

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

**MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION**

September 5, 2023

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

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

**STAFF PRESENT:** N. Arquette, K. Pozsgay, C. Williamsen, Ryan Morton (Village Attorney)

**JOURNAL OF**

**PROCEEDINGS:** The minutes of the Community Development Commission Meeting of the August 1, 2023 were presented.

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

All were in favor. Motion carried.

Director of Community & Economic Development, Kurtis Pozsgay  
Village Planner, Nick Arquette and Village Attorney, Ryan Morton  
were present and sworn in by Chairman Rowe.

**PUBLIC**

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

**Public Hearing:** CDC Case Number 2023-21  
**Petitioner:** Begzudin Livadic  
**Location:** 796 Fairway Drive  
**Request:**

Special Use Permit, Truck Repair  
*Municipal Code Section 10 – 7 – 2 – 1*  
Variation, Outdoor Storage Area Screening  
*Municipal Code Section 10 – 7 – 3X – 4*  
Variation, Off-Street Parking Dimensions  
*Municipal Code Section 10 – 8 – 6 – 1*  
Variation, Street Tree Requirements  
*Municipal Code Section 10 – 9 – 4*

**Motion:** Commissioner Chambers made a motion to open CDC Case No. 2023-21. Commissioner Wasowicz seconded the motion.

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

Chairman Rowe opened CDC Case No. 2023-21 at 6:36 p.m.

Village Planner, Nick Arquette, was present and sworn in by Chairman Rowe. Mr. Arquette stated a Legal Notice was published in the Bensenville Independent on July 13, 2023. Mr. Arquette stated a certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours. Mr. Arquette stated Village personnel posted one Notice of Public Hearing sign on the property, visible from the public way on July 14, 2023. Mr. Arquette stated on July 14, 2023 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. Mr. Arquette 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.

Mr. Arquette stated the Petitioner, Begzudin Livadic, is requesting approval of Site Plan Review, a special use permit (Truck Repair), and variations to alter an existing building and rear lot to utilize the property for the maintenance and repair of the applicant's fleet of bobtail vehicles.

Mr. Arquette stated due to the layout of the lot, the existing building is proposed to be reduced in size for adequate drive aisle spacing. Mr. Arquette stated the property is accessed via a single driveway at the northwest corner of the property leading to Fairway Drive. Mr. Arquette stated the property is bounded by railroad tracks on the east, Higgins Creek to the north, Village property to the south, and industrial property to the west. Mr. Arquette stated the site plan includes three repair bays with overhead doors on either side of the bay, an office area in the northwest corner of the building, vehicle parking at the northeast corner of the property, and bobtail parking along the east property line. Mr. Arquette stated the applicant has provided landscape screening and coverage throughout the lot area. Mr. Arquette stated a 6' high opaque wood fence is proposed for the east and south property lines to eliminate encroachment of vehicles on neighboring properties.

Begzudin Livadic, Business Owner on was present and sworn in by Chairman Rowe. Mr. Livadic stated the proposed plan calls for the remodel of the existing building and reviewed the plans with the Commission.

Commissioner Rott asked for clarification for the reason to waived tree requirements. Mr. Arquette explained there is no room for street trees on site and that there are currently no trees as is.

Commissioner Wasowicz asked if there would be stormwater plans. Mr. Livadic stated yes.

### **Public Comment**

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

Mr. Arquette reviewed the Approval Standards for the proposed Special Use consisting of:

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

**Applicant's Response: Due to the property being located away from Fairway Drive and conforming with the general industrial I-2 zoning district. Proper infrastructure for the containment of operational byproducts of truck**

**maintenance will be provided, per all pertinent regulations. There are no anticipated negative effects to the public.**

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

**Applicant's Response: Operation is in agreement with the lot and local property I-2 zoning designation. No substantial façade changes are being proposed, keeping in conformity with neighboring properties. Said properties are predominately of brick masonry and corrugated metal and plastic paneling. See submitted elevations.**

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

**Applicant's Response: No substantial alterations to the facility are proposed, other than a reduction in size. Required site improvements are proposed per the most recent zoning regulations as reviewed and approved by the Village of Bensenville department of Community and Economic Development.**

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

**Applicant's Response: No changes to the above-mentioned items are proposed. No additional or undue burdens are assumed.**

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

**Applicant's Response: All adjacent properties are of a similar nature, being zoned with the same I-2 designation. Many have fleet vehicles to include semi-trailer trucks.**

Mr. Arquette reviewed the Approval Standards for the proposed Variations consisting of:

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

**Applicant's Response: The requested variances will reduce the amount of screening around the site, reduce the drive lane requirement, and relieve the applicant from the street tree requirements. These modifications to the title are deemed to pose no risk to the health, safety, and general welfare of the public.**

**2. Compatible with Surrounding Character:** The proposed variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed variation.

**Applicant's Response: The variations are due to site constraints and pose little to no change to the character of the property. As the local area is industrial, these changes to the local code will still allow the property to fit into the local aesthetic.**

**3. Undue Hardship:** The proposed variation alleviates an undue hardship created by the literal enforcement of this title.

**Applicant's Response: The variances are in response to existing site characteristics that make following the title impracticable. The fencing variance is in response to the presence of a creek to the north and train tracks to the east. The reduction of the drive lane is due to size constraints due to the shape/dimensions of the site. Similarly, as the majority of the property is located away from Fairway drive, with a long access road, the minimal street abutment gives little room for street trees.**

**4. Unique Physical Attributes:** The proposed variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.

**Applicant's Response:** The variations requested are due to existing site conditions that are not easily overcome without relief. They are minimal in nature and have been coordinated with the Department of Community and Economic development.

**5. Minimum Deviation Needed:** The proposed variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject property.

**Applicant's Response:** The variations requested are due to existing site conditions that are not easily overcome without relief. They are minimal in nature and have been coordinated with the Department of Community and Economic development.

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

**Applicant's Response:** The preliminary site plan has been developed and vetted by the Bensenville Department of Community and Economic development to meet zoning regulation and follow the codes of the municipality. Any and all further development will be done in coordination with the City of Bensenville.

Mr. Arquette reviewed the Approval Standards for the proposed Site Plan Review 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:** Per the response for the special use permit: Operation is in agreement with the lot and local property I-2 zoning designation. No substantial façade changes are being proposed, keeping in conformity with neighboring properties. Said properties are predominately

**of brick masonry and corrugated metal and plastic paneling. See submitted elevations.**

- 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 property will be given a well needed renovation and modification as required. Careful consideration will be given to the Department Comments issued by Bensenville and coordinated with all required consultants to ensure no adverse effects to the neighbors will occur.

- 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:** All requested engineering requested by Bensenville and any/all other authorities will be met to fulfill these criteria. A civil engineer has already been hired by the applicant.

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

**Applicant's Response:** All engineering will be done with the utmost attentiveness to the retention of any/all local environmental considerations. To include but not limited to stormwater detention, best management practices, sediment and erosion control, floodplain considerations, and wetland buffers.

- 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:** A preliminary comprehensive site plan has been developed in accordance with local zoning code requirements and further development will be done

**with the close coordination with the City of Bensenville as required.**

- 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: No curb-cuts are proposed for this project.**

- 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 building will be rejuvenated to match its existing aesthetic which is similar to the adjacent properties. The parking and circulation area will receive new hardscaping to include asphalt and concrete hardscaping, grass, and new trees.**

- 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 preliminary site plan has been developed and vetted by the Bensenville Department of Community and Economic development to meet zoning regulation and follow the codes of the municipality. Any and all further development will be done in coordination with the City of Bensenville.**

Mr. Arquette stated:

1. Staff recommends the Approval of the Findings of Fact and therefore the Approval of the Special Use Permit, Truck Repair with the following conditions:
  - a. Applicant shall only utilize the property for the repair of bobtails within the owner's private fleet. Outside commercial repair and fleet trailer repair is not permitted on the site;
  - b. Storage of vehicles awaiting repair shall be only within designated striped spaces at the rear of the property, no storage of vehicles shall be kept within the driving lane west or south of the structure;
  - c. Semi-Truck Trailer storage is prohibited on the site;

- d. The Special Use Permit be granted solely to Begzudin Livadic (Midwest Freight Express, Inc.) and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of a re-occupancy of this property, the new occupants shall appear before a Public Meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and/or ownership to the new occupant without amendment to the Special Use Permit, or if the CDC deems that the new occupant contemplates a change in use which is inconsistent with the Special Use Permit, the new occupant shall be required to petition for a new Public Hearing before the CDC for a new Special Use Permit.
2. Staff recommends the Approval of the Findings of Fact and therefore the Approval of the Variation for Outdoor Storage Area Screening.
3. Staff recommends the Approval of the Findings of Fact and therefore the Approval of the Variation for Off-Street Parking Dimensions.
4. Staff recommends the Approval of the Findings of Fact and therefore the Approval of the Variation for Street Tree Requirements.
5. In tandem with the CDC Recommendations above, the Zoning Administrator adopts and accepts the Findings of Fact and therefore the approval of the Site Plan Review at 796 Fairway Drive with the following conditions:
  - a. Final architectural design of the principal structure to be approved by Zoning Administrator prior to permit approval;
  - b. Final Landscape plan to be approved by zoning administrator prior to permit approval;
  - c. The property be developed in general compliance, except as amended herein, with the plans submitted by ARV Engineering Inc. dated 05/30/2023, G Studio Landscape Architecture dated 06/20/2023, Senga Architects submitted 06/22/23, and all other Village Code Requirements;
  - d. A Triple Catch Basin shall be installed in accordance with public works requirements;
  - e. All Fire Safety requirements shall be addressed as outlined in the Village of Bensenville Staff Report;
  - f. A Stormwater Management Easement over the proposed BMP facility will be required;

- g. Applicant shall provide gated access for Village of Bensenville authorized vehicles along south property to Village Owned property directly adjacent to the subject property. Gate and access location shall be coordinated with Public Works during permitting;
- h. Existing “Vaughn Industrial Sales” Signage shall be removed from the property.

There were no questions from the Commission.

Motion: Commissioner King made a motion to close CDC Case No. 2023-21. Commissioner Marcotte seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2023-21 at 6:45 p.m.

Motion: Commissioner Rott made a motion to approve the Special Use Permit, Truck Repair, Municipal Code Section 10-7-2-1 with Staff’s Recommendations. Commissioner Marcotte seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Rott made a motion to approve the Variation, Outdoor Storage Area Screening, Municipal Code Section 10-7-3X-4 with Staff’s Recommendations. Commissioner Marcotte seconded the motion.

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

Nays: None

All were in favor. Motion carried.

**Motion:** Commissioner Rott made a motion to approve the Variation, Off-Street Parking Dimension, Municipal Code Section 10-8-6-1 with Staff's Recommendations. Commissioner Chambers seconded the motion.

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

Nays: None

All were in favor. Motion carried.

**Motion:** Commissioner Rott made a motion to approve the Variation, Street Tree Requirements, Municipal Code Section 10-9-4 with Staff's Recommendations. Commissioner Marcotte seconded the motion.

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

Nays: None

All were in favor. Motion carried.

**Public Hearing:** CDC Case Number 2023-26  
**Petitioner:** Sam Montenez  
**Location:** 150 Ridgewood Avenue  
**Request:** Variation, Minimum Front Setback  
*Municipal Code Section 10 – 6 – 12 – 1*  
Variation, Minimum Rear Setback  
*Municipal Code Section 10 – 6 – 12 – 1*  
Variation, Garage Location  
*Municipal Code Section 10 – 7 – 4C – 9a – 1*

**Motion:** Commissioner Rott made a motion to open CDC Case No. 2023-26. Commissioner Marcotte seconded the motion.

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

Chairman Rowe opened CDC Case No. 2023-26 at 6:48 p.m.

Village Planner, Nick Arquette, was present and sworn in by Chairman Rowe. Mr. Arquette stated a Legal Notice was published in the Bensenville Independent on August 17, 2023. Mr. Arquette stated a certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the

Community & Economic Development Department during regular business hours. Mr. Arquette stated Village personnel posted one Notice of Public Hearing sign on the property, visible from the public way on August 18, 2023. Mr. Arquette stated on August 18, 2023 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. Mr. Arquette 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.

Mr. Arquette stated the Petitioner is requesting variations in order to account for new nonconformities on the existing structure as a result of a proposed subdivision of the property into two parcels at 150 Ridgewood Avenue. Mr. Arquette stated in its current configuration, the home meets the front yard (along Grove Avenue) setback requirements of 30' and the rear yard (along south property line) setback requirements of 25'. Mr. Arquette stated upon subdivision, the existing home on the property will no longer conform to the 30' front yard (along Ridgewood Avenue) setback and the 25' rear yard (along west property line) setback requirements. Mr. Arquette stated the existing garage on the property is located within the rear yard, which meets code requirements. Mr. Arquette stated upon subdivision of the property, the garage will be located within the interior side yard of the property, requiring a variation request.

Sam Montenez, property owner, was present and sworn in by Chairman Rowe. Mr. Montenez stated he was seeking the variances as part of a remodel to eventually subdivide the lot to build another home.

Commissioner Rott asked how many spots would be left for vehicle parking on site. Mr. Arquette stated there would be sixty spots for vehicles.

### **Public Comment**

#### **Edwin Boklewski – 163 Ridgewood Avenue, Bensenville, IL**

Mr. Boklewski was present and sworn in by Chairman Rowe. Mr. Boklewski raised concern with the existing condition of the property and submitted photos into the records. The photos are attached to the minutes as "Exhibit A".

Mr. Montenez stated he plans to park a camping trailer on the property on gravel. Mr. Arquette explained that would not be allowed and will address the issue with the petitioner during permitting.

Mr. Arquette stated he will meet with Code Enforcement to address the Public's concerns with the current state of the property.

Mr. Arquette reviewed the Approval Standards for the proposed variations consisting of:

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

**Applicant's Response:** This proposed variation will not endanger the health, safety, comfort or convenience of the public. The existing property will not change at all.

2. **Compatible with Surrounding Character:** The proposed variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed variation.

**Applicant's Response:** The variation is already an existing property and compatible with adjacent properties. We are asking for a plat of subdivision only.

3. **Undue Hardship:** The proposed variation alleviates an undue hardship created by the literal enforcement of this title.

**Applicant's Response:** The existing home on the property cannot be moved. We are asking for a variation to be able to keep the existing property intact and separate into 2 parcels.

4. **Unique Physical Attributes:** The proposed variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.

**Applicant's Response:** The unique physical attributes are the existing dimensions of the site and were not changed from the original structure.

5. **Minimum Deviation Needed:** The proposed variation represents the minimum deviation from the regulations of this title

necessary to accomplish the desired improvement of the subject property.

**Applicant's Response: There is a minimum deviation from the regulations of this title necessary**

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

**Applicant's Response: Agreed, the proposed variation is consistent with the intent of the comprehensive plan, this title and other land use policies of the Village.**

Mr. Arquette stated:

1. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Variation for Minimum Front Setback.
2. Staff recommends the Approval of the Findings of Fact and therefore the Approval of the Variation for Minimum Rear Setback.
3. Staff recommends the Approval of the Findings of Fact and therefore the Approval of the Variation for Garage Location.

Motion: Commissioner Rott made a motion to close CDC Case No. 2023-26. Commissioner Chambers seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2023-26 at 6:58 p.m.

Motion: Commissioner Chambers made a motion to approve the Variation, Minimum Front Setback, Municipal Code Section 10-6-12-1 with Staff's Recommendations. Commissioner Wasowicz seconded the motion.

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

Nays: None

All were in favor. Motion carried.

**Motion:** Commissioner Wasowicz made a motion to approve the Variation, Minimum Rear Setback, Municipal Code Section 10-6-12-1 with Staff's Recommendations. Commissioner Marcotte seconded the motion.

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

Nays: None

All were in favor. Motion carried.

**Motion:** Commissioner Chambers made a motion to approve the Variation, Garage Location, Municipal Code Section 10-7-4C-9a-1 with Staff's Recommendations. Commissioner Rott seconded the motion.

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

Nays: None

All were in favor. Motion carried.

**Public Hearing:** CDC Case Number 2023-27  
**Petitioner:** Walnut Grove Development LLC  
**Location:** 214 N Walnut Street  
**Request:** Preliminary and Final Planned Unit Development

*Municipal Code Section 10 – 4*

*\*with the following code departures*

Maximum Driveway Width

*Municipal Code Section 10 – 8 – 8 – 1*

Tree Preservation Replacement Standards

*Municipal Code Section 10 – 9 – 2B*

**Motion:** Commissioner Rott made a motion to open CDC Case No. 2023-27. Commissioner Chambers seconded the motion.

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

A quorum was present.

Chairman Rowe opened CDC Case No. 2023-27 at 7:01 p.m.

Village Planner, Nick Arquette, was present and sworn in by Chairman Rowe. Mr. Arquette stated a Legal Notice was published in the Bensenville Independent on August 17, 2023. Mr. Arquette stated a certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours. Mr. Arquette stated Village personnel posted one Notice of Public Hearing sign on the property, visible from the public way on August 18, 2023. Mr. Arquette stated on August 17, 2023 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. Mr. Arquette 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.

Mr. Arquette stated the Petitioner is seeking approval of a preliminary and final Planned Unit Development for the construction of 10 townhomes with attached two-car garages at 214 N Walnut Street. Mr. Arquette stated the project was previously granted approval in 2021, however they did not move forward with the project at that time. Mr. Arquette stated as the threshold to submit the project for permit has passed, the project has been applied for through the community development commission again. Mr. Arquette stated the development entails razing the existing single-family home and detached garage on the property to allow for the construction of the new townhomes. Mr. Arquette stated the townhomes will be oriented towards the north, as opposed to fronting Walnut Street. Mr. Arquette stated the departures requested include maximum driveway width (proposed 25' driveway exceeds maximum required 10') and tree preservation replacement standards (replacement rates not met for the existing trees scheduled to be removed on site).

Ed Kress, property owner, was present and sworn in by Chairman Rowe. Mr. Kress explained to the Commission that this proposed project was approved by the Village and did not move forth

because of funding. Mr. Kress stated the plans are exactly the same as was happy to answer any questions.

Commissioner Wasowicz stated the plans show overflow flooding onto Village Property. Mr. Arquette stated this matter would be handled during permitting with the applicant.

### **Public Comment**

Chairman Rowe asked if there was any member of the Public that would like to address the Commission regarding this matter. There were none.

Mr. Arquette reviewed the Approval Standards for the proposed Planned Unit Developments consisting of:

- 1) **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: Building 10 townhomes is the best use of land.**

- 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: We have included walkways, driveways and parking that adequately serves the development.**

- 3) **Landscaping and Screening:** 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: Extensive landscaping is planned to the west and north for existing single family homes.**

- 4) **Site Design:** The proposed planned unit development will

incorporate sustainable and low impact site design and development principles.

**Applicant's Response: The townhome plan with the 2 car garage with 2 floors built over garage has minimum impact on land.**

- 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: We are protecting the natural environment by adding trees and native vegetation.**

- 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: We intend to install all utilities underground.**

Mr. Arquette reviewed the Approval Standards for the proposed Special Used (Planned Unit Development) consisting of:

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

**Applicant's Response: Plan does not endanger the comfort, health and safety of the public.**

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

**Applicant's Response: There are existing townhome developments on this block.**

3. **Orderly Development:** The proposed special use will not impede the normal and orderly development and improvement

of adjacent properties and other property within the immediate vicinity of the proposed special use.

