director of Community and Economic Development Scott R. Viger
Village President Frank DeSimone
Wayne Balogh
Holham Lourent
Board of Trustees
Subaru Headquarters

2/24/2021

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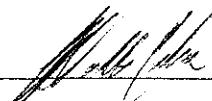
Resident Survey:

: I oppose the addition of a car wash on the East side of the property

: I have no opinion on the placement of the car wash

Additional Comments:

I, WALTER CABESE (name), am a current resident at Brook Forest Apartments LP residing at 1137 Scoville St Apt 2 (address). I am expressing my own beliefs on this survey and have signed below acknowledging this petition and my opinion will be submitted to the Village of Bensenville for review.


(signature)

Subaru Car Wash Survey

Re: Grand Subaru – Bensenville
111-125W Grand Ave
Bensenville, IL 60106

To: Residents of Brook Forest Apartments LP

CC: Director of Community and Economic Development Scott R. Viger
Village President Frank DeSimone
Wayne Balogh
Holham Lourent
Board of Trustees
Subaru Headquarters

2/24/2021

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The car wash if attached to their present building would have no effect on our property and be a better placement.

Resident Survey:

: I oppose the addition of a car wash on the East side of the property

: I have no opinion on the placement of the car wash

Additional Comments:

I, Eduardo Garcia (name), am a current resident at Brook Forest Apartments LP residing at 1137 Center Apt 6 (address). I am expressing my own beliefs on this survey and have signed below acknowledging this petition and my opinion will be submitted to the Village of Bensenville for review.

Eduardo (signature)

Subaru Car Wash Survey

Re: Grand Subaru – Bensenville
111-125W Grand Ave
Bensenville, IL 60106

To: Residents of Brook Forest Apartments LP

CC: Director of Community and Economic Development Scott R. Viger
Village President Frank DeSimone
Wayne Balogh
Holham Lourent
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2/24/2021

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The car wash if attached to their present building would have no effect on our property and be a better placement.

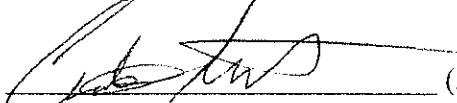
Resident Survey:

: I oppose the addition of a car wash on the East side of the property

: I have no opinion on the placement of the car wash

Additional Comments:

I, Christopher Mates (name), am a current resident at Brook Forest Apartments LP residing at 1157 unit #3 (address). I am expressing my own beliefs on this survey and have signed below acknowledging this petition and my opinion will be submitted to the Village of Bensenville for review.

 (signature)

Subaru Car Wash Survey

Re: Grand Subaru – Bensenville
111-125W Grand Ave
Bensenville, IL 60106

To: Residents of Brook Forest Apartments LP

CC: Director of Community and Economic Development Scott R. Viger
Village President Frank DeSimone
Wayne Balogh
Holham Lourent
Board of Trustees
Subaru Headquarters

2/24/2021

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The car wash if attached to their present building would have no effect on our property and be a better placement.

Resident Survey:

: I oppose the addition of a car wash on the East side of the property

: I have no opinion on the placement of the car wash

Additional Comments:

I, Mary Ocon (name), am a current resident at Brook Forest Apartments LP residing at 1137 7 (address). I am expressing my own beliefs on this survey and have signed below acknowledging this petition and my opinion will be submitted to the Village of Bensenville for review.

Mary Ocon (signature)

Subaru Car Wash Survey

Re: Grand Subaru – Bensenville
111-125W Grand Ave
Bensenville, IL 60106

To: Residents of Brook Forest Apartments LP

CC: Director of Community and Economic Development Scott R. Viger
Village President Frank DeSimone
Wayne Balogh
Holham Lourent
Board of Trustees
Subaru Headquarters

2/24/2021

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The car wash if attached to their present building would have no effect on our property and be a better placement.

Resident Survey:

10 : I oppose the addition of a car wash on the East side of the property

 : I have no opinion on the placement of the car wash

Additional Comments:

I, Manana Ignatuk (name), am a current resident at Brook Forest Apartments LP residing at 1137-9 (address). I am expressing my own beliefs on this survey and have signed below acknowledging this petition and my opinion will be submitted to the Village of Bensenville for review.