**Applicant's Response: Our project will complement the property to the north, whenever that site is developed.**

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

**Applicant's Response: There will be no negative impact on utilities, roads or drainage.**

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

**Applicant's Response: This project is consistent with existing townhomes and multi-family units on the block.**

Mr. Arquette reviewed the Approval Standards for the proposed Site Plan Review 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 development is located on a block with existing townhomes.**

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: Site plan does not adversely affect adjacent properties.**

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: Site plan includes 25' access road and 20' X 17' parking pad adjacent to the 2 car garage.**

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

**Applicant's Response: Site will have minimum impact on zoning lot.**

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: Sidewalks are provided for pedestrian safety.**

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: Curb cuts or new curbs will be installed.**

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: We have worked with the Village's building department on a plan that incorporates the aesthetic appearance.**

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: Site plan meets Village requirements.**

Mr. Arquette stated:

1. Staff recommends the Approval of the Findings of Fact and therefore the Approval of the Preliminary and Final Planned Unit Development with the following conditions:
  - a. Engineering plans shall be revised in accordance with comments from the Engineering and the Public Works Department;
  - b. A DuPage County Stormwater Management Certification is required;
  - c. PCBMPs are required. The plans currently depict an area for PCBMP under the drive aisle near the southern property line. Applicant shall provide detailed volume calculations for the proposed PCBMP showing the required volume is provided;
  - d. Applicant shall provide a soils test to determine the seasonally high groundwater table at the location of the proposed PCBMP;
  - e. Applicant shall revise the swale grading to Staff's recommended standard while still maintaining capacity to safely convey 100-yr flows from all upstream tributary area safely onsite. Applicant shall optimize the usability of the open/green space by either reducing the swale side slopes or shifting the centerline of the swale north to create larger areas in the yard with flatter slopes while still maintaining necessary capacity;
  - f. Parking facilities shall be redesigned to allow for safe turnaround access for the western garage unit;
  - g. Final design of the structure to be approved by Zoning Administrator prior to permit approval;
  - h. Final landscape plan to be submitted and approved by Zoning Administrator prior to permit approval;
  - i. Applicant shall attempt to preserve as many existing trees as possible. If the Tree Preservation Replacement Rate cannot be fully met, then the applicant shall coordinate with staff to determine an appropriate fee-in-lieu for the remaining required tree replacement, to be approved by the Zoning Administrator;
  - j. The requested code departure from Section 10-8-8-1 Maximum Driveway Width be approved; and
  - k. The requested code departure from Section 10-9-2B Tree Preservation Replacement Standards be approved.
2. In tandem with the CDC Recommendations above, the Zoning Administrator adopts and accepts the Findings of Fact and therefore the approval of the Site Plan Review at with the following conditions:
  - a. The property be developed in general compliance, except as amended herein, with the plans submitted by

Koziol Engineering Services dated 11/19/2021, and all other Village Code Requirements.

Motion: Commissioner King made a motion to close CDC Case No. 2023-27. Commissioner Marcotte seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2023-27 at 7:13 p.m.

Motion: Commissioner King made a motion to approve the Preliminary and Final Planned unit Development, Municipal Code Section 10-4 with Staff's Recommendations. Commissioner Marcotte seconded the motion.

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

Nays: None

All were in favor. Motion carried.

**Public Hearing:** CDC Case Number 2023-22  
**Petitioner:** QuikTrip Corporation  
**Location:** Sexton property Redevelopment Subdivision  
**Request:** Amendment to a Planned Unit Development  
*Municipal Code Section 10 – 4 – 4*

*\*with the following code departures*

Maximum Front Setback (60' required, 206.62' proposed)

*Municipal Code Section 10 – 6 – 18 – 1*

Maximum Corner Side Setback (60' required, 92.5' proposed)

*Municipal Code Section 10 – 6 – 18 – 1*

Maximum Off-Street Parking Requirements (38 permitted, 47 proposed)

*Municipal Code Section 10 – 8 – 2B – 6*

Off-Street Parking Aisle Width (24' required, 30' & 35' proposed)

*Municipal Code Section 10 – 8 – 6 – 1*

C-2 District Parking Standards (1 row permitted, 2 proposed in corner side yard)

*Municipal Code Section 10 – 8 – 6L*

Driveway Quantity Requirements (3 permitted, 4 proposed)

*Municipal Code Section 10 – 8 – 8B*

Maximum Driveway Width (26' permitted, 63', 62', 72', & 75' Proposed)

*Municipal Code Section 10 – 8 – 8 – 1*

~~Vehicular Stacking Requirements~~ (Applicant no longer seeks this variation)

~~*Municipal Code Section 10 – 8 – 9*~~

Street Tree Requirements (23 required, none proposed)

*Municipal Code Section 10 – 9 – 4*

Tree Canopy Coverage (40% required, 19.38% proposed)

*Municipal Code Section 10 – 9 – 5A*

Parking Lot Signs (6' SF permitted, 50 SF proposed)

*Municipal Code Section 10 – 10 – 5A – 7*

Driveway Apron Width (3' on each side permitted, 17', 15', 30', & 33' proposed)

*Municipal Code Section 10 – 8 – 8F – 2*

Motion: Commissioner Rott made a motion to open CDC Case No. 2023-22. Commissioner Marcotte seconded the motion.

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

Chairman Rowe opened CDC Case No. 2023-22 at 7:16 p.m.

Village Planner, Nick Arquette, was present and sworn in by Chairman Rowe. Mr. Arquette stated a Legal Notice was published in the Bensenville Independent on July 13, 2023 and August 17, 2023.

Mr. Arquette stated a certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours. Mr. Arquette stated Village personnel posted two Notice of Public Hearing signs on the property, visible from the public way on July 14, 2023. Mr. Arquette stated on July 13, 2023 and August 17, 2023 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. Mr. Arquette 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.

Mr. Arquette stated the Petitioner, QuikTrip, is requesting approval of Site Plan Review and an Amendment to an existing Planned Unit Development with Code Departures for the development of a new QuikTrip gas and diesel fueling center with convenience store. Mr. Arquette stated the subject property is within the existing Bo Jackson Elite Sports Dome Complex Planned Unit Development area. Mr. Arquette stated the proposed use was planned for the property and included in the sale agreement for the property completed in 2016. Mr. Arquette stated the QuikTrip property is located at the northwest corner of the Grand Avenue and County Line Road intersection, and currently sits vacant. Mr. Arquette stated the proposed site plan includes 47 vehicle parking spaces for the convenience store and 14 temporary use truck parking spaces. Mr. Arquette stated there are 8 gas pumps (16 fueling positions) and 6 diesel pumps.

Mr. Arquette stated access to the property is provided via four driveways, one along Grand Avenue (right-in and right-out only), and three along County Line Road. Mr. Arquette stated the total property area is 5.538 acres, with the gas station and convenience store on the south half of the subject site, and the diesel fueling/weighing scale on the north side of the lot. Mr. Arquette stated the northernmost driveway on County Line Road will provide cross access for the property to the north for future development access. Mr. Arquette stated the two northernmost driveways provide access to the diesel fueling portion of the property, while the southernmost County Line Road driveway and the Grand Avenue driveway provide vehicle access to the gas station and convenience store portion of the site.

Mr. Arquette stated there are two signs proposed for the property, including one monument sign at the Grand Avenue and County Line Road frontage, as well as a parking lot directional sign for the weighing scale within the parking lot adjacent to the diesel station.

Ali Bukhres and Andrew Smith from QuikTrip; Lee Cannon from CBB Transportation Engineers & Planners, Jeff Provenza from Lee & Associates and Nick Ftikas, Attorney for QuikTrip, were all present and sworn in by Chairman Rowe.

A copy of their presentation has been attached to the minutes as "Exhibit B".

Mr. Bukhres provide an overview of the history of QuikTrip and their future projects along with their social responsibilities and dedication to employees.

Mr. Smith provided an overview on the history of the property and the proposed development of the site. Mr. Smith provided an overview of the proposed site plan and the proposed fueling system.

Mr. Cannon provided an overview of the Traffic Impact Study conducted by his company. Mr. Cannon explained what a traffic impact study is along with their analyses. Mr. Cannon shared their conclusion as well.

Mr. Ftikas shared the site facts with the Commission and members in attendance.

Commissioner Chambers asked if there are plans for erosion and water runoff. Mr. Ftikas stated that would be handled during permitting. Mr. Smith stated there are plans for a storm trap system as well.

Commissioner Chambers asked if there were plans for charging stations. Mr. Smith stated not at this time but they would revisit the possibility in the future.

Commissioner Rott asked if there were plans for a noise barrier. Mr. Ftikas stated there is a 1,200 foot buffer from the proposed site to the closest residential property; Mr. Smith stated if the Commission would like to include a sound barrier wall, QuikTrip is willing to accommodate.

Commissioner Rott asked how the additional turn lanes would help traffic in the area. Mr. Cannon explained the added turn lanes will allow traffic to properly flow in the area without the need of reduced speed for those accessing the proposed site and that the porkchops would eliminate left turns into the proposed site.

Commissioner Rott asked how long the process was for weighing a truck. Mr. Ftikas state less than five minutes.

Commissioner Wasowicz asked how tall the proposed canopies are. Mr. Smith stated forty feet.

Mr. Arquette reviewed the Approval Standards for the proposed Planed United Developments consisting of:

1. **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 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 the land. This property was intended for the proposed type of use and will help activate other commercial development in the corridor.**

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: 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 vehicles, bicycle, and pedestrian traffic to and from the site. QuikTrip prides itself on its engineering and design standards and will continue to work closely with its traffic engineers to ensure all adequate measurers are taken to ensure all vehicle and truck traffic is safe.**

3. **Landscaping and Screening:** 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:** The proposed planned unit development will activate currently vacant land and provide landscaping and screening elements that enhance the Village's character and livability. The proposed fueling center development will be wholly contained on the subject property to control noise, provide buffers, and facilitates transitions between different types of uses to the north and west. The Applicant will continue to diligently work with its civil engineers to make sure we provide all adequate requirements to make sure screening is provided and mitigate any issues that may arise.

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

**Applicant's Response:** The proposed planned unit development will incorporate sustainable and low impact site design and development principles. Again, the subject property contains over 5 acres of land. The proposed convenience store will contain 7,318 sq. ft. of total floor area. The perimeter of the subject property will be landscaped to offset the proposed impervious surfaces. The Applicant will continue to work with all governing bodies and its engineering team to ensure all jurisdictional policies are met.

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 unit development will protect the community's natural environmental to the greatest extent practical, including existing natural features, water courses, trees, and native vegetation. The Applicant's plan does not disrupt the Addison Creek, which runs along the subject property's west side lot line. The Applicant's plan also maintains the existing tree line located along the subject lot's west side property line (see Tree Preservation Plan).
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:** 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. The Applicant's design is intended to be as efficient and aesthetically pleasing as possible. The Applicant's civil and design engineers work diligently with utility companies to make sure all required utilities are properly located. Also, the Applicant intends to provide a full overall storm sewer design plan in our civil set for all governing jurisdiction to see.

Mr. Arquette reviewed the Approval Standards for the proposed Special Used (Planned Unit Development) consisting of:

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

**Applicant's Response:** The proposed special use will not endanger the health, safety, comfort, convenience, and general welfare of the public. QuikTrip maintains an internal facility support staff that ensures the proper maintenance is completed inside and outside the establishment to ensure that it is a good neighbor and positively contributes to the Village. The applicant's employees will come from the community being served. Additionally, the Applicant maintains high safety and security standards by providing high quality video cameras that are monitored 24 hours a day, design engineers that take all safety measures and go above and beyond and work with our environmental engineers to ensure all EPA standards are met.

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

**Applicant's Response:** The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use. The proposed development contemplates a one-story retail building, fueling positions, and vehicle parking areas. The property to the south of the subject site is improved with a cemetery. The property to the west of the subject site is commercial in nature. The property to the east of the subject site (east of I-294) is industrial in nature. For these reasons, the proposed fueling station use will be consistent with the existing character and zoning of adjacent properties and other property within the immediate vicinity of the proposed development.

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

**Applicant's Response:** The proposed special use will not impede the normal and orderly development and improvements of adjacent properties and other property within the immediate vicinity of the proposed special use. To the contrary, the proposed development will provide a more convenient route for new improvements or development in the surrounding area. With our development a third driveway on County line (northernmost) will provide cross access to the property to our north, which will further facilitate the development of that property. The Applicant prides itself on operating and maintaining its facilities in a first-class manner, which helps to establish a high baseline for the development of the corridor.

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

**Applicant's Response:** The Proposed special use will not require utilities, access roads, drainage and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area. Adequate utilities, access roads (vehicle driveways), drainage and other necessary facilities are accounted for in the Applicant's plan. QuikTrip will meet all governing authority applicable codes and ordinances for utilities management and storm-water-run-off, which will present a substantial improvement upon current conditions.

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

**Applicant's Response:** The 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. This property was intended for the type of use the Applicant is proposing. Again, the subject property fronts on two (2) arterial streets and is located immediately adjacent to the I-294 Tollway.

Mr. Arquette reviewed the Approval Standards for the proposed Site Plan Review 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 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. Most of the surrounding area is industrial and/or commercial in nature, which the Applicant believes will help support the proposed fueling center. The subject property is nearly adjacent to the I-294 Tollway.

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 site plan for this development will not adversely impact adjacent properties and other properties within the immediate area of the proposed development because the building and vehicle access driveways will be wholly contained on the subject property and not impact the use of and/or access to the adjacent property. Moreover, the proposed development will active currently vacant land and provide a service for commuters in the subject area.

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 site plan for the proposed development will provide adequate utilities, access roads, parking, loading, drainage, stormwater flow paths, exterior lighting, and other necessary facilities. The Applicant's design will meet all applicable codes and ordinances for utilities management, access roads, parking and loading, and stormwater detention, ensuring a substantial improvement upon current lot conditions.

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 site plan for the proposed development has been designed to preserve the environmental resources of the zoning lot by not encroaching onto or otherwise disrupting the creek that runs along the subject lot's west side property line. The Applicant's plan also incorporates permitter and onsite landscaping elements to reduce the impact of the proposed impervious area totals.

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 QuikTrip has been in business for 65 years. The proposed site design provides for adequate traffic circulation, parking areas, plazas, and open space. Public rights of way are also accounted for and accommodated. Pedestrian and vehicular circulation are designed to be safe and efficient, mostly because vehicle access to the 5.425-acre site will be limited to one driveway on Grand Ave. and three driveways on County Line Rd. A third shared driveway is intended to accommodate this development and future development to the north.

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:** Adequate measures have been taken to provide ingress/egress design that minimizes traffic congestion in public streets/highways. The Applicant has been diligently working with the County DOT, its civil engineers, and its traffic engineers to ensure that each point of ingress and egress provides ample room for car and truck circulation, thereby preventing congestion on public roads. The Applicant's assessment considers traffic flow patterns both on the public streets and on the subject lot to ensure there are no negative impacts on the traffic conditions at or around the subject site.

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 fueling center use is consistent with the current zoning of the site (subject to PUD and Special Use Approvals), and the surrounding land uses. By establishing an aesthetically pleasing and convenient location for food and fuel, the proposed development will provide a valuable service to the property owners, customers, commuters, and employees within the immediate area. The project will also enhance the overall attractiveness and desirability of the subject area and, again, activate currently vacant land.
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 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. The subject property was intended for such use as this development being proposed based on its proximity along two (2) arterial streets and the I-294 Tollway.**

Mr. Arquette stated:

1. Staff recommends the Approval of the Findings of Fact and therefore the Approval of the Amendment to a Planned Unit Development with the following conditions:
  - a. The Special Use Permit, Planned Unit Development Amendment be granted solely to QuikTrip Corporation and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of a re-occupancy of this property, the new occupants shall appear before a Public Meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and/or ownership to the new occupant without amendment to the Special Use Permit, or if the CDC deems that the new occupant contemplates a change in use which is inconsistent with the Special Use Permit, the new occupant shall be required to petition for a new Public Hearing before the CDC for a new Special Use Permit;
  - b. Canopy columns for all gas and diesel canopies shall be constructed with masonry;
  - c. QuikTrip shall coordinate regarding a parking enforcement agreement with the Bensenville Police Department prior to permit approval;
  - d. Overnight Truck Parking is prohibited and signage shall be installed indicating this prohibition;
  - e. Only trucks accessing fueling may utilize the temporary truck spaces, no motor vehicles may be parked outside of designated motor vehicle spaces;
  - f. No video gaming;
  - g. No liquor sales;
  - h. No showers, laundry facilities, or sleeping quarters;
  - i. No outdoor display or storage of products for sale, with the exception of ice;

- j. No Telecommunications Towers, equipment, or related items may be installed on the property;
  - k. No Billboards or large advertising signage are permitted to be installed on the property;
  - l. All signage shall be submitted under separate permit applications;
  - m. The requested code departure from Section 10-6-18-1 Maximum Front Setback be approved;
  - n. The requested code departure from Section 10-6-18-1 Maximum Corner Side Setback be approved;
  - o. The requested code departure from Section 10-8-2B-6 Maximum Off-Street Parking Requirements be approved;
  - p. The requested code departure from Section 10-8-6-1 Off-Street Parking Aisle Width be approved;
  - q. The requested code departure from Section 10-8-6L C-2 District Parking Standards be approved;
  - r. The requested code departure from Section 10-8-8B Driveway Quantity be approved;
  - s. The requested code departure from Section 10-8-8-1 Maximum Driveway Width be approved;
  - ~~t. The requested code departure from Section 10-8-9 Vehicular Stacking Requirements be denied;~~
  - u. The requested code departure from Section 10-9-4 Street Tree Requirements be approved;
  - v. The requested code departure from Section 10-9-5A Tree Canopy Coverage be approved;
  - w. The requested code departure from Section 10-10-5A-7 Parking Lot Signs be approved; and
  - x. The requested code departure from Section 10-8-8F-2 Driveway Apron Width be approved.
2. In tandem with the CDC Recommendations above, the Zoning Administrator adopts and accepts the Findings of Fact and therefore the approval of the Site Plan Review with the following conditions:
- a. A Stormwater Management Easement over the proposed detention/BMP facility including sewer and restrictor structure is required;
  - b. 100-yr conveyance route shall be designed through the site such that the conveyance depths have a foot of freeboard to the proposed buildings and such that there is no increase in flood elevations on adjacent properties. All upstream offsite tributary area shall be included in the analysis of the existing and proposed 100-yr conveyance routes through the site. Provide a tributary

- area exhibit to the site including any offsite areas at permitting;
- c. Storm sewer shall be sized for 10-yr gravity flow;
  - d. Applicant shall provide a sidewalk along the property within the Grand Avenue right-of-way and a 10' multi-use path along the property within the County Line Road right-of-way to be approved by Public Works/Engineering during permitting;
  - e. Final architectural design of the principal structure and bollards to be approved by Zoning Administrator prior to permit approval;
  - f. Final Rooftop mechanical equipment screening to be approved by Zoning Administrator prior to permit approval;
  - g. Applicant shall coordinate with staff during permitting to provide street trees when feasible within portions of the right-of-way where adequate spacing is present;
  - h. Applicant shall replace the furthest east temporary truck parking space with a landscape island and screening evergreen trees to be approved by the Zoning Administrator in accordance with Final Landscape plan;
  - i. All landscape requirements outside of received variations shall be met during permitting. Final Landscape plan to be approved by zoning administrator prior to permit approval;
  - j. All illumination standards as outlined in Village Code section 10-9-8 Outdoor Lighting shall be met at permitting;
  - k. The property be developed in general compliance, except as amended herein, with the plans submitted by Midwest Design Group dated 07/24/2023, and all other Village Code Requirements;
  - l. A plat of subdivision shall be required; and
  - m. An amendment to the existing Planned Unit Development is approved by the Village Board in agreement with this Site Plan.

Commissioner Rott asked if there were plans for a sidewalk in the area. Mr. Arquette stated yes, they are part of the approval conditions.

Commissioner Wasowicz stated traffic in the area has always been an issue as a result of IDOT.

**Public Comment:**

**Paul DeMichele – 17W275 Rodeck Lane, Bensenville, Illinois**

Mr. DeMichele was present and sworn in by Chairman Rowe. Mr. DeMichele questioned how the proposed site would be constructed to secure the foundation will be set.

**Joseph Mazariegos – 4N036 John Street, Bensenville, Illinois**

Mr. Mazariegos was present and sworn in by Chairman Rowe. Mr. Mazariegos spoke in opposition of the proposed site raising concern with the noise, pollution and traffic as a result of the proposed site.

**Christine Blum – 42 Dennis Drive, Bensenville, Illinois**

Ms. Blum was present and sworn in by Chairman Rowe. Ms. Blum spoke in opposition of the proposed site raising concern with flooding as a result of the proposed site.

**Linda Bratland – 915 John Street, Bensenville, Illinois**

Ms. Bratland was present and sworn in by Chairman Rowe. Ms. Bratland stated she was ok with the proposed gas station but raised concern with the diesel portion and truck weight scale. Ms. Bratland stated she feels the site would be more of a truck stop with overnight parking.

**Yvonne Cuenca – 767 Legends Lane, Bensenville, Illinois**

Ms. Cuenca was present and sworn in by Chairman Rowe. Ms. Cuenca stated she was concerned with the increase of traffic as a result of the proposed site.

**David Stevenson – 120 Dennis Drive, Bensenville, Illinois**

Mr. Stevenson was present and sworn in by Chairman Rowe. Mr. Stevenson stated he was worried about the increase in traffic and with the proposed site being built on an old landfill.

**Brigid Strejc – 936 John Street, Bensenville, Illinois**

Ms. Strejc was present and sworn in by Chairman Rowe. Ms. Strejc stated she was concerned with the increase of traffic and trash as a result of the proposed site.

**John Pena – 46 Dennis Drive, Bensenville, Illinois**

Mr. Pena was present and sworn in by Chairman Rowe. Mr. Pena stated he was concerned with the increase of traffic as a result of the proposed site.

**Chris McCollough – 829 Brentwood Drive, Bensenville, Illinois**

Mr. McCollough was present and sworn in by Chairman Rowe. Mr. McCollough spoke in opposition of the proposed site. Mr. McCollough raised concern with the proposed tax income stating the majority will benefit the Elmhurst School District and not Bensenville. Mr. McCollough stated Bensenville should be focusing on its Residents and not industrial.

**Danny Peron – 236 Pamela Drive, Bensenville, Illinois**

Mr. Peron was present and sworn in by Chairman Rowe. Mr. Peron raised concern with the increase of traffic in the area as a result of the proposed site.

**Norene Vacura – 825 River Forest Court, Bensenville, Illinois**

Ms. Vacura was present and sworn in by Chairman Rowe. Ms. Vacura spoke in opposition of the proposed site raising concern with flooding as a result of the proposed site.

**Valerie Special – 120 Forestview Drive, Bensenville, Illinois**

Ms. Special was present and sworn in by Chairman Rowe. Ms. Special spoke in opposition of the proposed site raising of safety as a result of the proposed site. Ms. Special submitted a list of calls for service from the Police Department since 2021 at other gas stations in Bensenville to the Commission. The submitted documents has been attached to the minutes as “Exhibit C”.

Mr. Provenza provided an overview of how his company assisted in the development of the site along with their efforts to development the property to the north eventually.

Commissioner Rott asked to add the following condition:

- Applicant to provide a noise barrier on the north end.

There were no objects from the Commission or applicant to the requested condition.

Motion: Commissioner Wasowicz made a motion to close CDC Case No. 2023-22. Commissioner Marcotte seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2023-22 at 9:11 p.m.

**Motion:** Commissioner King made a motion to approve the Amendment to a Planned Unit Development, Municipal Code Section 10-4-4 with Staff's Recommendations and the additional requirement that the applicant provide a noise barrier on the north end of the project. Commissioner Rott seconded the motion.

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

Nays: None

All were in favor. Motion carried.

**Report from  
Community  
Development:**

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

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

All were in favor. Motion carried.

The meeting was adjourned at 9:13 p.m.



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Ronald Rowe, Chairman  
Community Development Commission









# **QuikTrip Store 7198 NWC Grand & County Line Road, Village of Bensenville**



# QuikTrip: A Brief History

- September 25, 1958: Founders Chester Cadieux and Burt Holmes open the first QuikTrip in Tulsa, OK
- October 1, 1968: QuikTrip opens the first store of the Kansas City Division
- April 1971: QuikTrip offers gasoline for the first time
- January 1972: QuikTrip opens the Iowa Division
- January 1973: QuikTrip offers self-serve fountain drinks for the first time
- January 1976: All QuikTrips are open 24 hours
- March 1985: QuikTrip announces expansion in Atlanta and St. Louis
- June 22, 1991: QuikTrip's Guaranteed Gasoline Campaign is introduced
- January 2000: QuikTrip opens the Dallas/Ft. Worth Division
- March 2000: QuikTrip announces plans to open Arizona Division
- September 2000: Roller grills are introduced at QuikTrip
- March 2005: QuikTrip Kitchens opens
- June 2008: QuikTrip opens 500<sup>th</sup> Store
- October 2011: QuikTrip expands into North and South Carolina
- October 2018: QuikTrip expands into Austin and San Antonio, Texas
- Future: QuikTrip expands into Denver, Colorado

# QuikTrip: A Socially Responsible Company

- QuikTrip contributes 5% of its profits to charitable organizations in the local communities in which it operates
- QuikTrip is a National Safe Place location for endangered youth
- Last year QuikTrip contributed \$50 million in charitable contributions





# QuikTrip: Dedication to Employees

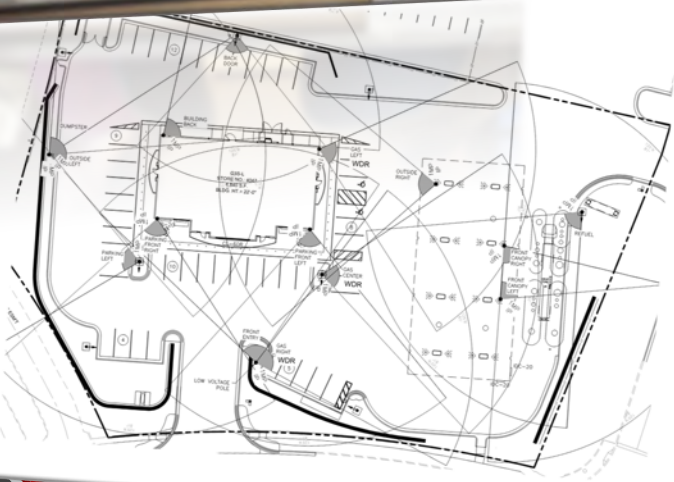
Purpose: To Give Employees the Opportunity to Grow and Succeed

- Retaining Employees Long-Term
- Tuition Reimbursement
- QuikTrip Cares: Employee Disaster Fund
- QuikTrip Scholarships
- Celebrating Employee Anniversaries
- Employee Security: ID Badges, Emergency Pagers, Surveillance...
- QuikTrip has never laid off any employee in the history of the Company
- Average Store Manager earns \$82,000 per year and average starting Assistant Manager earns \$36,000
- Employee Stock Ownership Program
- Promote from within: Current CEO started in a store
- Each QuikTrip location generates on average \$1.3 million in local and state taxes per year
- No adult materials are sold in any QuikTrip store

# QuikTrip: Commitment to Safety



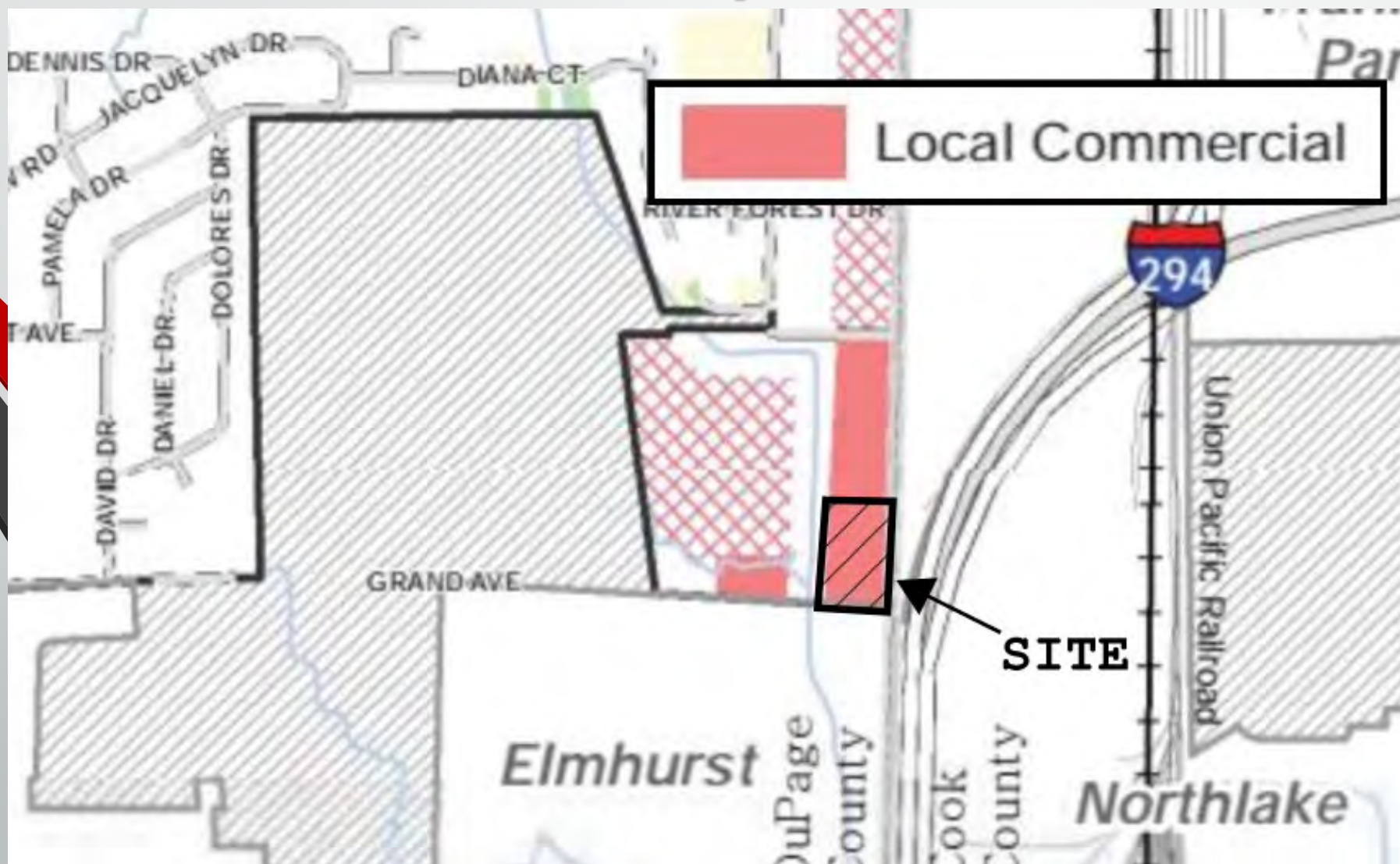
- Each store has multiple alarm points and digital video surveillance that is monitored 24/7
- 87-100 people working in a centralized location
- 360 degree video security from curb to curb
- Automatically locked doors
- Quality picture and video able to see license plates and identifiable features
- Work with law enforcement
- Employee badge system



# Site History: January, 2015 - Village of Bensenville Comprehensive Plan



# Site History: January, 2015 - Village of Bensenville Comprehensive Plan



# Site History: January, 2015 - Village of Bensenville Comprehensive Plan

Local Commercial District—These contain retail, office, and service-oriented commercial uses that serve the day-to-day needs of households living within a walking or short driving distance.

- **QuikTrip offers an assortment of day-to-day needs and services: quick-service foods, beverages, coffee, convenience goods, fuel, etc.**
- **Thornton's at the NEC of IL-83 and Foster: also designated as "Local Commercial District"**

# Site History: May, 2015 – Google Earth



# Site History: June 14, 2016 – Village of Bensenville, IL Board of Trustees Meeting

## B. VILLAGE MANAGER'S REPORT:

- Consideration of an Ordinance Authorizing the execution of a Purchase and Sale Agreement between the Village of Bensenville and Go 2 Logistics, Inc. for the Property Located at Grand Avenue and County Line Road.  
*This is an "As - Is" sale of the balance of the TIF 4 property. The proposed recreational and commercial uses will complement the existing and future hotels on Grand Avenue.*
- Resolution Awarding the Tax Exempt Heavy Equipment Financial Lease Agreement RFP to Santander Bank  
*The lease option for two Heavy Equipment vehicles are needed. Staff recommends approval of a Resolution awarding the Tax Exempt Heavy Equipment Financial Lease Agreement RFP to Santander Bank.*
- Resolution Supporting Submission of an Application to the Illinois Department of Transportation (IDOT) for Funding under the 2016 Illinois Transportation Enhancement Program

**TYPE:**  
Ordinance

**SUBMITTED BY:**  
S. Viger

**DEPARTMENT:**  
CED

**DATE:**  
06.14.16

### DESCRIPTION:

Consideration of an Ordinance Authorizing the execution of a Purchase and Sale Agreement between the Village of Bensenville and Go 2 Logistics, Inc. for the Property Located at Grand Avenue and County Line Road.

### SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

<input checked="" type="checkbox"/>	Financially Sound Village
<input type="checkbox"/>	Quality Customer Oriented Services
<input type="checkbox"/>	Safe and Beautiful Village

<input checked="" type="checkbox"/>	Enrich the lives of Residents
<input checked="" type="checkbox"/>	Major Business/Corporate Center
<input checked="" type="checkbox"/>	Vibrant Major Corridors

**COMMITTEE ACTION:**  
N/A

**DATE:**  
N/A

### BACKGROUND:

This Ordinance authorizes the execution of an agreement to sell Village owned property at Grand Avenue and County Line Road (the former Legends of Bensenville property) for redevelopment of the property into an indoor/outdoor recreation facility, retail establishments, a sit down family style restaurant and a car/truck fueling station. The buyer is paying \$3,000,000 for the property.

# **Site History: June 14, 2016 – Ordinance**

**VILLAGE OF BENSENVILLE  
12 S. CENTER STREET  
BENSENVILLE, ILLINOIS 60106**

---

## **Ordinance No. 24-2016**

**An Ordinance of the Village of Bensenville, Illinois Authorizing the Execution of a Purchase and Sale Agreement Between the Village of Bensenville and Go To Logistics, Inc. for the Sale of Village Owned Property at Grand Avenue and County Line Road, Bensenville, IL (Permanent Index Number 03-25-200-006)**

---

**ADOPTED BY THE  
VILLAGE BOARD OF TRUSTEES  
OF THE  
VILLAGE OF BENSENVILLE  
THIS 14th DAY OF JUNE, 2016**

---

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Bensenville, DuPage and Cook Counties, Illinois this 15th day of June 2016

# Site History: June 14, 2016 – Ordinance

**WHEREAS**, Go To Logistics, Inc., an Illinois corporation, has approached the Village concerning the acquisition of the Property to construct a car/truck fueling station on County Line Road, retail establishments, with a sit down family-style restaurant, and an indoor/outdoor recreation facility; and

**WHEREAS**, the Village Board of Trustees has determined that it is reasonable, necessary and in the public interest and welfare that the Property described herein should be conveyed to Go To Logistics, Inc. for redevelopment on the terms and conditions set forth in Exhibit B.

# Site History: June 14, 2016 – Ordinance

**PASSED AND APPROVED** by the President and Board of Trustees of the Village of  
Bensenville, this 14th day of June, 2016.

  
\_\_\_\_\_  
Frank Soto, Village President

ATTEST:

  
\_\_\_\_\_  
Ilsa Trujillo-Rivera, Village Clerk

AYES: Carmona, DeSimone, Jaworska, Majeski, O'Connell, Wesseler

NAYES: None

ABSENT: None

# Site History: Sale Contract

C. Buyer intends to construct on the Property (i) a car/truck fueling station on County Line Road, (ii) retail establishments, with a sit down family-style restaurant or a café, and (iii) an indoor/outdoor recreation facility. In accordance with the construction schedule set forth herein Buyer intends to construct, maintain and operate Recreational Fields and Facilities on the Property in the area west of the creek/river as designated and depicted in Exhibit "B", attached hereto and incorporated herein by reference; and

D. Buyer proposes to redevelop the Property with (i) on County Line Road, a fueling center consisting of pumps for gasoline sales and of pumps for diesel sales; (ii) a retail strip mall and a free standing family style restaurant (Culvers ,or equivalent) ; and (iii) at the site west of the creek/river, a recreational and athletic fields and facilities consisting of (without limitation) two (2) domed soccer fields and two (2) outdoor (football/baseball/soccer/lacrosse), fields, as further depicted on the conceptual Site Plan set forth in Exhibit "B" attached hereto and incorporated herein by reference ; and

# Site History: Sale Contract

C. Buyer intends to construct on the Property (i) a car/truck fueling station on County Line Road, (ii) retail establishments, with a sit down family-style restaurant or a café, and (iii) an indoor/outdoor recreation facility. In accordance with the construction schedule set forth herein Buyer intends to construct, maintain and operate Recreational Fields and Facilities on the Property in the area west of the creek/river as designated and depicted in Exhibit "B", attached hereto and incorporated herein by reference; and

D. Buyer proposes to redevelop the Property with (i) on County Line Road, a fueling center consisting of pumps for gasoline sales and of pumps for diesel sales; (ii) a retail strip mall and a free standing family style restaurant (Culvers ,or equivalent) ; and (iii) at the site west of the creek/river, a recreational and athletic fields and facilities consisting of (without limitation) two (2) domed soccer fields and two (2) outdoor (football/baseball/soccer/lacrosse), fields, as further depicted on the conceptual Site Plan set forth in Exhibit "B" attached hereto and incorporated herein by reference ; and

F. Seller has determined that the redevelopment of the Property as proposed by the Developer will attract people to and increase business within the TIF 4 area and stimulate the development of businesses on properties adjacent to the Property; and

H. The Seller has found that it is in the interests of the Seller and its residents to sell and convey the Property to the Buyer for the redevelopment as proposed by the Buyer; and