 (signature)

Subaru Car Wash Survey

Re: Grand Subaru – Bensenville
111-125W Grand Ave
Bensenville, IL 60106

To: Residents of Brook Forest Apartments LP

CC: Director of Community and Economic Development Scott R. Viger
Village President Frank DeSimone
Wayne Balogh
Holham Lourent
Board of Trustees
Subaru Headquarters

2/24/2021

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Resident Survey:

: I oppose the addition of a car wash on the East side of the property

: I have no opinion on the placement of the car wash

Additional Comments:

I'd say that the hours of operation should be the focus as well as where it is located on their property.
I, Ada N. Berrios (name), am a current resident at Brook Forest Apartments LP

residing at 1137 S. CENTER ST. - 5 (address). I am expressing my own beliefs on this survey and have signed below acknowledging this petition and my opinion will be submitted to the Village of Bensenville for review.

Ada N. Berrios (signature)

Subaru Car Wash Survey

Re: Grand Subaru – Bensenville
111-125W Grand Ave
Bensenville, IL 60106

To: Residents of Brook Forest Apartments LP

CC: Director of Community and Economic Development Scott R. Viger
Village President Frank DeSimone
Wayne Balogh
Holham Lourent
Board of Trustees
Subaru Headquarters

2/24/2021

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The car wash if attached to their present building would have no effect on our property and be a better placement.

Resident Survey:

: I oppose the addition of a car wash on the East side of the property

: I have no opinion on the placement of the car wash

Additional Comments:

The car wash should be available to the residents. Also the it would cause a lot of noise & might cause traffic. (foot as well as car)
I, Marta Oleksy (name), am a current resident at Brook Forest Apartments LP residing at 1137 S Center St Apt 8 (address). I am expressing my own beliefs on this survey and have signed below acknowledging this petition and my opinion will be submitted to the Village of Bensenville for review.

M. Oleksy (signature)

We enjoy the peace and quiet

Subaru Car Wash Survey

Re: Grand Subaru – Bensenville
111-125W Grand Ave
Bensenville, IL 60106

To: Residents of Brook Forest Apartments LP

CC: Director of Community and Economic Development Scott R. Viger
Village President Frank DeSimone
Wayne Balogh
Holham Lourent
Board of Trustees
Subaru Headquarters

2/24/2021

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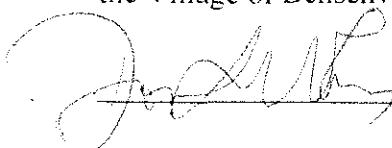
Resident Survey:

: I oppose the addition of a car wash on the East side of the property

: I have no opinion on the placement of the car wash

Additional Comments:

Not sure of impact
I, Donna L. Whim, (name), am a current resident at Brook Forest Apartments LP residing at 1135 S Center St #21 (address). I am expressing my own beliefs on this survey and have signed below acknowledging this petition and my opinion will be submitted to the Village of Bensenville for review.

 (signature)

Subaru Car Wash Survey

Re: Grand Subaru -- Bensenville
111-125W Grand Ave
Bensenville, IL 60106

To: Residents of Brook Forest Apartments LP

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Wayne Balogh
Holham Lourent
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2/24/2021

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The car wash if attached to their present building would have no effect on our property and be a better placement.

Resident Survey:

: I oppose the addition of a car wash on the East side of the property

: I have no opinion on the placement of the car wash

Additional Comments:

I, Jennifer Harris (name), am a current resident at Brook Forest Apartments LP residing at 11355 Center St. (address). I am expressing my own beliefs on this survey and have signed below acknowledging this petition and my opinion will be submitted to the Village of Bensenville for review.

Jennifer Harris (signature)
Dave Lourent

Subaru Car Wash Survey

Re: Grand Subaru – Bensenville
111-125W Grand Ave
Bensenville, IL 60106

To: Residents of Brook Forest Apartments LP

CC: Director of Community and Economic Development Scott R. Viger
Village President Frank DeSimone
Wayne Balogh
Holham Lourent
Board of Trustees
Subaru Headquarters

2/24/2021

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The car wash if attached to their present building would have no effect on our property and be a better placement.