# Site History: June, 2022 – Google Earth

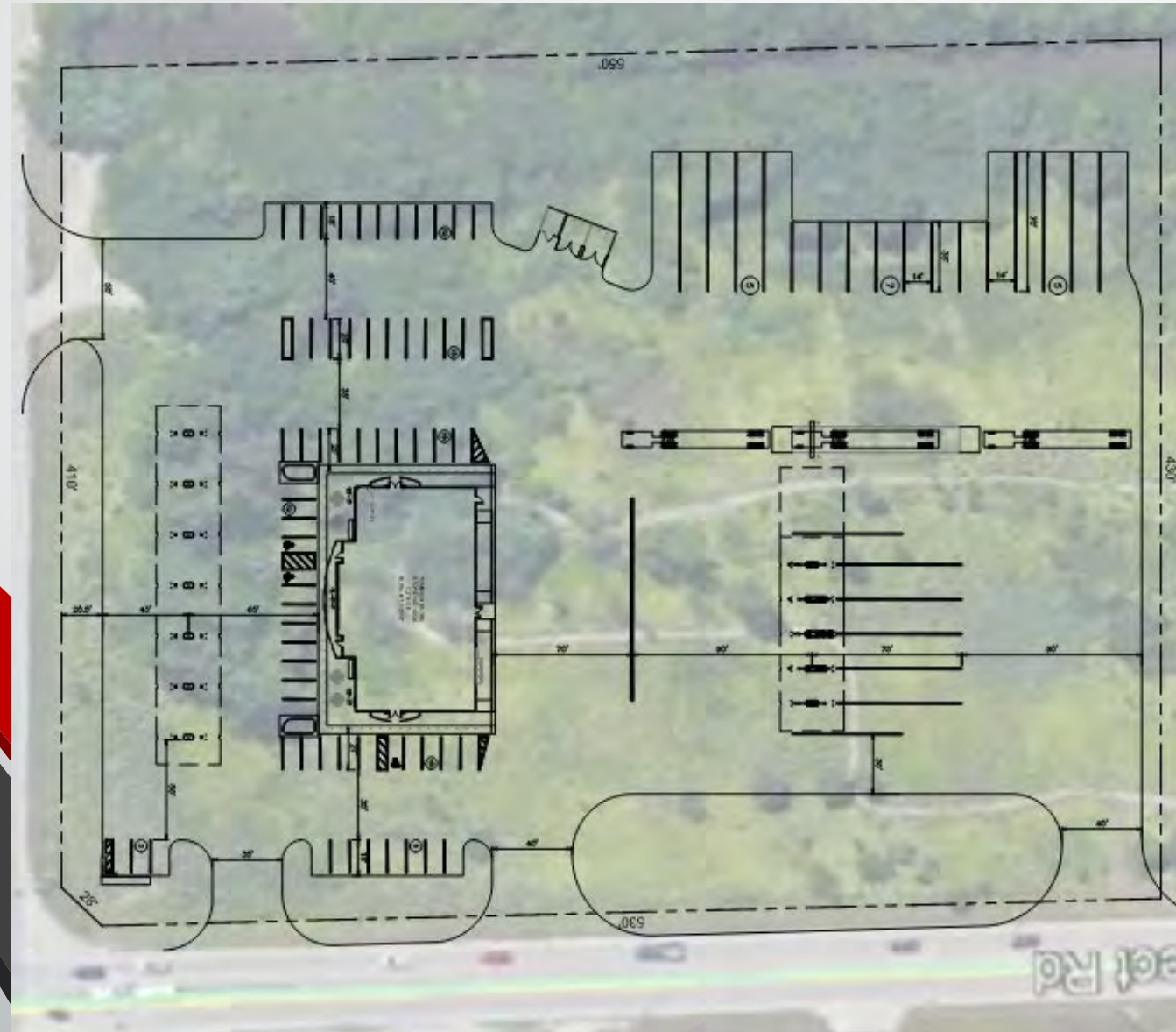


# Site History: QuikTrip Development Process

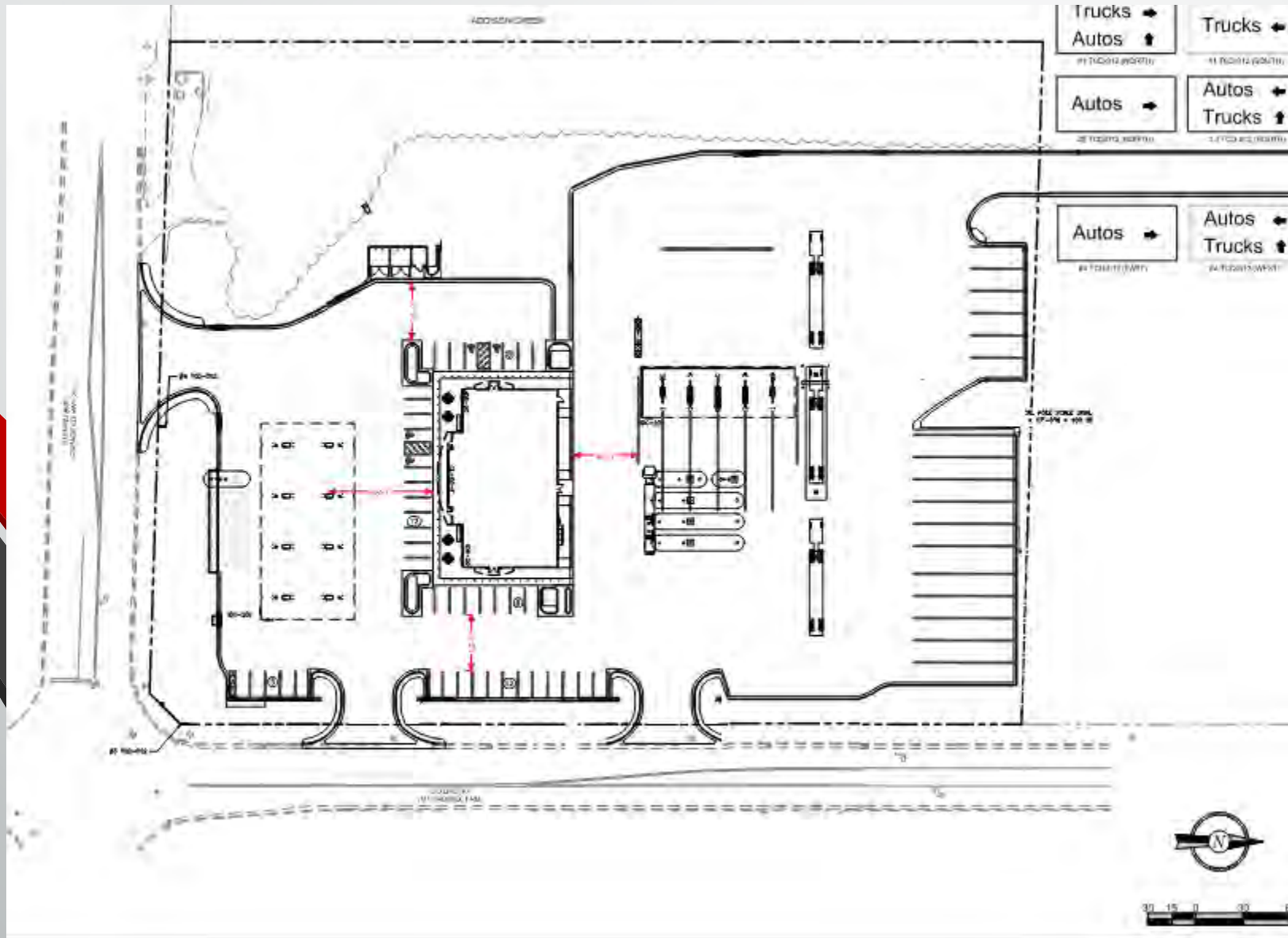


- June, 2021: QuikTrip placed the site under contract and ordered ALTA Survey
- July, 2021: Initial environmental discussions begin; Civil Engineering begins
- November, 2021: Traffic Engineering begins with scoping meetings and Traffic Study
- January, 2022: Ongoing coordination with remaining Property Owner
- March, 2022: Combined Traffic Meeting with DuPage County and Cook County DOTs
- May, 2022: Traffic Study submitted to all agencies
- August, 2022: Environmental and Geotechnical testing commenced
- August, 2022: Additional coordination with remaining Property Owner
- September – November, 2022: Continued discussions with Village and Site Plan revisions
- December, 2022: QuikTrip closes on the Property
- January – March, 2023: Continued discussions and resubmittals with County DOTs
- End of March, 2023: Revised public improvement plans submitted to DuPage County
- June, 2023: QuikTrip begins Village applications
- July – August, 2023: Resubmittals to address Village comments
- September, 2023: CDC Public Hearing

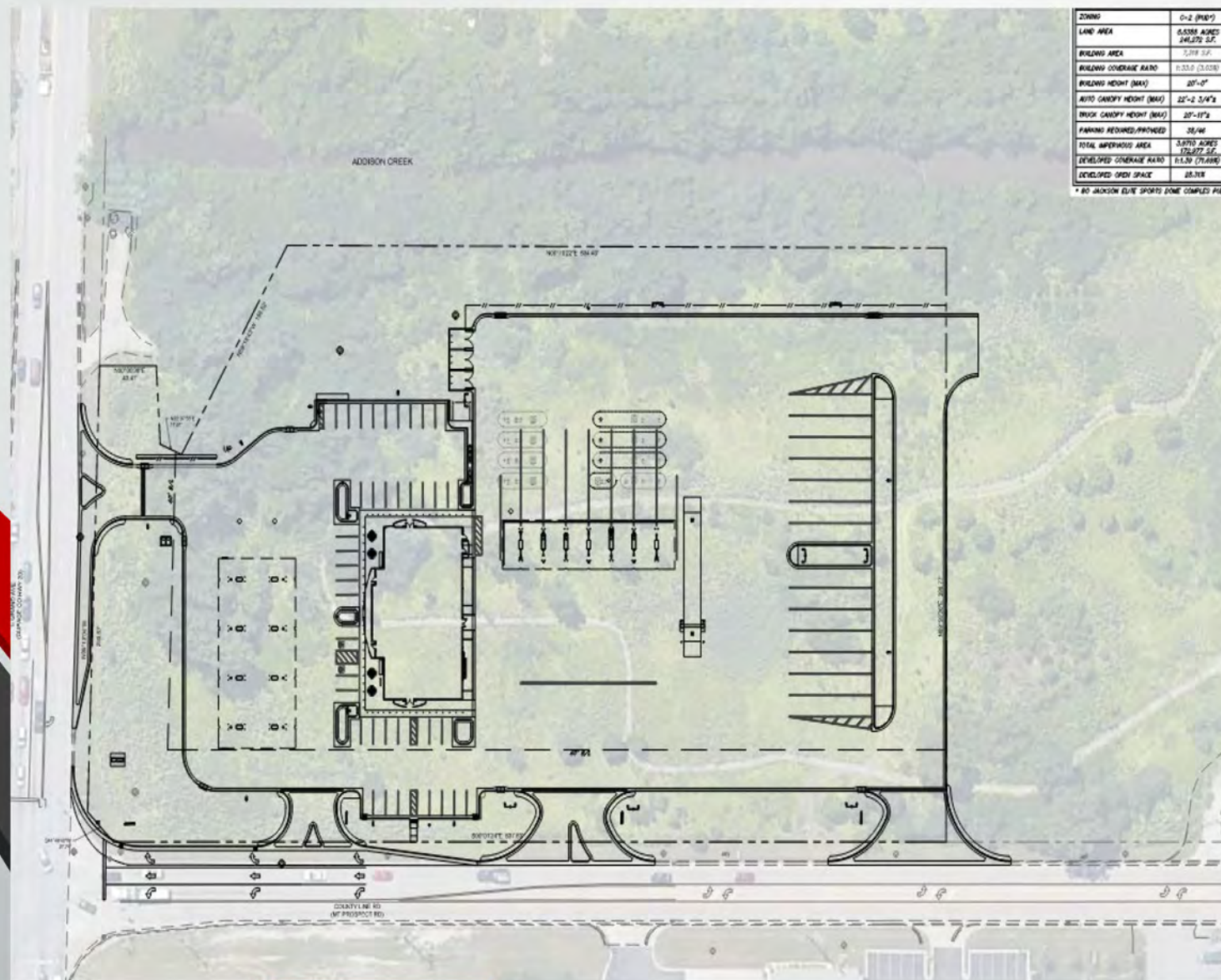
# Initial Site Plans



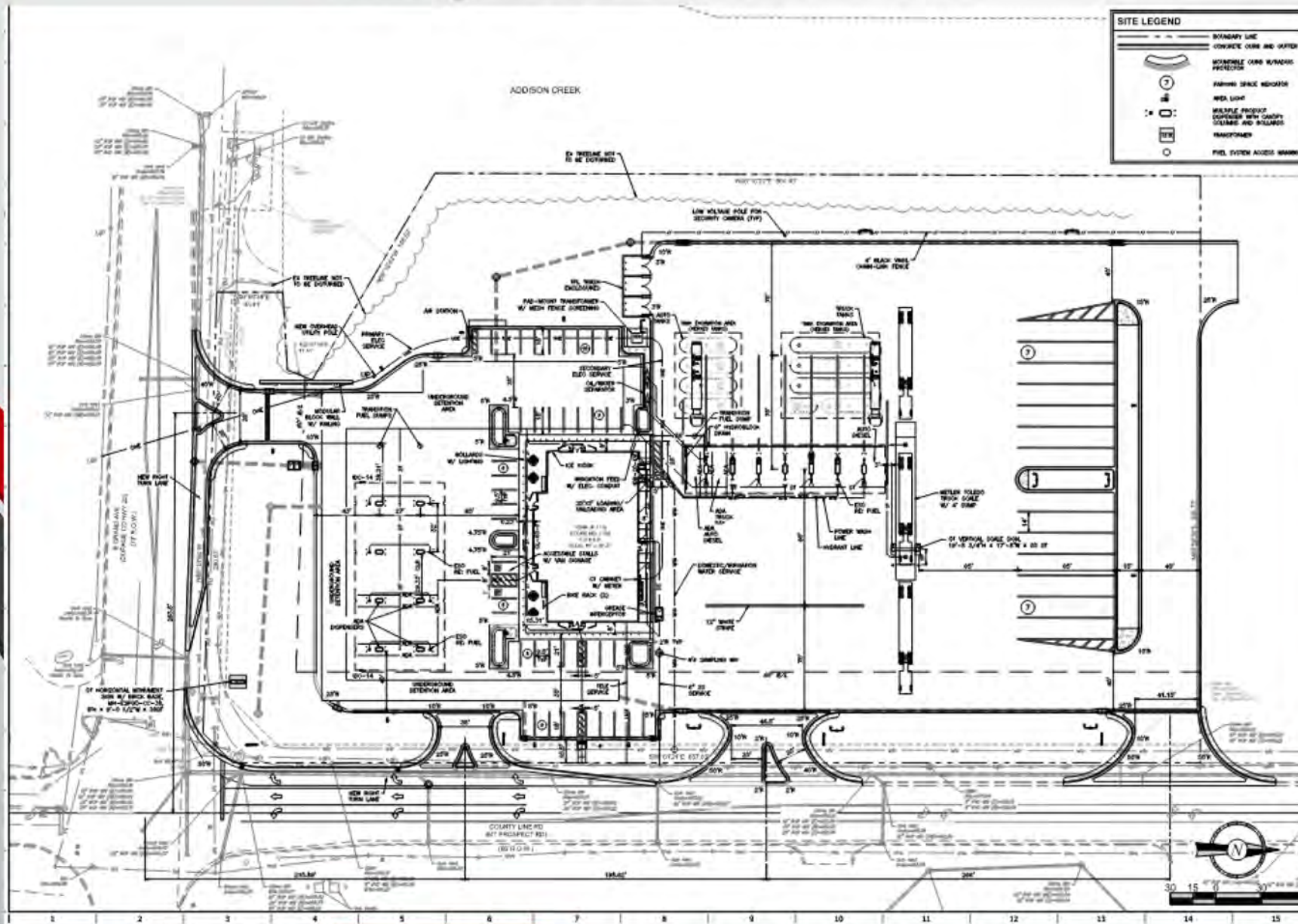
# Initial Site Plans



# Proposed Site Plan



# Proposed Site Plan



# Building Elevations

2'-0" to 8'-0" Transparency Area		
	TOTAL	TRANSPARENCY
SOUTH FACADE:	676 SF	406 SF=60%
EAST FACADES:	364 SF	217 SF=60%



Architectural drawings showing the front, rear, left, and right elevations of a mobile food service unit.

**Front Elevation:** Shows the front view of the unit. Dimensions include 14'-1" on the left, four 36'-0" service windows, and 14'-1" on the right. The total length is 124'-2" OUT TO OUT FASADA.

**Rear Elevation:** Shows the rear view of the unit. Dimensions include 14'-1" on the left, four 36'-0" service windows, and 14'-1" on the right. The total length is 124'-2" OUT TO OUT FASADA.

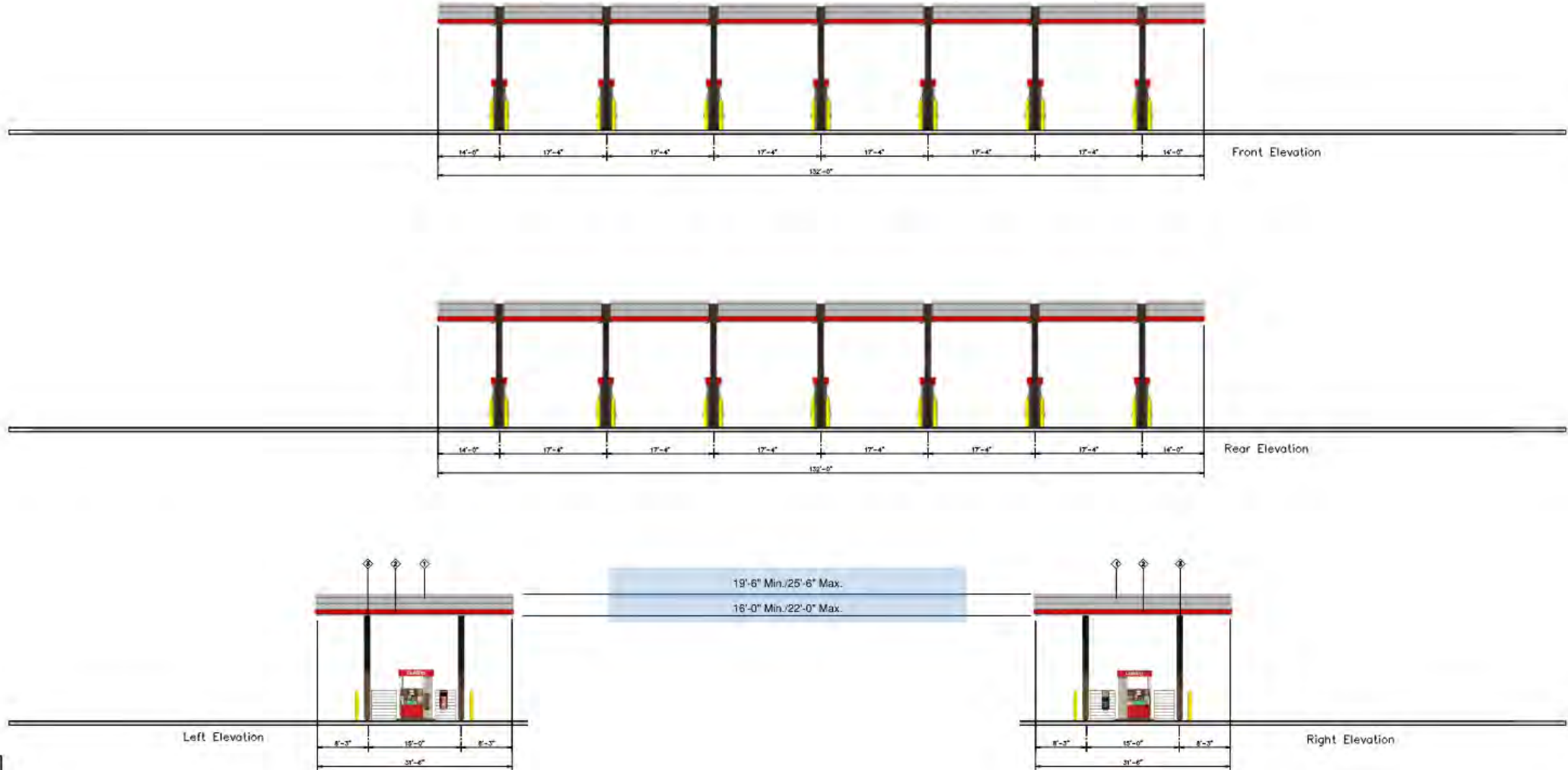
**Left Elevation:** Shows the left side view of the unit. Dimensions include 14'-1" on the left, a 36'-0" service window, and 14'-1" on the right. The total width is 32'-4". The unit includes a trash enclosure and a front door. The trash enclosure is 12'-8" wide and 8'-0" high. The front door is 12'-8" wide and 8'-0" high. The unit also includes a 12'-8" wide and 8'-0" high section.

**Right Elevation:** Shows the right side view of the unit. Dimensions include 14'-1" on the left, a 36'-0" service window, and 14'-1" on the right. The total width is 32'-4". The unit includes a trash enclosure and a front door. The trash enclosure is 12'-8" wide and 8'-0" high. The front door is 12'-8" wide and 8'-0" high. The unit also includes a 12'-8" wide and 8'-0" high section.

**Notes:**

- 12'-8" Min. / 12'-8" Max.
- 20'-0" Top of Canopy
- 15'-0" Min. Store Side Canopy / 20'-0" Max.
- 17'-0" Min. Store Front Canopy / 22'-0" Max.
- 20'-0" Bottom of Canopy

# Canopy Elevations



# Current View from Intersection



# Proposed View from Intersection



# Current View from Grand Ave



# Proposed View from Grand Ave



# Current Aerial View



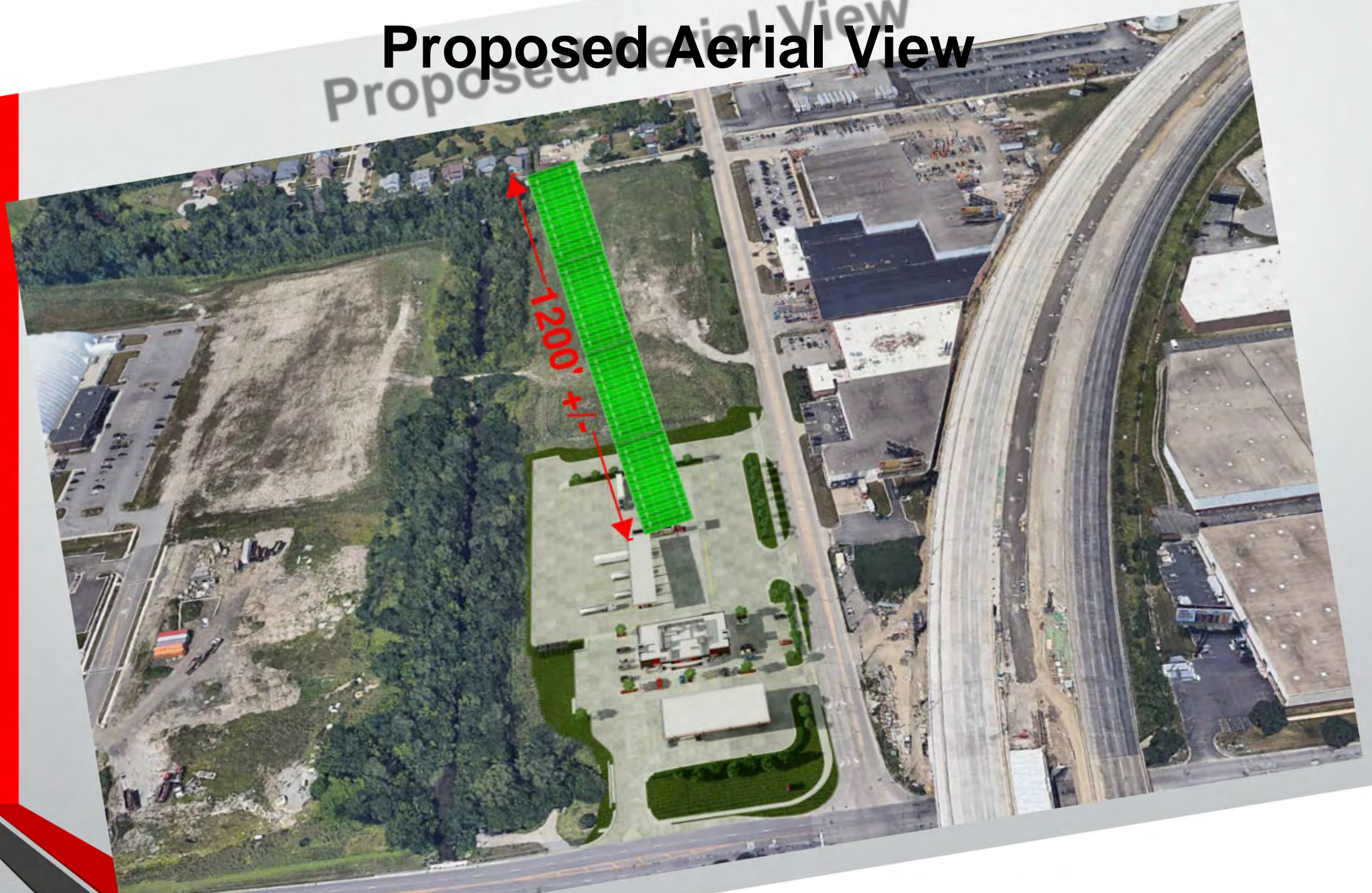
# Current Aerial View



# Proposed Aerial View



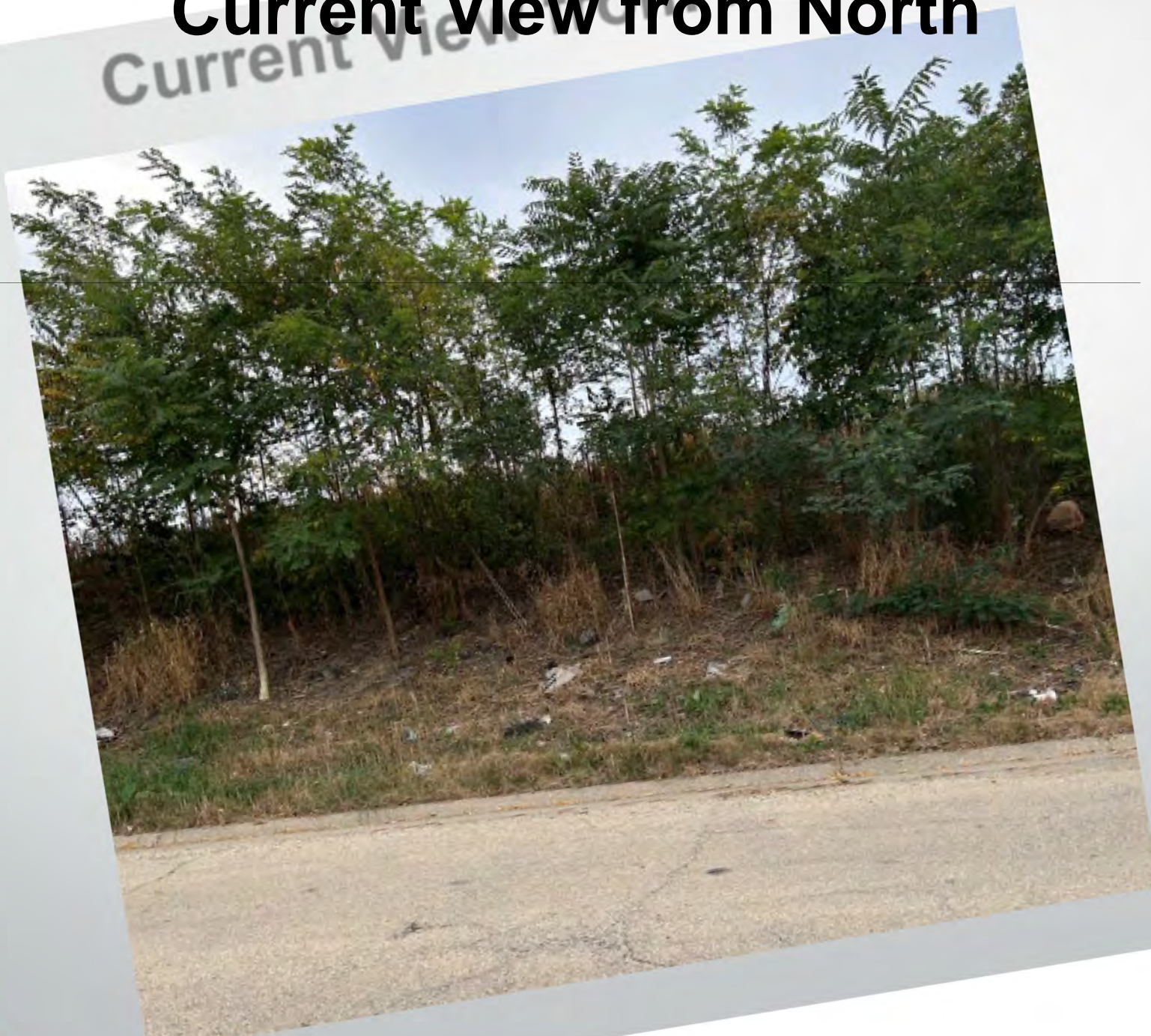
# Proposed Aerial View



# Current View from North



# Current View from North



# Proposed Aerial View



# Environmental – Air Modeling (Similar Site)

Air dispersion modeling was completed to estimate the 1-hour, 24-hour, and annual maximum concentrations at the travel center as well as 500 feet and 1,000 feet from the travel center.

## ABOUT THE AIR MODELING

Air dispersion modeling was completed to estimate the 1-hour, 24-hour, and annual maximum concentrations at the travel center as well as 500 feet and 1,000 feet from the travel center. Expected concentrations were modeled using multiple worst-case assumptions to make health-conservative risk management decisions. Modeled values were compared to available health-based exposure guidelines and standards, including the California Office of Environmental Health and Hazard Assessment (OEHHA), which is typically considered to have the strictest regulations for chronic hydrocarbon releases at gas stations. Additional comparison values that included both short-term (acute) and long-term (chronic) health guidelines were used to determine if any level of risk was present.

## BENZENE

### What is it?

Benzene is a volatile organic compound with a sweet odor that evaporates quickly and is highly flammable.

### Where is it found?

Benzene is a widely used compound in the U.S. that is used to make various materials such as plastics, resins, nylon fibers, and synthetic fibers. Benzene is found in both natural processes (forest fires) and is a component of crude oil, gasoline, and cigarette smoke.

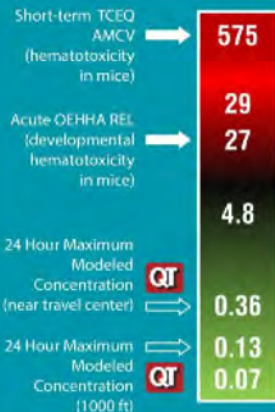
### About health-based guidelines:

Health-based guidelines for benzene and other analytes are used as measures to prevent adverse short-term (acute) and long-term (chronic) health effects through inhalation of various compounds.

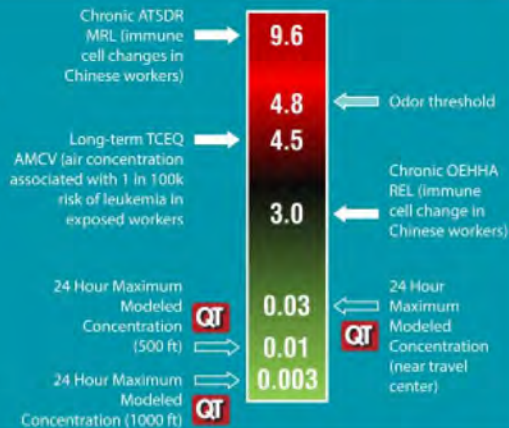
### Interpreting Results:

All maximum modeled benzene concentrations are well below federal and state guidelines for acute and chronic health effects.

### Acute Exposure (ug/m<sup>3</sup>)



### Chronic Exposure (ug/m<sup>3</sup>)



## PARTICULATE MATTER

### What is it?

Particulate Matter smaller than 2.5 µm are fine inhalable particles that cannot be seen with the naked eye.

### Where is it found?

PM2.5 comes from hundreds of sources and chemicals such as fireplaces, diesel engines, and construction sites.

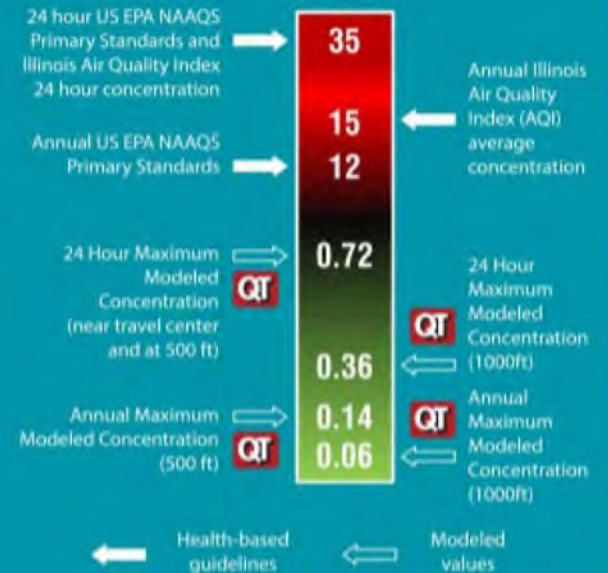
### Interpreting Results:

All predicted maximum PM2.5 concentrations estimated from diesel truck idling emissions are well below federal and state air quality standard levels and are even lower off the travel center property.

### Learn more about PM2.5 and guidelines:

[www.epa.gov/pm-pollution/particulate-matter-pm-basics](http://www.epa.gov/pm-pollution/particulate-matter-pm-basics)  
[www.epa.gov/criteria-air-pollutants/naaqs-table](http://www.epa.gov/criteria-air-pollutants/naaqs-table)

### Particulate Matter - PM 2.5 (ug/m<sup>3</sup>)



## OVERALL CONCLUSIONS

Health guidance values for individual ingredients of gasoline are levels that are protective of all members of a population, including sensitive persons.

Extensive computer modeling of gasoline vapors at QuikTrip sites show potential exposures to be far less than these health guidance values for gasoline ingredients, including benzene.

**RISK ASSESSMENTS USING COMPUTER MODELING RESULTS AND CONSERVATIVE EPA AND CALIFORNIA METHODS INDICATE NO LIKELIHOOD OF ANY ADVERSE HEALTH EFFECTS AT THIS QUIKTRIP LOCATION OR IN NEIGHBORING AREAS.**

# Environmental – Fuel System



- QuikTrip (QT) has a state-of-the-art fuel system that includes several redundant leak prevention systems and procedures.
- QT also has in place a network which notifies us real-time should a leak occur within our piping system.
- We also track our gasoline/diesel inventory daily to determine if we are possibly losing fuel from our system.
- The following information provides an overview of QT's methods for preventing leaks, how we know if a leak occurs, and what we do in the event of a leak.
- The discussion includes regulatory compliance, our fuel system design, fuel system monitoring, and our emergency response procedures.

# Environmental – Fuel System

**(1) Regulatory Compliance:** Regulatory compliance provides the bare essentials for operating a fuel system in a manner that both prevents and identifies leaks. Typical compliance methods utilized by QuikTrip are presented below:

**(A) Statistical Inventory Reconciliation (SIR):** QuikTrip utilizes a third-party certified consultant to monitor all of our fuel systems for leaks. This method of leak detection takes care of the required compliance for the vast majority of our stores.

**(B) Continuous in Tank Leak Detection System (CITLDS):** QuikTrip utilizes a third-party certified consultant (Warren Rogers) to monitor all of our fuel systems for leaks. With the completion of every fueling transaction, a simultaneous observation of elapsed sales and associated tank system product heights and temperatures are recorded. CITLDS identifies operational problems as they occur. Additional information over Warren Roger's leak detection and alarm management capabilities are provided as attachments.

**(B) Line Leak Detection:** All of our stores have a Veeder Root TLS-350/450 Leak Detection System that is capable of detecting a leak as small as 0.1 GPH.

**(C) Interstitial Monitoring:** The fuel systems at QuikTrip stores are installed with sensors capable of detecting a leak in any portion of our system.

# Environmental – Fuel System

**(2) Gas System Design:** QuikTrip utilizes a unique gas system design that has been developed and refined over the past fifteen years to maximize leak prevention and detection. The current design has resulted from lessons learned from previous designs, input from our in-house engineers and scientists, and input from third-party experts. Some of the components of our fuel system follow:

**(A) Doublewall Flexible Piping:** This design allows for continuous runs of piping between sumps and eliminates all direct buried piping joints.

**(B) Transition Sumps:** This unique design also allows us to make the piping run from the tanks to the dispensers without exposed or direct buried joints.

**(C) Fiberglass Sumps with Sensors**

**(D) Doublewall Fiberglass Tanks with Sensors**

**(3) Vapor Recovery System:** QuikTrip designs all fuel systems with Stage I Vapor recovery equipment. Stage I Vapor Recovery is used during the refueling of gasoline storage tanks to reduce hydrocarbon emissions. Vapors in the tank, which are displaced by the incoming gasoline, are routed through a hose into the fuel tanker, instead of being vented to the atmosphere.

**(a) Vapor Vent Lines:** Vapor vent lines direct vapors into the fuel tanker while fuel is being delivered.

**(b) Pressure Vent Valves:** There are also pressure control vent valves connected to the end of vapor vent lines that help regulate the pressure of the UST system to further ensure vapors are contained within the system. The vent valves only open, and allow vapors to vent to the atmosphere, under abnormal operating conditions when the tank system is over pressurized.

# Environmental – Fuel System

(4) **Gas System Monitoring:** QuikTrip monitors all of its stores using technology developed both externally and internally by systems experts. The monitoring includes real-time remote system monitoring, daily inventory management, periodic site inspections, and annual third-party operability tests.

(A) **Veeder Root TLS-350/450:** This unit monitors the gas system for pressure drops which indicates a leak in the system. Sump and interstitial sensors are also connected to the TLS-350/450. All of these units are programmed automatically to shut down the gas system if a leak is indicated. These units are monitored remotely by a 24/7 help desk (see below).

(B) **In-House Remote System Monitoring:** QuikTrip has developed a computer program that monitors all TLS-350/450's and sends a message to a 24/7 help desk, the Environmental department, and QuikTrip's maintenance department in the event of an alarm. The help desk enters a call in the work order tracking system and a trained employee is dispatched to the site to investigate the alarm.

(C) **Daily Inventory Variance Monitoring:** QuikTrip has developed a program to monitor daily inventory records for each tank in the company. If certain criteria are triggered, an email alarm is sent to the help desk, Environmental department, and the maintenance department. The help desk investigates the reason for the variance and if they cannot reconcile the variance the Environmental department investigates the issue, including dispatching a consultant to the site to ensure that a leak has not occurred.

(D) **Semi-Annual Site Checks:** A QuikTrip Environmental Technician performs a thorough site check of the gas system every six months. Any system issues are identified and repaired.

(E) **Annual Leak Detection System Testing:** QuikTrip has a third-party contractor inspect and test every leak detector in the company annually.

# Environmental – Fuel System

**(5) Emergency Response:** QuikTrip maintains a 24/7 emergency response system. Store operations and store personnel are trained in the identification of and the response to leaks. They notify the 24/7 help desk as well as take appropriate measures onsite to prevent the spread of the spill. The help desk notifies the Environmental Department and/or the environmental consultant to respond to the site. The environmental consultant will handle the spill or call in the emergency response contractor.

# QT Travel Center #7198

## Traffic Impact Study Highlights

Bensenville, Illinois



# Lee Cannon, PE, PTOE



- Principal, Senior Traffic Engineer with CBB
- 29 Years Experience
- QuikTrip's on-call traffic engineer for last 20+ years
- Illinois Professional Engineer (PE)
- Nationally Certified PTOE
- Completed Hundreds of Traffic Studies
- Serves as Third-Party Traffic Engineer for Several Cities
  - O'Fallon, IL



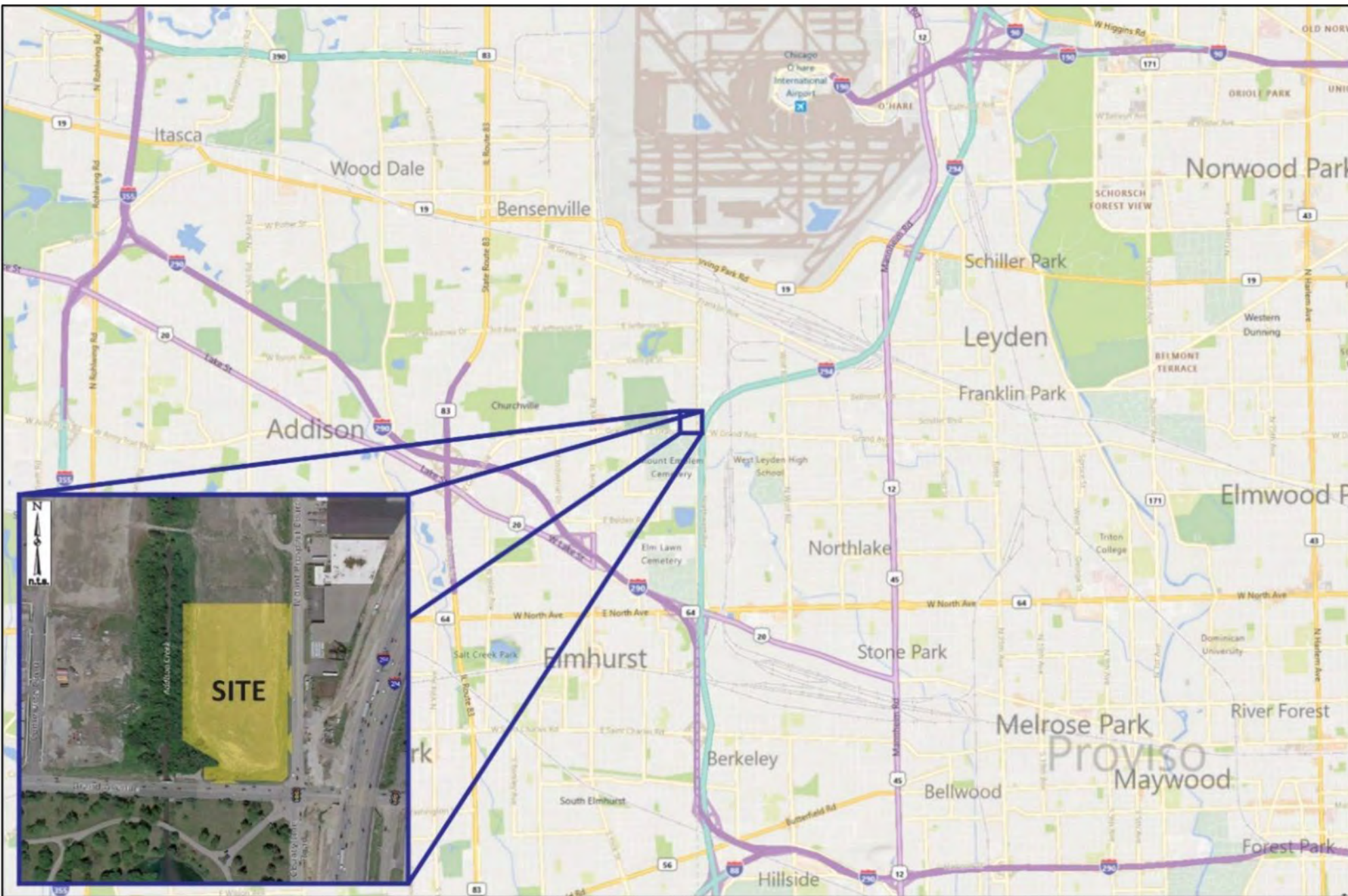
12400 Olive Boulevard  
Suite 430



# What is a Traffic Impact Study?

- If approved, built and successful, most new developments will generate more traffic
- That added traffic has some level of impact
- A traffic study determines the current operating conditions, projects future operating conditions and compares the two to determine the level of impact.
- If the impacts are large or detrimental, mitigating measures are investigated. In some cases, poor existing conditions may also warrant improvements if no capacity exists to accommodate the new traffic.
- Ultimately, the traffic study recommends improvements that will allow the proposed development to be accommodated; i.e., what is needed to make the traffic work.







# Traffic Analyses

- 2022 Build Scenario addresses QuikTrip Travel Center
  - 7,318 SF Convenience Store, 16 auto vfp's and 6 diesel vfp's
  - Most Trips will be captured from existing traffic already traveling past the site
  - New Trips
    - 75 in and 75 out in the AM peak hour
    - 65 in and 60 out in the PM peak hour
  - Truck traffic directed to enter site via north driveway on County Line Road
  - Bridge and riparian area constrain improvements to Grand Avenue
- 2027 Build Scenario addresses future development by others on Commerce Court



Exhibit 4: 2022 Build Traffic Volumes

# Conclusions

- Grand Avenue access limited to right-in/right-out only.
  - Although not warranted by volumes, QT agreed to add a westbound right-turn lane on Grand Avenue at the site driveway.
- County Line Road south driveway limited to right-in/right-out only.
- County Line Road center driveway – no left-turn in.
- County Line Road north driveway – full access.
- Recommend widening for a new southbound right-turn lane on County Line Road.