Resident Survey:

: I oppose the addition of a car wash on the East side of the property

: I have no opinion on the placement of the car wash

Additional Comments:

I, Josh Battoms (name), am a current resident at Brook Forest Apartments LP residing at 1135 S Center St, Apt 2 (address). I am expressing my own beliefs on this survey and have signed below acknowledging this petition and my opinion will be submitted to the Village of Bensenville for review.

Josh Battoms (signature)

Subaru Car Wash Survey

Re: Grand Subaru – Bensenville
111-125W Grand Ave
Bensenville, IL 60106

To: Residents of Brook Forest Apartments LP

CC: Director of Community and Economic Development Scott R. Viger
Village President Frank DeSimone
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Board of Trustees
Subaru Headquarters

2/24/2021

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Resident Survey:

: I oppose the addition of a car wash on the East side of the property

: I have no opinion on the placement of the car wash

Additional Comments:

Here you can wash 2 blocks away. That's why 2 car washes off of 111-125 Grand Ave.
I, Monica Lydon (name), am a current resident at Brook Forest Apartments LP residing at 1135 S. Center St. #8 (address). I am expressing my own beliefs on this survey and have signed below acknowledging this petition and my opinion will be submitted to the Village of Bensenville for review.

Monica Lydon (signature)

Subaru Car Wash Survey

Re: Grand Subaru – Bensenville
111-125W Grand Ave
Bensenville, IL 60106

To: Residents of Brook Forest Apartments LP

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Village President Frank DeSimone
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2/24/2021

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Resident Survey:

: I oppose the addition of a car wash on the East side of the property

: I have no opinion on the placement of the car wash

Additional Comments:

I, BRAD SAVAGE (name), am a current resident at Brook Forest Apartments LP residing at 1135 S. CENTER St. #9 (address). I am expressing my own beliefs on this survey and have signed below acknowledging this petition and my opinion will be submitted to the Village of Bensenville for review.

Bradley Savage (signature)

Subaru Car Wash Survey

Re: Grand Subaru – Bensenville
111-125W Grand Ave
Bensenville, IL 60106

To: Residents of Brook Forest Apartments LP

CC: Director of Community and Economic Development Scott R. Viger
Village President Frank DeSimone
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Holham Lourent
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2/24/2021

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The car wash if attached to their present building would have no effect on our property and be a better placement.

Resident Survey:

: I oppose the addition of a car wash on the East side of the property

: I have no opinion on the placement of the car wash

Additional Comments:

I, SANDRA GUY (name), am a current resident at Brook Forest Apartments LP residing at 1135 S. Center (3) (address). I am expressing my own beliefs on this survey and have signed below acknowledging this petition and my opinion will be submitted to the Village of Bensenville for review.

Sandra Guy (signature)

Subaru Car Wash Survey

Re: Grand Subaru – Bensenville
111-125W Grand Ave
Bensenville, IL 60106

To: Residents of Brook Forest Apartments LP

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Village President Frank DeSimone
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2/24/2021

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Resident Survey:

: I oppose the addition of a car wash on the East side of the property

: I have no opinion on the placement of the car wash

Additional Comments:

I, John O'Boyle (name), am a current resident at Brook Forest Apartments LP residing at 135 Center St (address). I am expressing my own beliefs on this survey and have signed below acknowledging this petition and my opinion will be submitted to the Village of Bensenville for review.

John O'Boyle (signature)

Subaru Car Wash Survey

Re: Grand Subaru – Bensenville
111-125W Grand Ave
Bensenville, IL 60106

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CC: Director of Community and Economic Development Scott R. Viger
Village President Frank DeSimone
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2/24/2021

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The car wash if attached to their present building would have no effect on our property and be a better placement.

Resident Survey:

: I oppose the addition of a car wash on the East side of the property

: I have no opinion on the placement of the car wash

Additional Comments:

Brook forest Apartments
Leigha L. Dresler (name), am a current resident at Brook Forest Apartments LP residing at 1135 #4 Center St. (address). I am expressing my own beliefs on this survey and have signed below acknowledging this petition and my opinion will be submitted to the Village of Bensenville for review.

Leigha L. Dresler (signature)

Subaru Car Wash Survey

Re: Grand Subaru – Bensenville
111-125W Grand Ave
Bensenville, IL 60106

To: Residents of Brook Forest Apartments LP

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Village President Frank DeSimone
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2/24/2021

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The car wash if attached to their present building would have no effect on our property and be a better placement.