# Conclusions (cont.)

- 2027 Operations
  - Southbound County Line Road at Grand Avenue (signalized)
    - AM Peak Hour LOS E (61.5 sec) better than 2022 Baseline LOS E (69.4 sec)
    - PM Peak Hour LOS F (81.5 sec) similar to 2027 Baseline LOS F (81.0 sec)
  - Northbound County Line Road at Grand Avenue (signalized)
    - AM Peak Hour LOS D (53.5 sec) similar to 2022 Baseline LOS D (50.2 sec)
    - PM Peak Hour LOS E (63.9 sec) similar to 2022 Baseline LOS E (59.3 sec)



# Site Facts



## Featured:

- 7,318 square foot building
- 8 MPDs (16 fueling positions)
- 6 truck fueling bays
- 47 parking spaces
- 14 truck parking spaces
- Right-In/Right-Out driveway on Grand Avenue
- Right-In/Right-Out, 3/4, and Full Access driveways on County Line Road
- 45 trees
- 185 shrubs
- Roughly 1.4 acres of open space

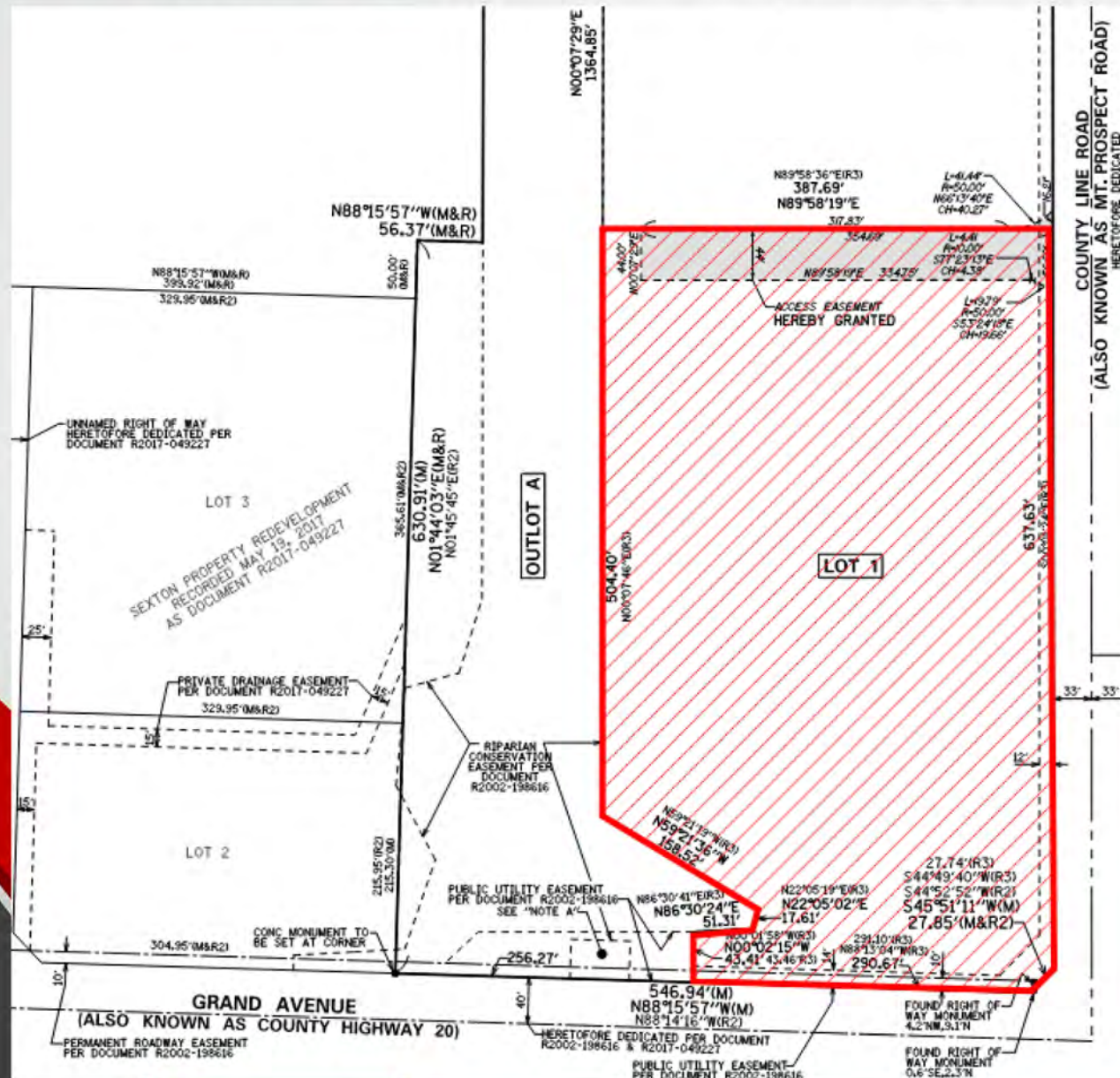
## Not Featured:

- Overnight parking
- Trucker amenities (lounges, showers, etc.)
- Alcohol sales
- Video gaming

# Standards



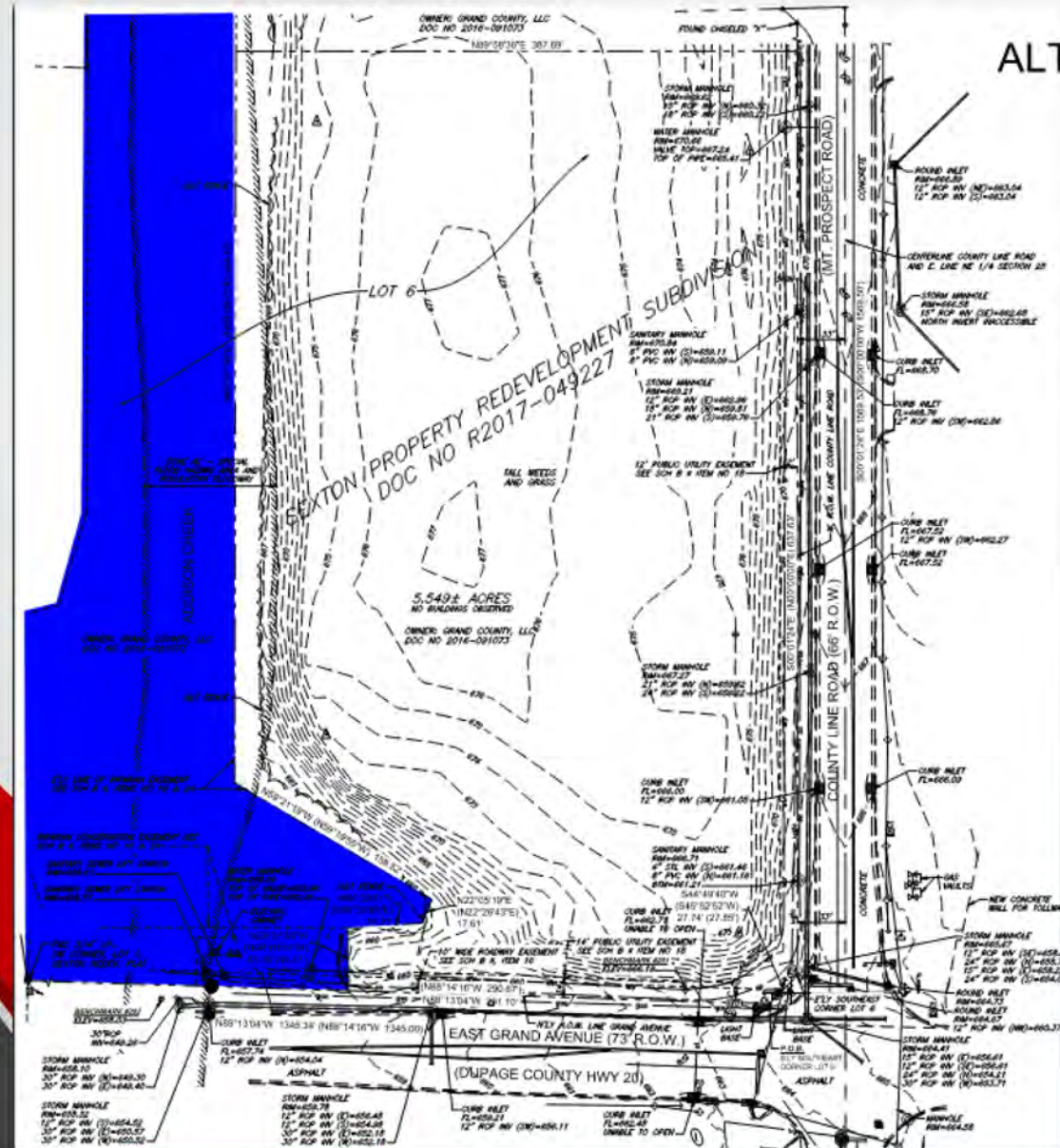
## An abstract geometric design featuring two prominent diagonal stripes. The upper stripe is a vibrant red, while the lower stripe is a dark grey. Both stripes are composed of multiple parallel lines, creating a sense of depth and movement. The stripes intersect at a sharp angle, forming a triangular shape in the center. The background is a light, neutral grey, which provides a stark contrast to the bold colors of the stripes. The overall composition is minimalist and modern, with a strong emphasis on geometric forms and color contrast.



# County Roadway Jurisdiction



# Riparian Easement and Creek



**QuikTrip requests approval of this  
site plan review and amendment to the  
existing PUD with code departures.  
Thank you!**



**MORE THAN  
A GAS STATION.**

**QUIKTRIP.COM**



Store 7198  
89-7198-PE10

Village of Benenville, IL  
Date: 08.29.23 By:JK





Store 7198  
89-7198-PE10

Village of Benenville, IL  
Date: 08.29.23 By:JK





Store 7198  
89-7198-PE10

Village of Benenville, IL  
Date: 08.29.23 By:JK





Store 7198  
89-7198-PE10

Village of Benenville, IL  
Date: 08.29.23 By:JK





Store 7198  
89-7198-PE10

Village of Benenville, IL  
Date: 08.29.23 By:JK



# Former Landfill



## ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-3397

JB PRITZKER, GOVERNOR

JOHN J. KIM, DIRECTOR

217/524-3300

May 11, 2021

CERTIFIED MAIL

7020 2450 0000 1709 6414

Grand County, LLC  
Attn: Mr. Greg Rzedzian  
2233 West Street  
River Grove, Illinois 60106

Re: 0434140001-DuPage County  
Bensenville/Bensenville Landfill (Grand County Redevelopment)  
Site Remediation Program/Technical Reports  
No Further Remediation Letter

## An abstract geometric design featuring a corner formed by two thick, parallel lines. The lines are colored red and grey, with a thin white line separating them. The lines extend from the top-left towards the bottom-right, creating a sense of depth and perspective. The background is a light, neutral color.



September 5, 2023  
Community Development Commission  
Minutes Exhibit C (11 pgs.)

CFS #	Incident #	Received	Event Location	Title	Disposition	Primary Officer
BEP21009168		08/26/2021 22:01	601 N ROUTE 83, BENSENVILLE, IL	ACCIDENT	CRASH REPORT	KADLEC, ADAM (60052)
BEP21009371		08/31/2021 08:41	601 N ROUTE 83, BENSENVILLE, IL, 60106	FALLS	CANCELED BY TC	
BEP21009386		08/31/2021 15:20	601 N ROUTE 83, BENSENVILLE, IL, 60106	ACCIDENT	CRASH REPORT	LAPORTE, RICHARD (60033)
BEP21009799		09/09/2021 18:49	601 N ROUTE 83, BENSENVILLE, IL, 60106	TRAFFIC STOP	CITATION ISSUED	KADLEC, ADAM (60052)
BEP21010013		09/15/2021 13:26	601 N ROUTE 83, BENSENVILLE, IL	PROPERTY	PROVIDED ASSISTANCE AS NEEDED	RAMIREZ, ANGEL (60055)
BEP21010546		09/28/2021 13:13	601 N ROUTE 83, BENSENVILLE, IL, 60106	LOCK OUT	OTHER POLICE SERVICE	REYNOLDS, BRANDON (60003)
BEP21011688	BEPC2100932	10/24/2021 19:09	601 N ROUTE 83, BENSENVILLE, IL	SUSPICIOUS	ARREST MADE	CASILLAS, KRISTIAN (60026)
BEP21011867		10/29/2021 16:04	601 N ROUTE 83, BENSENVILLE, IL, 60106	ACCIDENT	CRASH REPORT	RAMIREZ, ANGEL (60055)
BEP21012124	BEPC2100959	11/04/2021 17:47	601 N ROUTE 83, BENSENVILLE, IL, 60106	DOMESTIC BATTERY	INCIDENT REPORT	CONTRERAS, CLAUDIA (BEPCCS70)
BEP21012531		11/16/2021 07:34	601 N ROUTE 83, BENSENVILLE, IL, 60106	ALARM-FD	CANCELED BY TC	
BEP21012997		11/28/2021 19:11	601 N ROUTE 83, BENSENVILLE, IL, 60106	ASSIST	OTHER POLICE SERVICE	KADLEC, ADAM (60052)
BEP21013103		12/01/2021 12:44	601 N ROUTE 83, BENSENVILLE, IL	TRAFFIC STOP	CITATION ISSUED	LAPORTE, RICHARD (60033)
BEP21013616		12/13/2021 11:49	601 N ROUTE 83, BENSENVILLE, IL, 60106	LOCK OUT	LOCK OUT ENTRY GAINED	JONES, CHRISTOPHER (60007)
BEP21013715		12/16/2021 09:34	601 N ROUTE 83, BENSENVILLE, IL, 60106	TRAFFIC STOP	WARNING ISSUED	MARKS, DEXTER (60012)
BEP22000258		01/07/2022 15:29	601 N ROUTE 83, BENSENVILLE, IL, 60106	CHECK WELL BEING	OTHER POLICE SERVICE	DAVIES, ANDERSON (60045)
BEP22000684		01/18/2022 20:23	601 N ROUTE 83, BENSENVILLE, IL, 60106	PARKING COMPLAINT	OTHER POLICE SERVICE	KADLEC, ADAM (60052)
BEP22001768	BEPC2200143	02/17/2022 21:06	601 N ROUTE 83, BENSENVILLE, IL, 60106	THEFT	INCIDENT REPORT	PALASIEWICZ, MICHAEL (60043)
BEP22002861		03/17/2022 12:53	601 N ROUTE 83, BENSENVILLE, IL	DISPUTE	OTHER POLICE SERVICE	VALOIS, ALISON (60001)
BEP22002863		03/17/2022 13:16	601 N ROUTE 83, BENSENVILLE, IL	PARKING COMPLAINT	OTHER POLICE SERVICE	STEPHENS, DEXTER (60013)
BEP22003009		03/21/2022 09:21	601 N ROUTE 83, BENSENVILLE, IL	PARKING COMPLAINT	OTHER POLICE SERVICE	STEPHENS, DEXTER (60013)
BEP22003054		03/22/2022 07:17	601 N ROUTE 83, BENSENVILLE, IL	PARKING COMPLAINT	OTHER POLICE SERVICE	STEPHENS, DEXTER (60013)
BEP22003206		03/26/2022 07:08	601 N ROUTE 83, BENSENVILLE, IL	PARKING COMPLAINT	OTHER POLICE SERVICE	STEPHENS, DEXTER (60013)
BEP22003239		03/27/2022 07:42	601 N ROUTE 83, BENSENVILLE, IL	PARKING COMPLAINT	OTHER POLICE SERVICE	STEPHENS, DEXTER (60013)
BEP22003246		03/27/2022 13:18	601 N ROUTE 83, BENSENVILLE, IL	PARKING COMPLAINT	OTHER POLICE SERVICE	STEPHENS, DEXTER (60013)
BEP22003314		03/30/2022 08:16	601 N ROUTE 83, BENSENVILLE, IL	PARKING COMPLAINT	OTHER POLICE SERVICE	STEPHENS, DEXTER (60013)
BEP22003356		03/31/2022 08:28	601 N ROUTE 83, BENSENVILLE, IL	PARKING COMPLAINT	OTHER POLICE SERVICE	STEPHENS, DEXTER (60013)
BEP22003479		04/04/2022 08:34	601 N ROUTE 83, BENSENVILLE, IL	PARKING COMPLAINT	OTHER POLICE SERVICE	STEPHENS, DEXTER (60013)
BEP22003515		04/05/2022 08:46	601 N ROUTE 83, BENSENVILLE, IL	PARKING COMPLAINT	OTHER POLICE SERVICE	STEPHENS, DEXTER (60013)
BEP22003524		04/05/2022 13:49	601 N ROUTE 83, BENSENVILLE, IL	PARKING COMPLAINT	OTHER POLICE SERVICE	STEPHENS, DEXTER (60013)
BEP22004119		04/19/2022 14:14	601 N ROUTE 83, BENSENVILLE, IL, 60106	ACCIDENT	CRASH REPORT	VALOIS, ALISON (60001)
BEP22004234		04/22/2022 09:33	601 N ROUTE 83, BENSENVILLE, IL	PARKING COMPLAINT	OTHER POLICE SERVICE	STEPHENS, DEXTER (60013)
BEP22004277		04/22/2022 19:07	601 N ROUTE 83, BENSENVILLE, IL	TRAFFIC STOP	WARNING ISSUED	KADLEC, ADAM (60052)
BEP22004302		04/23/2022 10:35	601 N ROUTE 83, BENSENVILLE, IL	PARKING COMPLAINT	OTHER POLICE SERVICE	STEPHENS, DEXTER (60013)
BEP22004831		05/05/2022 08:07	601 N ROUTE 83, BENSENVILLE, IL, 60106	PARKING COMPLAINT	CITATION ISSUED	MARKS, DEXTER (60012)
BEP22004856		05/05/2022 20:23	601 N ROUTE 83, BENSENVILLE, IL, 60106	UNKNOWN PROBLEM	OTHER POLICE SERVICE	SZABELSKI, RYAN (BEPSS69)
BEP22005304		05/16/2022 08:28	601 N ROUTE 83, BENSENVILLE, IL, 60106	DISPUTE	OTHER POLICE SERVICE	VALOIS, ALISON (60001)
BEP22005696		05/25/2022 13:09	601 N ROUTE 83, BENSENVILLE, IL	ASSIST	OTHER POLICE SERVICE	VALOIS, ALISON (60001)
BEP22005736		05/26/2022 17:31	601 N ROUTE 83, BENSENVILLE, IL, 60106	SUSPICIOUS	OTHER POLICE SERVICE	JONES, CHRISTOPHER (60007)
BEP22005914	BEPC2200439	05/31/2022 01:21	601 N ROUTE 83, BENSENVILLE, IL, 60106	THEFT	ARREST MADE	CONTRERAS, CLAUDIA (BEPCCS70)
BEP22006268		06/09/2022 07:24	601 N ROUTE 83, BENSENVILLE, IL, 60106	ACCIDENT	OTHER POLICE SERVICE	VALOIS, ALISON (60001)
BEP22007157		06/29/2022 13:19	601 N ROUTE 83, BENSENVILLE, IL, 60106	REFERRED TO OTHER AGENCY	REFERRED TO OTHER AGENCY	LAVINE, CHRISTOPHER (60057)
BEP22007194	BEPC2200549	06/30/2022 13:10	601 N ROUTE 83, BENSENVILLE, IL, 60106	FRAUD	INCIDENT REPORT	LAVINE, CHRISTOPHER (60057)
BEP22007277		07/02/2022 11:13	601 N ROUTE 83, BENSENVILLE, IL	ACCIDENT	CRASH REPORT	JONES, CHRISTOPHER (60007)
BEP22007345		07/03/2022 17:58	601 N ROUTE 83, BENSENVILLE, IL, 60106	SUSPICIOUS	OTHER POLICE SERVICE	KADLEC, ADAM (60052)
BEP22008269		07/22/2022 22:55	601 N ROUTE 83, BENSENVILLE, IL, 60106	ALARM-FD	CANCELED BY TC	
BEP22008421		07/26/2022 10:03	601 N ROUTE 83, BENSENVILLE, IL	PARKING COMPLAINT	OTHER POLICE SERVICE	STEPHENS, DEXTER (60013)
BEP22008579		07/30/2022 00:35	601 N ROUTE 83, BENSENVILLE, IL, 60106	SECURITY CHECK	OTHER POLICE SERVICE	KNEIFEL, DAVID (60060)
BEP22008804		08/04/2022 15:24	601 N ROUTE 83, BENSENVILLE, IL, 60106	FOLLOW-UP	ARREST MADE	
BEP22010142	BEPC2200773	09/02/2022 12:05	601 N ROUTE 83, BENSENVILLE, IL, 60106	THEFT	INCIDENT REPORT	TARNACKI, THOMAS (60063)
BEP22010385		09/06/2022 20:18	601 N ROUTE 83, BENSENVILLE, IL, 60106	TRAFFIC STOP	WARNING ISSUED	SCANLAN, PATRICK (60031)
BEP22010393	BEPC2200791	09/06/2022 22:59	601 N ROUTE 83, BENSENVILLE, IL, 60106	THEFT	INCIDENT REPORT	GOLUCH, PATRICIA (60062)
BEP22010704		09/13/2022 16:23	601 N ROUTE 83, BENSENVILLE, IL, 60106	SICK PERSON (SPECIFIC DIAGNOSIS)	CANCELED BY TC	
BEP22011418		09/29/2022 02:43	601 N ROUTE 83, BENSENVILLE, IL, 60106	SUSPICIOUS	NOTES ADDED	