Resident Survey:

: I oppose the addition of a car wash on the East side of the property

: I have no opinion on the placement of the car wash

Additional Comments:

This addition would disrupt many residents' peace and quiet in the area.
I, Steve A. Klemm (name), am a current resident at Brook Forest Apartments LP residing at 1135 S Center, Apt 7 (address). I am expressing my own beliefs on this survey and have signed below acknowledging this petition and my opinion will be submitted to the Village of Bensenville for review.

Steve A. K. (signature)

Subaru Car Wash Survey

Re: Grand Subaru – Bensenville
111-125W Grand Ave
Bensenville, IL 60106

To: Residents of Brook Forest Apartments LP

CC: Director of Community and Economic Development Scott R. Viger
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2/24/2021

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The car wash if attached to their present building would have no effect on our property and be a better placement.

Resident Survey:

: I oppose the addition of a car wash on the East side of the property

: I have no opinion on the placement of the car wash

Additional Comments: The noise bad enough but I am also allergic to chemical smells. I could never open windows.

I, Kathy Thomas (name), am a current resident at Brook Forest Apartments LP residing at 1135 Apt 10 (address). I am expressing my own beliefs on this survey and have signed below acknowledging this petition and my opinion will be submitted to the Village of Bensenville for review.

Kathy Thomas (signature)

Subaru Car Wash Survey

Re: Grand Subaru – Bensenville
111-125W Grand Ave
Bensenville, IL 60106

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Subaru Headquarters

2/24/2021

We feel a car wash on the West property line of Brook Forest LP would impact us and our residents in a negative way. This could be an attractive nuisance for children. Also, the close proximity of the car wash to many of the bedroom windows and the daily and repetitive noise produced by the cleaning equipment will disrupt our residents' peaceful enjoyment of their apartment. These residents living in units closest to the car wash can be victims of sound transmission from the equipment. The proposed building is industrial in appearance and windowless on the East side. This structure is ~~150~~¹⁴⁰ ft long, 50 ft wide, and 15 ft high and is not appropriate adjacent to a residential area. Three sides of active commercial zoning surrounding this site is too much and not in conformity with sound zoning planning principles.

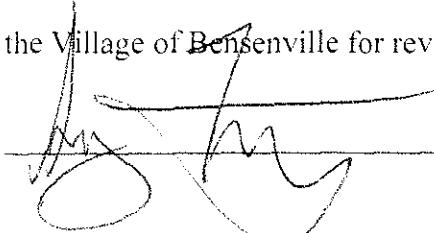
The car wash if attached to their present building would have no effect on our property and be a better placement.

Resident Survey:

: I oppose the addition of a car wash on the East side of the property
 : I have no opinion on the placement of the car wash

Additional Comments: It will be too much noise.

I, Greg Frey (name), am a current resident at Brook Forest Apartments LP residing at 1135 W. Center Apt 12 (address). I am expressing my own beliefs on this survey and have signed below acknowledging this petition and my opinion will be submitted to the Village of Bensenville for review.


(signature)

Subaru Car Wash Survey

Re: Grand Subaru – Bensenville
111-125W Grand Ave
Bensenville, IL 60106

To: Residents of Brook Forest Apartments LP

CC: Director of Community and Economic Development Scott R. Viger
Village President Frank DeSimone
Wayne Balogh
Holham Lourent
Board of Trustees
Subaru Headquarters

2/24/2021

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The car wash if attached to their present building would have no effect on our property and be a better placement.

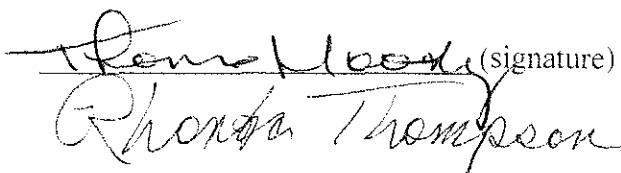
Resident Survey:

: I oppose the addition of a car wash on the East side of the property

: I have no opinion on the placement of the car wash

Additional Comments:

I, _____ (name), am a current resident at Brook Forest Apartments LP residing at 1133 S. CENTER #12 (address). I am expressing my own beliefs on this survey and have signed below acknowledging this petition and my opinion will be submitted to the Village of Bensenville for review.


Rhonda Thompson (signature)

Subaru Car Wash Survey

Re: Grand Subaru – Bensenville
111-125W Grand Ave
Bensenville, IL 60106

To: Residents of Brook Forest Apartments LP

CC: Director of Community and Economic Development Scott R. Viger
Village President Frank DeSimone
Wayne Balogh
Holham Lourent
Board of Trustees
Subaru Headquarters

2/24/2021

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The car wash if attached to their present building would have no effect on our property and be a better placement.

Resident Survey:

: I oppose the addition of a car wash on the East side of the property

: I have no opinion on the placement of the car wash

Additional Comments:

I, JAYME LAPUZ (name), am a current resident at Brook Forest Apartments LP residing at APT 10 1133 (address). I am expressing my own beliefs on this survey and have signed below acknowledging this petition and my opinion will be submitted to the Village of Bensenville for review.


JAYME LAPUZ (signature)

Subaru Car Wash Survey

Re: Grand Subaru – Bensenville
111-125W Grand Ave
Bensenville, IL 60106

To: Residents of Brook Forest Apartments LP

CC: Director of Community and Economic Development Scott R. Viger
Village President Frank DeSimone
Wayne Balogh
Holham Lourent
Board of Trustees
Subaru Headquarters

2/24/2021

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The car wash if attached to their present building would have no effect on our property and be a better placement.

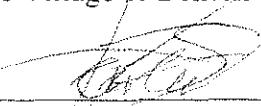
Resident Survey:

: I oppose the addition of a car wash on the East side of the property

: I have no opinion on the placement of the car wash

Additional Comments:

I, Carlos (name), am a current resident at Brook Forest Apartments LP residing at 1123 P#4 (address). I am expressing my own beliefs on this survey and have signed below acknowledging this petition and my opinion will be submitted to the Village of Bensenville for review.


(signature)

I do not agree with this.

Subaru Car Wash Survey

Re: Grand Subaru – Bensenville
111-125W Grand Ave
Bensenville, IL 60106

To: Residents of Brook Forest Apartments LP

CC: Director of Community and Economic Development Scott R. Viger
Village President Frank DeSimone
Wayne Balogh
Holham Lourent
Board of Trustees
Subaru Headquarters

2/24/2021

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The car wash if attached to their present building would have no effect on our property and be a better placement.

Resident Survey:

: I oppose the addition of a car wash on the East side of the property

_____ : I have no opinion on the placement of the car wash

Additional Comments:

I, John Smith (name), am a current resident at Brook Forest Apartments LP residing at 123 Main St. (address). I am expressing my own beliefs on this survey and have signed below acknowledging this petition and my opinion will be submitted to the Village of Bensenville for review.

(signature)

Subaru Car Wash Survey

Re: Grand Subaru – Bensenville
111-125W Grand Ave
Bensenville, IL 60106

To: Residents of Brook Forest Apartments LP

CC: Director of Community and Economic Development Scott R. Viger
Village President Frank DeSimone
Wayne Balogh
Holham Lourent
Board of Trustees
Subaru Headquarters

2/24/2021

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The car wash if attached to their present building would have no effect on our property and be a better placement.

Resident Survey:

: I oppose the addition of a car wash on the East side of the property
 : I have no opinion on the placement of the car wash

Additional Comments:

I, Sam Houseworth (name), am a current resident at Brook Forest Apartments LP residing at 113 Center St, Apt 3 (address). I am expressing my own beliefs on this survey and have signed below acknowledging this petition and my opinion will be submitted to the Village of Bensenville for review.

SWH (signature)

Subaru Car Wash Survey

Re: Grand Subaru – Bensenville
111-125W Grand Ave
Bensenville, IL 60106

To: Residents of Brook Forest Apartments LP

CC: Director of Community and Economic Development Scott R. Viger
Village President Frank DeSimone
Wayne Balogh
Holham Lourent
Board of Trustees
Subaru Headquarters

2/24/2021

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The car wash if attached to their present building would have no effect on our property and be a better placement.

Resident Survey:

: I oppose the addition of a car wash on the East side of the property

: I have no opinion on the placement of the car wash

Additional Comments:

The noise the CAR WASH would make would be detrimental to our quiet life
I, Kerry J. LARMA ^{have now} (name), am a current resident at Brook Forest Apartments LP
Bensenville residing at 1133 S. Center St. #6 IL 60106 (address). I am expressing my own beliefs on this survey and have signed below acknowledging this petition and my opinion will be submitted to the Village of Bensenville for review.

Kerry J. Larma (signature)

Subaru Car Wash Survey

Re: Grand Subaru – Bensenville
111-125W Grand Ave
Bensenville, IL 60106

To: Residents of Brook Forest Apartments LP

CC: Director of Community and Economic Development Scott R. Viger
Village President Frank DeSimone
Wayne Balogh
Holham Lourent
Board of Trustees
Subaru Headquarters

2/24/2021

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The car wash if attached to their present building would have no effect on our property and be a better placement.

Resident Survey:

: I oppose the addition of a car wash on the East side of the property

: I have no opinion on the placement of the car wash

Additional Comments: My unit currently faces the dealership on the east side and already there is too much noise - car honking & car alarms etc

1. ROBERTO RIVERA (name), am a current resident at Brook Forest Apartments LP residing at 1133 S. CENTER, #7 (address). I am expressing my own beliefs on this survey and have signed below acknowledging this petition and my opinion will be submitted to the Village of Bensenville for review.

Roberto Rivera (signature)

Subaru Car Wash Survey

Re: Grand Subaru – Bensenville
111-125W Grand Ave
Bensenville, IL 60106

To: Residents of Brook Forest Apartments LP

CC: Director of Community and Economic Development Scott R. Viger
Village President Frank DeSimone
Wayne Balogh
Holham Lourent
Board of Trustees
Subaru Headquarters

2/24/2021

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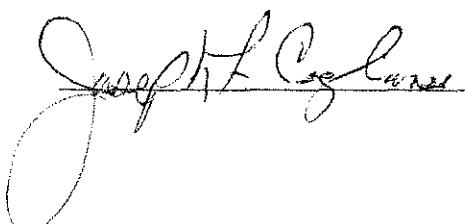
: I oppose the addition of a car wash on the East side of the property

: I have no opinion on the placement of the car wash

Additional Comments:

SEE OTHER SIDE

1. Joe Cologanese (name), am a current resident at Brook Forest Apartments LP residing at 1133 CENTER ST (address). I am expressing my own beliefs on this survey and have signed below acknowledging this petition and my opinion will be submitted to the Village of Bensenville for review.

 (signature)

Subaru Car Wash Survey

Re: Grand Subaru – Bensenville
111-125W Grand Ave
Bensenville, IL 60106

To: Residents of Brook Forest Apartments LP

CC: Director of Community and Economic Development Scott R. Viger
Village President Frank DeSimone
Wayne Balogh
Holham Lourent
Board of Trustees
Subaru Headquarters

2/24/2021

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The car wash if attached to their present building would have no effect on our property and be a better placement.

Resident Survey:

: I oppose the addition of a car wash on the East side of the property

: I have no opinion on the placement of the car wash

Additional Comments:

not a good idea for many reasons especially Devel.
I, Christine McDonald (name), am a current resident at Brook Forest Apartments LP
residing at 1131 aptmt #4 (address). I am expressing my own beliefs on this
survey and have signed below acknowledging this petition and my opinion will be submitted to
the Village of Bensenville for review.

Christine McDonald (signature)
Christine McDonald

*it is near an
apartment complex*

Subaru Car Wash Survey

Re: Grand Subaru – Bensenville
111-125W Grand Ave
Bensenville, IL 60106

To: Residents of Brook Forest Apartments LP

CC: Director of Community and Economic Development Scott R. Viger
Village President Frank DeSimone
Wayne Balogh
Holham Lourent
Board of Trustees
Subaru Headquarters

2/24/2021

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Resident Survey:

: I oppose the addition of a car wash on the East side of the property

: I have no opinion on the placement of the car wash

Additional Comments:

I, Bernard Szak (name), am a current resident at Brook Forest Apartments LP residing at 1131 Center St. #12 (address). I am expressing my own beliefs on this survey and have signed below acknowledging this petition and my opinion will be submitted to the Village of Bensenville for review.

Bernard Szak (signature)