BEP22011933	BEP2200911	10/11/2022 23:15	601 N ROUTE 83, BENSENVILLE, IL, 60106	ASSIST TO SCHAUMBURG PD	INCIDENT REPORT	SZABELSKI, RYAN (BEPR5569)
BEP22012412		10/24/2022 04:43	601 N ROUTE 83, BENSENVILLE, IL, 60106	ALARM-FD	CANCELED BY TC	
BEP22012435		10/24/2022 21:30	601 N ROUTE 83, BENSENVILLE, IL, 60106	ALARM-FD	CANCELED BY TC	
BEP22012715		11/01/2022 04:22	601 N ROUTE 83, BENSENVILLE, IL, 60106	MAKE YOUR OWN CASE	OTHER POLICE SERVICE	TARNACKI, THOMAS (60063)
BEP22012759		11/02/2022 11:52	601 N ROUTE 83, BENSENVILLE, IL, 60106	DISPUTE	OTHER POLICE SERVICE	CHA, AARON (60000)
BEP22013058		11/09/2022 03:07	601 N ROUTE 83, BENSENVILLE, IL, 60106	DISABLED VEHICLE	PROVIDED ASSISTANCE AS NEEDED	DAVIES, ANDERSON (60045)
BEP22013424		11/19/2022 07:29	601 N ROUTE 83, BENSENVILLE, IL, 60106	LOCK OUT	LOCK OUT ENTRY GAINED	MUNOZ, NATHAN (60064)
BEP22013532		11/22/2022 02:13	601 N ROUTE 83, BENSENVILLE, IL, 60106	TRAFFIC STOP	CITATION ISSUED	CONTRERAS, CLAUDIA (BEPCC570)
BEP22014055		12/04/2022 19:15	601 N ROUTE 83, BENSENVILLE, IL, 60106	TRAFFIC STOP	WARNING ISSUED	KADLEC, ADAM (60052)
BEP22014870		12/24/2022 11:32	601 N ROUTE 83, BENSENVILLE, IL, 60106	LOCK OUT	LOCK OUT ENTRY GAINED	GOLUCH, PATRICIA (60062)
BEP22014928		12/26/2022 00:42	601 N ROUTE 83, BENSENVILLE, IL, 60106	CHEST PAIN/CHEST DISCOMFORT	OTHER POLICE SERVICE	ORTIZ, JUAN (60059)
BEP23000351		01/09/2023 15:27	601 N ROUTE 83, BENSENVILLE, IL, 60106	ROADWAY OBSTRUCTION	UNFOUNDED	JONES, CHRISTOPHER (60007)
BEP23000699		01/18/2023 05:39	601 N ROUTE 83, BENSENVILLE, IL, 60106	UNCONSCIOUS/FAINTING (NEAR)	OTHER POLICE SERVICE	ORTIZ, JUAN (60059)
BEP23000996		01/25/2023 10:56	601 N ROUTE 83, BENSENVILLE, IL, 60106	ACCIDENT	OTHER POLICE SERVICE	DAVIES, ANDERSON (60045)
BEP23001578		02/09/2023 14:14	601 N ROUTE 83, BENSENVILLE, IL, 60106	ACCIDENT	CRASH REPORT	DAVIES, ANDERSON (60045)
BEP23001688		02/12/2023 09:26	601 N ROUTE 83, BENSENVILLE, IL, 60106	PARKING COMPLAINT	OTHER POLICE SERVICE	STEPHENS, DEXTER (60013)
BEP23002672		03/06/2023 23:20	601 N ROUTE 83, BENSENVILLE, IL, 60106	TRAFFIC STOP	WARNING ISSUED	KADLEC, ADAM (60052)
BEP23002777		03/10/2023 08:38	601 N ROUTE 83, BENSENVILLE, IL, 60106	ACCIDENT	CRASH REPORT	VALOIS, ALISON (60001)
BEP23003275		03/23/2023 17:50	601 N ROUTE 83, BENSENVILLE, IL, 60106	ALARM-PD	FALSE ALARM - OWNER/EMPLOYEE RESPONSIBLE	CHA, AARON (60000)
BEP23003688	BEP2300291	04/02/2023 13:12	601 N ROUTE 83, BENSENVILLE, IL, 60106	THEFT	INCIDENT REPORT	CHA, AARON (60000)
BEP23003845		04/06/2023 18:30	601 N ROUTE 83, BENSENVILLE, IL, 60106	CHECK WELL BEING	OTHER POLICE SERVICE	ORTIZ, JUAN (60059)
BEP23004097	BEP2300317	04/12/2023 20:35	601 N ROUTE 83, BENSENVILLE, IL, 60106	TRAFFIC STOP	ARREST MADE	SCANLAN, PATRICK (60031)
BEP23004129		04/13/2023 16:38	601 N ROUTE 83, BENSENVILLE, IL, 60106	ANIMAL	GONE ON ARRIVAL	DAVIES, ANDERSON (60045)
BEP23004255		04/16/2023 11:21	601 N ROUTE 83, BENSENVILLE, IL, 60106	SUSPICIOUS	OTHER POLICE SERVICE	CHA, AARON (60000)
BEP23004364		04/18/2023 19:23	601 N ROUTE 83, BENSENVILLE, IL, 60106	TRAFFIC STOP	WARNING ISSUED	TARNACKI, THOMAS (60063)
BEP23004659		04/25/2023 15:51	601 N ROUTE 83, BENSENVILLE, IL, 60106	CHECK WELL BEING	OTHER POLICE SERVICE	LABUZ, WALTER (60039)
BEP23005002		05/02/2023 21:36	601 N ROUTE 83, BENSENVILLE, IL, 60106	SUSPICIOUS	OTHER POLICE SERVICE	KNEIFEL, DAVID (60060)
BEP23005082		05/05/2023 07:42	601 N ROUTE 83, BENSENVILLE, IL, 60106	THEFT	NO SERVICE NECESSARY	VALOIS, ALISON (60001)
BEP23005098		05/05/2023 15:17	601 N ROUTE 83, BENSENVILLE, IL, 60106	PROPERTY	CANCELED BY TC	
BEP23005935		05/25/2023 21:33	601 N ROUTE 83, BENSENVILLE, IL, 60106	• CHECK WELL BEING	PROVIDED ASSISTANCE AS NEEDED	TARNACKI, THOMAS (60063)
BEP23006795	BEP2300492	06/14/2023 21:52	601 N ROUTE 83, BENSENVILLE, IL, 60106	• SEX	INCIDENT REPORT	ORTIZ, JUAN (60059)
BEP23006805	BEP2300493	06/15/2023 00:55	601 N ROUTE 83, BENSENVILLE, IL, 60106	THEFT	INCIDENT REPORT	ORTIZ, JUAN (60059)
BEP23006810		06/15/2023 07:53	601 N ROUTE 83, BENSENVILLE, IL, 60106	FOLLOW-UP	OTHER POLICE SERVICE	LABUZ, WALTER (60039)
BEP23007029		06/20/2023 12:21	601 N ROUTE 83, BENSENVILLE, IL, 60106	TRAFFIC STOP	CITATION ISSUED	LAPORTE, RICHARD (60033)
BEP23007111		06/22/2023 02:33	601 N ROUTE 83, BENSENVILLE, IL, 60106	TRAFFIC STOP	WARNING ISSUED	CONTRERAS, CLAUDIA (BEPCC570)
BEP23008300		07/18/2023 13:48	601 N ROUTE 83, BENSENVILLE, IL, 60106	TRAFFIC STOP	WARNING ISSUED	SZABELSKI, RYAN (BEPR5569)
BEP23008329	BEP2300592	07/19/2023 06:07	601 N ROUTE 83, BENSENVILLE, IL, 60106	• BATTERY	INCIDENT REPORT	VALOIS, ALISON (60001)
BEP23008393		07/20/2023 12:45	601 N ROUTE 83, BENSENVILLE, IL, 60106	ACCIDENT	OTHER POLICE SERVICE	STEPHENS, DEXTER (60013)
BEP23008427		07/21/2023 06:19	601 N ROUTE 83, BENSENVILLE, IL, 60106	FOLLOW-UP	SUPPLEMENTAL TAKEN	LABUZ, WALTER (60039)
BEP23008589		07/25/2023 01:36	601 N ROUTE 83, BENSENVILLE, IL, 60106	TRAFFIC STOP	WARNING ISSUED	KADLEC, ADAM (60052)
BEP23008673		07/26/2023 13:53	601 N ROUTE 83, BENSENVILLE, IL, 60106	ACCIDENT	CRASH REPORT	CHA, AARON (60000)
BEP23009282		08/08/2023 22:37	601 N ROUTE 83, BENSENVILLE, IL, 60106	DISTURBANCE	OTHER POLICE SERVICE	KNEIFEL, DAVID (60060)
BEP23009283		08/08/2023 22:38	601 N ROUTE 83, BENSENVILLE, IL, 60106	SUSPICIOUS	CANCELED BY TC	
BEP23009439		08/12/2023 05:13	601 N ROUTE 83, BENSENVILLE, IL, 60106	• HAZARDOUS MATERIAL SPILL/LEAK	PROVIDED ASSISTANCE AS NEEDED	KNEIFEL, DAVID (60060)
BEP23009665	BEP2300678	08/16/2023 23:24	601 N ROUTE 83, BENSENVILLE, IL, 60106	• DOMESTIC	INCIDENT REPORT	KADLEC, ADAM (60052)
BEP23009719		08/17/2023 23:45	601 N ROUTE 83, BENSENVILLE, IL, 60106	DISPUTE	CIVIL MATTER	KADLEC, ADAM (60052)

od

<u>Ticket No.</u>	<u>Date</u>	<u>Time</u>	<u>Officer #</u>	<u>Officer</u>	<u>Address</u>	<u>Ticket Reason</u>
PS36448	2/10/2022 0:00	3:43 AM	586	MORTLEY, ANTHONY	601 N RT83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS36393	2/10/2022 0:00	12:26 AM	586	MORTLEY, ANTHONY	601 ROUTE 83	NO PARKING ANYTIME
PS36394	2/10/2022 0:00	12:35 AM	586	MORTLEY, ANTHONY	601 ROUTE 83	NO PARKING ANYTIME
PS36403	2/10/2022 0:00	2:24 AM	586	MORTLEY, ANTHONY	601 ROUTE 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS36406	2/10/2022 0:00	2:36 AM	586	MORTLEY, ANTHONY	601 ROUTE 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS36409	2/10/2022 0:00	2:42 AM	586	MORTLEY, ANTHONY	601 ROUTE 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS36412	2/10/2022 0:00	2:47 AM	586	MORTLEY, ANTHONY	601 ROUTE 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS36416	2/10/2022 0:00	2:53 AM	586	MORTLEY, ANTHONY	601 ROUTE 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS36420	2/10/2022 0:00	2:59 AM	586	MORTLEY, ANTHONY	601 ROUTE 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
CS36424	2/10/2022 0:00	3:08 AM	586	MORTLEY, ANTHONY	601 ROUTE 83	NO FRONT LICENSE PLATE
PS36425	2/10/2022 0:00	3:09 AM	586	MORTLEY, ANTHONY	601 ROUTE 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS36431	2/10/2022 0:00	3:15 AM	586	MORTLEY, ANTHONY	601 ROUTE 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS36437	2/10/2022 0:00	3:22 AM	586	MORTLEY, ANTHONY	601 ROUTE 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS36445	2/10/2022 0:00	3:34 AM	586	MORTLEY, ANTHONY	601 ROUTE 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS36447	2/10/2022 0:00	3:40 AM	586	MORTLEY, ANTHONY	601 ROUTE 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS36449	2/10/2022 0:00	3:49 AM	586	MORTLEY, ANTHONY	601 ROUTE 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS36450	2/10/2022 0:00	3:54 AM	586	MORTLEY, ANTHONY	601 ROUTE 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
CS36451	2/10/2022 0:00	3:55 AM	586	MORTLEY, ANTHONY	601 ROUTE 83	NO FRONT LICENSE PLATE
PS36452	2/10/2022 0:00	4:01 AM	586	MORTLEY, ANTHONY	601 ROUTE 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS36453	2/10/2022 0:00	4:05 AM	586	MORTLEY, ANTHONY	601 ROUTE 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
CS36454	2/10/2022 0:00	4:06 AM	586	MORTLEY, ANTHONY	601 ROUTE 83	NO FRONT LICENSE PLATE
PS36455	2/10/2022 0:00	4:10 AM	586	MORTLEY, ANTHONY	601 ROUTE 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS36456	2/10/2022 0:00	4:15 AM	586	MORTLEY, ANTHONY	601 ROUTE 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS36477	2/10/2022 0:00	11:23 PM	586	MORTLEY, ANTHONY	601 ROUTE 83	NO PARKING ANYTIME
PS37414	3/17/2022 0:00	1:40 PM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37415	3/17/2022 0:00	1:50 PM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37416	3/17/2022 0:00	2:02 PM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37420	3/17/2022 0:00	4:39 PM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37418	3/17/2022 0:00	4:26 PM	527	STEPHENS, DEXTER	601 N RT.83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37417	3/17/2022 0:00	4:19 PM	527	STEPHENS, DEXTER	601 N RTE 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37419	3/17/2022 0:00	4:31 PM	527	STEPHENS, DEXTER	601 N RTE 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37422	3/17/2022 0:00	4:47 PM	527	STEPHENS, DEXTER	601 N RTE 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37421	3/17/2022 0:00	4:42 PM	527	STEPHENS, DEXTER	601 N RTE.83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37506	3/21/2022 0:00	9:36 AM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37507	3/21/2022 0:00	9:56 AM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37513	3/21/2022 0:00	11:20 AM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37516	3/21/2022 0:00	12:19 PM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING

PS37517	3/21/2022 0:00	12:23 PM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37518	3/21/2022 0:00	12:29 PM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37519	3/21/2022 0:00	12:31 PM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37520	3/21/2022 0:00	12:23 PM	527	STEPHENS, DEXTER	601 N RTE 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37521	3/21/2022 0:00	12:41 PM	527	STEPHENS, DEXTER	601 N RTE 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37548	3/22/2022 0:00	7:37 AM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37563	3/22/2022 0:00	10:23 AM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37564	3/22/2022 0:00	10:29 AM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37565	3/22/2022 0:00	10:32 AM	527	STEPHENS, DEXTER	601 N RTE 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37658	3/26/2022 0:00	7:18 AM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37659	3/26/2022 0:00	9:59 AM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37660	3/26/2022 0:00	10:03 AM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37661	3/26/2022 0:00	10:08 AM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37662	3/26/2022 0:00	10:10 AM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37663	3/26/2022 0:00	10:15 AM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37676	3/27/2022 0:00	7:44 AM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37680	3/27/2022 0:00	10:04 AM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37682	3/27/2022 0:00	10:13 AM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37683	3/27/2022 0:00	10:16 AM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37684	3/27/2022 0:00	10:21 AM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37686	3/27/2022 0:00	10:28 AM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37692	3/27/2022 0:00	1:17 PM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37693	3/27/2022 0:00	1:21 PM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37681	3/27/2022 0:00	10:08 AM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37694	3/27/2022 0:00	1:32 PM	527	STEPHENS, DEXTER	601 N RTE 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37695	3/27/2022 0:00	1:33 PM	527	STEPHENS, DEXTER	601 N RTE 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37685	3/27/2022 0:00	10:25 AM	527	STEPHENS, DEXTER	601 RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37677	3/27/2022 0:00	7:47 AM	527	STEPHENS, DEXTER	601N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37746	3/29/2022 0:00	12:53 PM	519	LABUZ, WALTER	601 N ROUTE 83	OVER LIMITED PARKING TIMES (VARIOUS POSTED TIMES)
PS37776	3/30/2022 0:00	8:29 AM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37777	3/30/2022 0:00	8:35 AM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37784	3/30/2022 0:00	10:53 AM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37785	3/30/2022 0:00	10:59 AM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37786	3/30/2022 0:00	11:04 AM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37787	3/30/2022 0:00	11:09 AM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37788	3/30/2022 0:00	11:13 AM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37813	3/31/2022 0:00	8:51 AM	527	STEPHENS, DEXTER	601 N RT3 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37812	3/31/2022 0:00	8:41 AM	527	STEPHENS, DEXTER	601 N RTE 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING

PS37880	4/4/2022 0:00	8:49 AM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37881	4/4/2022 0:00	8:56 AM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37882	4/5/2022 0:00	9:05 AM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37887	4/5/2022 0:00	12:58 PM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37888	4/5/2022 0:00	1:01 PM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37889	4/5/2022 0:00	1:09 PM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37890	4/5/2022 0:00	1:15 PM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37891	4/5/2022 0:00	1:18 PM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37892	4/5/2022 0:00	1:27 PM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37893	4/5/2022 0:00	1:37 PM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37894	4/5/2022 0:00	1:37 PM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37899	4/5/2022 0:00	4:40 PM	527	STEPHENS, DEXTER	601 N RT 83	OLD - PARKING WITH LANDING GEAR DOWN (SEMI-TRACTORS)
PS37900	4/5/2022 0:00	4:44 PM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37901	4/5/2022 0:00	4:48 PM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37902	4/5/2022 0:00	4:55 PM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37903	4/5/2022 0:00	4:58 PM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS38205	4/22/2022 0:00	10:07 AM	527	STEPHENS, DEXTER	601 N RTE 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS38204	4/22/2022 0:00	9:54 AM	527	STEPHENS, DEXTER	601 NTE 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS38227	4/23/2022 0:00	10:48 AM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS38240	4/23/2022 0:00	1:49 PM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS38241	4/23/2022 0:00	1:58 PM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS38242	4/23/2022 0:00	2:02 PM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS38671	5/5/2022 0:00	9:00 AM	560	MARKS, DEXTER	601 RT.83	WHERE OFFICIAL SIGNS PROHIBITED
PS40096	7/26/2022 0:00	1:27 PM	527	STEPHENS, DEXTER	601 N RT 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS40095	7/26/2022 0:00	1:21 PM	527	STEPHENS, DEXTER	601 N RTE. 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING

CFS #	Incident #	Received	Event Location	Title	Disposition	Primary Officer
BEP21009097		08/23/2021 10:51	1050 N ROUTE 83, BENSENVILLE, IL 60106	TRAFFIC STOP	WARNING ISSUED	LABUZ, WALTER (60039)
BEP21009322		08/30/2021 09:02	1050 N ROUTE 83, BENSENVILLE, IL 60106	ACCIDENT	OTHER POLICE SERVICE	MIRANDOLA, CARMEN (60005)
BEP21009325		08/30/2021 11:57	1050 N ROUTE 83, BENSENVILLE, IL 60106	CHECK WELL BEING	OTHER POLICE SERVICE	MIRANDOLA, CARMEN (60005)
BEP21009530		09/03/2021 07:31	1050 N ROUTE 83, BENSENVILLE, IL 60106	DISTURBANCE	NO SERVICE NECESSARY	MIRANDOLA, CARMEN (60005)
BEP21009558		09/04/2021 14:01	1050 N ROUTE 83, BENSENVILLE, IL 60106	DISPUTE	COMPLAINT CANCELLED BY DISPATCHER BEFORE OFFICER ARRIVES	MIRANDOLA, CARMEN (60005)
BEP21009599		09/04/2021 20:39	1050 N ROUTE 83, BENSENVILLE, IL 60106	SICK PERSON (SPECIFIC DIAGNOSIS)	CANCELED BY TC	
BEP21009608		09/07/2021 11:19	1050 N ROUTE 83, BENSENVILLE, IL 60106	DISORDERLY CONDUCT	COMPLAINT CANCELLED BY DISPATCHER BEFORE OFFICER ARRIVES	
BEP21009763		09/08/2021 17:48	1050 N ROUTE 83, BENSENVILLE, IL 60106	DISTURBANCE	OTHER POLICE SERVICE	MIRANDOLA, CARMEN (60005)
BEP21009764		09/08/2021 17:49	1050 N ROUTE 83, BENSENVILLE, IL 60106	UNKNOWN PROBLEM		
BEP21009820		09/10/2021 09:38	1050 N ROUTE 83, BENSENVILLE, IL 60106	DISPUTE	CANCELED BY TC	MELONE, JOSEPH (60022)
BEP21009824		09/10/2021 13:58	1050 N ROUTE 83, BENSENVILLE, IL 60106	CHECK WELL BEING	PROVIDED ASSISTANCE AS NEEDED	JONES, CHRISTOPHER (60007)
BEP21009862		09/11/2021 13:13	1050 N ROUTE 83, BENSENVILLE, IL 60106	DISPUTE	GONE ON ARRIVAL	JONES, CHRISTOPHER (60007)
BEP21009947	BEPC2100792	09/13/2021 20:06	1050 N ROUTE 83, BENSENVILLE, IL 60106	THEFT	INCIDENT REPORT	KADLEC, ADAM (60052)
BEP21010482		09/27/2021 01:05	1050 N ROUTE 83, BENSENVILLE, IL 60106	FRAUD	PROVIDED ASSISTANCE AS NEEDED	KOTLEWSKI, STEVEN (60036)
BEP21010655		09/30/2021 16:49	1050 N ROUTE 83, BENSENVILLE, IL 60106	UNKNOWN PROBLEM	OTHER POLICE SERVICE	LABUZ, WALTER (60039)
BEP21010705		10/01/2021 15:09	1050 N ROUTE 83, BENSENVILLE, IL 60106	ASSIST	NO SERVICE NECESSARY	MIRANDOLA, CARMEN (60005)
BEP21010938		10/06/2021 22:34	1050 N ROUTE 83, BENSENVILLE, IL 60106	DISPUTE	OTHER POLICE SERVICE	KADLEC, ADAM (60052)
BEP21010957		10/07/2021 12:11	1050 N ROUTE 83, BENSENVILLE, IL 60106	OTHER TROUBLE	OTHER POLICE SERVICE	MIRANDOLA, CARMEN (60005)
BEP21011214	BEPC2100893	10/13/2021 10:57	1050 N ROUTE 83, BENSENVILLE, IL 60106	FRAUD	OTHER POLICE SERVICE	MELONE, JOSEPH (60022)
BEP21011223		10/13/2021 13:52	1050 N ROUTE 83, BENSENVILLE, IL 60106	SUSPICIOUS	OTHER POLICE SERVICE	MELONE, JOSEPH (60022)
BEP21011506		10/20/2021 16:27	1050 N ROUTE 83, BENSENVILLE, IL 60106	WEAPON	OTHER POLICE SERVICE	MIRANDOLA, CARMEN (60005)
BEP21011537		10/21/2021 07:28	1050 N ROUTE 83, BENSENVILLE, IL 60106	DISPUTE	OTHER POLICE SERVICE	CONTRERAS, CLAUDIA (BEPC2370)
BEP21011607	BEPC2100923	10/22/2021 18:42	1050 N ROUTE 83, BENSENVILLE, IL 60106	PROPERTY	INCIDENT REPORT	SCANLAN, PATRICK (60031)
BEP21011650		10/23/2021 17:16	1050 N ROUTE 83, BENSENVILLE, IL 60106	DISTURBANCE	COMPLAINT CANCELLED BY DISPATCHER BEFORE OFFICER ARRIVES	JONES, CHRISTOPHER (60007)
BEP21012108		11/04/2021 13:41	1050 N ROUTE 83, BENSENVILLE, IL 60106	PARKING COMPLAINT	GONE ON ARRIVAL	PALASIEWICZ, MICHAEL (60043)
BEP21012110		11/04/2021 13:46	1050 N ROUTE 83, BENSENVILLE, IL 60106	MAKE YOUR OWN CASE	GONE ON ARRIVAL	PALASIEWICZ, MICHAEL (60043)
BEP21012145		11/05/2021 06:13	1050 N ROUTE 83, BENSENVILLE, IL 60106	DISPUTE	OTHER POLICE SERVICE	VALOIS, ALISON (60001)
BEP21012410		11/13/2021 00:19	1050 N ROUTE 83, BENSENVILLE, IL 60106	DISPUTE	OTHER POLICE SERVICE	KADLEC, ADAM (60052)
BEP21012425		11/13/2021 09:36	1050 N ROUTE 83, BENSENVILLE, IL 60106	DISPUTE	COMPLAINT CANCELLED BY DISPATCHER BEFORE OFFICER ARRIVES	PALASIEWICZ, MICHAEL (60043)
BEP21012519		11/15/2021 22:24	1050 N ROUTE 83, BENSENVILLE, IL 60106	SUSPICIOUS	GONE ON ARRIVAL	NAVARRO, JOSE (60021)
BEP21012528		11/16/2021 06:33	1050 N ROUTE 83, BENSENVILLE, IL 60106	FIGHT	COMPLAINT CANCELLED BY DISPATCHER BEFORE OFFICER ARRIVES	
BEP21012886		11/25/2021 13:36	1050 N ROUTE 83, BENSENVILLE, IL 60106	DISPUTE	OTHER POLICE SERVICE	VALOIS, ALISON (60001)
BEP21013135		12/02/2021 07:53	1050 N ROUTE 83, BENSENVILLE, IL 60106	ACCIDENT	OTHER POLICE SERVICE	PALASIEWICZ, MICHAEL (60043)
BEP21013493		12/10/2021 18:16	1050 N ROUTE 83, BENSENVILLE, IL 60106	DISTURBANCE	GONE ON ARRIVAL	MATHEW, LIBU (BEPLM565)
BEP21013570		12/12/2021 07:43	1050 N ROUTE 83, BENSENVILLE, IL 60106	DISTURBANCE	OTHER POLICE SERVICE	MIRANDOLA, CARMEN (60005)
BEP21013649		12/14/2021 12:58	1050 N ROUTE 83, BENSENVILLE, IL 60106	THEFT	NO SERVICE NECESSARY	VALOIS, ALISON (60001)
BEP21013700		12/15/2021 21:19	1050 N ROUTE 83, BENSENVILLE, IL 60106	DISORDERLY CONDUCT	NO SERVICE NECESSARY	KADLEC, ADAM (60052)
BEP21013835		12/19/2021 19:12	1050 N ROUTE 83, BENSENVILLE, IL 60106	DISPUTE	OTHER POLICE SERVICE	ORTIZ, JUAN (60059)
BEP21014000		12/23/2021 21:34	1050 N ROUTE 83, BENSENVILLE, IL 60106	ALARM-FD	FALSE ALARM-UNEXPLAINED	
BEP21014184		12/29/2021 02:21	1050 N ROUTE 83, BENSENVILLE, IL 60106	DISTURBANCE	OTHER POLICE SERVICE	CASILDO, DAISY (60058)
BEP22000642		01/17/2022 17:23	1050 N ROUTE 83, BENSENVILLE, IL 60106	PARKING COMPLAINT	UNFOUNDED	RAMIREZ, ANGEL (60055)
BEP22001172		02/01/2022 12:39	1050 N ROUTE 83, BENSENVILLE, IL 60106	ACCIDENT	OTHER POLICE SERVICE	MIRANDOLA, CARMEN (60005)
BEP22001281		02/04/2022 09:23	1050 N ROUTE 83, BENSENVILLE, IL 60106	CHECK WELL BEING	OTHER POLICE SERVICE	CHA, AARON (60000)
BEP22001307		02/04/2022 17:33	1050 N ROUTE 83, BENSENVILLE, IL 60106	ASSIST	OTHER POLICE SERVICE	LABUZ, WALTER (60039)
BEP22001396		02/06/2022 21:21	1050 N ROUTE 83, BENSENVILLE, IL 60106	ASSIST	PROVIDED ASSISTANCE AS NEEDED	MORTLEY, ANTHONY (60061)
BEP22001485		02/09/2022 14:46	1050 N ROUTE 83, BENSENVILLE, IL 60106	SUSPICIOUS INCIDENT	OTHER POLICE SERVICE	CHA, AARON (60000)
BEP22001557		02/11/2022 17:05	1050 N ROUTE 83, BENSENVILLE, IL 60106	DISPUTE	NO SERVICE NECESSARY	STEPHENS, DEXTER (60013)
BEP22001734		02/16/2022 19:33	1050 N ROUTE 83, BENSENVILLE, IL 60106	GAS LEAK	NO SERVICE NECESSARY	KADLEC, ADAM (60052)
BEP22001958		02/22/2022 11:30	1050 N ROUTE 83, BENSENVILLE, IL 60106	DISTURBANCE	OTHER POLICE SERVICE	WILSON, JULIANN (60023)
BEP22001982		02/23/2022 07:13	1050 N ROUTE 83, BENSENVILLE, IL 60106	SUSPICIOUS	OTHER POLICE SERVICE	LAPORTE, RICHARD (60033)
BEP22002046	BEPC2200163	02/24/2022 14:58	1050 N ROUTE 83, BENSENVILLE, IL 60106	ACCIDENT	CRASH REPORT	LAPORTE, RICHARD (60033)
BEP22002446		03/07/2022 00:46	1050 N ROUTE 83, BENSENVILLE, IL 60106	ASSIST	OTHER POLICE SERVICE	ORTIZ, JUAN (60059)
BEP22002513		03/08/2022 18:48	1050 N ROUTE 83, BENSENVILLE, IL 60106	DISPUTE	GONE ON ARRIVAL	PALASIEWICZ, MICHAEL (60043)
BEP22002582	BEPC2200198	03/10/2022 14:50	1050 N ROUTE 83, BENSENVILLE, IL 60106	DISTURBANCE	PROVIDED ASSISTANCE AS NEEDED	MIRANDOLA, CARMEN (60005)
BEP22002810		03/16/2022 03:28	1050 N ROUTE 83, BENSENVILLE, IL 60106	DISPUTE	CANCELED BY TC	
BEP22002914		03/18/2022 16:55	1050 N ROUTE 83, BENSENVILLE, IL 60106	CITIZEN ASSIST	OTHER POLICE SERVICE	CHA, AARON (60000)
BEP22002988		03/20/2022 21:43	1050 N ROUTE 83, BENSENVILLE, IL 60106	OTHER TROUBLE	OTHER POLICE SERVICE	HEPPERT, CHRISTOPHER (60006)
BEP22003091		03/23/2022 13:41	1050 N ROUTE 83, BENSENVILLE, IL 60106	ACCIDENT	INCIDENT REPORT	CHA, AARON (60000)
BEP22003209		03/26/2022 09:18	1050 N ROUTE 83, BENSENVILLE, IL 60106	PARKING COMPLAINT	OTHER POLICE SERVICE	VALOIS, ALISON (60001)
BEP22003211		03/26/2022 10:32	1050 N ROUTE 83, BENSENVILLE, IL 60106	CRIMINAL DAMAGE	OTHER POLICE SERVICE	VALOIS, ALISON (60001)
BEP22003418		04/02/2022 02:15	1050 N ROUTE 83, BENSENVILLE, IL 60106	TRAFFIC STOP	WARNING ISSUED	SZABELSKI, RYAN (BEPR5589)
BEP22003500		04/04/2022 17:43	1050 N ROUTE 83, BENSENVILLE, IL 60106	ACCIDENT	CRASH REPORT	MORTLEY, ANTHONY (60061)
BEP22003620		04/07/2022 17:02	1050 N ROUTE 83, BENSENVILLE, IL 60106	ASSAULT	CITATION ISSUED	CHA, AARON (60000)

BEP22003679	04/08/2022 18:00	1050 N ROUTE 83, BENSENVILLE, IL, 60106	ASSIST	COMPLAINT CANCELLED BY DISPATCHER BEFORE OFFICER ARRIVES	SCANLAN, PATRICK (60031)
BEP22004045	04/17/2022 13:28	1050 N ROUTE 83, BENSENVILLE, IL, 60106	OTHER TROUBLE	OTHER POLICE SERVICE	LAVINE, CHRISTOPHER (60057)
BEP22004198	04/21/2022 10:52	1050 N ROUTE 83, BENSENVILLE, IL, 60106	ASSIST	OTHER POLICE SERVICE	LAVINE, CHRISTOPHER (60057)
BEP22004697	05/02/2022 07:21	1050 N ROUTE 83, BENSENVILLE, IL, 60106	DISURBANCE	OTHER POLICE SERVICE	VALOIS, ALISON (60001)
BEP22004864	05/06/2022 03:30	1050 N ROUTE 83, BENSENVILLE, IL, 60106	DISPUTE	OTHER POLICE SERVICE	SZABELSKI, RYAN (BEPSS569)
BEP22005230	05/14/2022 12:02	1050 N ROUTE 83, BENSENVILLE, IL, 60106	DISORDERLY CONDUCT	GONE ON ARRIVAL	LABUZ, WALTER (60039)
BEP22005762	05/27/2022 10:46	1050 N ROUTE 83, BENSENVILLE, IL, 60106	ACCIDENT	CRASH REPORT	MIRANDOLA, CARMEN (60005)
BEP22006070	06/03/2022 14:37	1050 N ROUTE 83, BENSENVILLE, IL, 60106	DISPUTE	OTHER POLICE SERVICE	VALOIS, ALISON (60001)
BEP22006193	06/07/2022 00:58	1050 N ROUTE 83, BENSENVILLE, IL, 60106	DISPUTE	ARREST MADE	SZABELSKI, RYAN (BEPSS569)
BEP22006231	06/08/2022 07:41	1050 N ROUTE 83, BENSENVILLE, IL, 60106	LOST PROPERTY	PROVIDED ASSISTANCE AS NEEDED	JONES, CHRISTOPHER (60007)
BEP22006294	06/09/2022 23:07	1050 N ROUTE 83, BENSENVILLE, IL, 60106	ACCIDENT	CRASH REPORT	KADLEC, ADAM (60052)
BEP22006310	06/10/2022 09:01	1050 N ROUTE 83, BENSENVILLE, IL, 60106	CHECK WELL BEING	OTHER POLICE SERVICE	CHA, AARON (60000)
BEP22006606	06/17/2022 18:00	1050 N ROUTE 83, BENSENVILLE, IL, 60106	ACCIDENT	CRASH REPORT	LAVINE, CHRISTOPHER (60057)
BEP22006641	06/18/2022 10:42	1050 N ROUTE 83, BENSENVILLE, IL, 60106	DISPUTE	COMPLAINT CANCELLED BY DISPATCHER BEFORE OFFICER ARRIVES	JONES, CHRISTOPHER (60007)
BEP22006683	06/18/2022 23:47	1050 N ROUTE 83, BENSENVILLE, IL, 60106	OVERDOSE	OTHER POLICE SERVICE	LAVINE, CHRISTOPHER (60057)
BEP22007029	06/26/2022 15:19	1050 N ROUTE 83, BENSENVILLE, IL, 60106	PROPERTY	NO SERVICE NECESSARY	MATHEW, LIBU (BEPML565)
BEP22007502	07/06/2022 13:49	1050 N ROUTE 83, BENSENVILLE, IL, 60106	NON CRIMINAL DAMAGE	NOTES ADDED	JONES, CHRISTOPHER (60007)
BEP22007645	07/08/2022 23:54	1050 N ROUTE 83, BENSENVILLE, IL, 60106	CHECK WELL BEING	OTHER POLICE SERVICE	SZABELSKI, RYAN (BEPSS569)
BEP22007859	07/13/2022 22:25	1050 N ROUTE 83, BENSENVILLE, IL, 60106	DISORDERLY CONDUCT	OTHER POLICE SERVICE	ORTIZ, JUAN (60059)
BEP22008037	07/18/2022 07:44	1050 N ROUTE 83, BENSENVILLE, IL, 60106	DISPUTE	PROVIDED ASSISTANCE AS NEEDED	GOLUCH, PATRICIA (60062)
BEP22008450	07/26/2022 21:59	1050 N ROUTE 83, BENSENVILLE, IL, 60106	PARKING COMPLAINT	OTHER POLICE SERVICE	KNEIFEL, DAVID (60060)
BEP22008452	07/26/2022 22:27	1050 N ROUTE 83, BENSENVILLE, IL, 60106	SUSPICIOUS	GONE ON ARRIVAL	PALASIEWICZ, MICHAEL (60043)
BEP22008555	07/29/2022 14:21	1050 N ROUTE 83, BENSENVILLE, IL, 60106	ACCIDENT	OTHER POLICE SERVICE	VALOIS, ALISON (60001)
BEP22008670	08/01/2022 05:44	1050 N ROUTE 83, BENSENVILLE, IL, 60106	BACK PAIN	OTHER POLICE SERVICE	KNEIFEL, DAVID (60060)
BEP22008823	08/04/2022 22:47	1050 N ROUTE 83, BENSENVILLE, IL, 60106	PARKING COMPLAINT	CITATION ISSUED	MORTLEY, ANTHONY (60061)
BEP22008953	08/07/2022 20:51	1050 N ROUTE 83, BENSENVILLE, IL, 60106	DISPUTE	OTHER POLICE SERVICE	ORTIZ, JUAN (60059)
BEP22009478	08/19/2022 00:58	1050 N ROUTE 83, BENSENVILLE, IL, 60106	LOCK OUT	NO SERVICE NECESSARY	MORTLEY, ANTHONY (60061)
BEP22009938	08/29/2022 08:26	1050 N ROUTE 83, BENSENVILLE, IL, 60106	CHECK WELL BEING	OTHER POLICE SERVICE	TARNACKI, THOMAS (60063)
BEP22010140	09/02/2022 11:19	1050 N ROUTE 83, BENSENVILLE, IL, 60106	ACCIDENT	CRASH REPORT	TARNACKI, THOMAS (60063)
BEP22010201	09/03/2022 10:35	1050 N ROUTE 83, BENSENVILLE, IL, 60106	ACCIDENT	CRASH REPORT	SCANLAN, PATRICK (60031)
BEP22010546	09/10/2022 01:09	1050 N ROUTE 83, BENSENVILLE, IL, 60106	SUSPICIOUS	OTHER POLICE SERVICE	MIRANDOLA, CARMEN (60005)
BEP22010703	09/13/2022 16:10	1050 N ROUTE 83, BENSENVILLE, IL, 60106	ORDINANCE VIOLATION	GONE ON ARRIVAL	RAMIREZ, ANGEL (60055)
BEP22011328	09/26/2022 22:35	1050 N ROUTE 83, BENSENVILLE, IL, 60106	PARKING COMPLAINT	OTHER POLICE SERVICE	LABUZ, WALTER (60039)
BEP22011341	09/27/2022 07:31	1050 N ROUTE 83, BENSENVILLE, IL, 60106	THEFT	NO SERVICE NECESSARY	ORTIZ, JUAN (60059)
BEP22011500	10/01/2022 04:59	1050 N ROUTE 83, BENSENVILLE, IL, 60106	UNKNOWN PROBLEM (PERSON DOWN)	OTHER POLICE SERVICE	MIRANDOLA, CARMEN (60005)
BEP22011549	10/02/2022 13:52	1050 N ROUTE 83, BENSENVILLE, IL, 60106	DISPUTE	CITATION ISSUED	CARRERA, ASAE (60065)
BEP22011635	10/04/2022 21:57	1050 N ROUTE 83, BENSENVILLE, IL, 60106	OVERDOSE	GONE ON ARRIVAL	SZABELSKI, RYAN (BEPSS569)
BEP22011934	10/12/2022 00:50	1050 N ROUTE 83, BENSENVILLE, IL, 60106	SUSPICIOUS	GONE ON ARRIVAL	CHA, AARON (60000)
BEP22012274	10/20/2022 09:30	1050 N ROUTE 83, BENSENVILLE, IL, 60106	THEFT	INCIDENT REPORT	ORTIZ, JUAN (60059)
BEP22012296	10/20/2022 19:51	1050 N ROUTE 83, BENSENVILLE, IL, 60106	FIGHT	GONE ON ARRIVAL	ORTIZ, JUAN (60059)
BEP22012299	10/20/2022 22:18	1050 N ROUTE 83, BENSENVILLE, IL, 60106	FOLLOW-UP	ARREST MADE	VALOIS, ALISON (60001)
BEP22012727	11/01/2022 15:18	1050 N ROUTE 83, BENSENVILLE, IL, 60106	ASSIST	OTHER POLICE SERVICE	LABUZ, WALTER (60039)
BEP22013059	11/09/2022 03:17	1050 N ROUTE 83, BENSENVILLE, IL, 60106	BREATHING/TROUBLE BREATHING	CANCELED BY TC	VALOIS, ALISON (60001)
BEP22013156	11/11/2022 12:03	1050 N ROUTE 83, BENSENVILLE, IL, 60106	BATTERY	OTHER POLICE SERVICE	ORTIZ, JUAN (60059)
BEP22013384	11/18/2022 12:41	1050 N ROUTE 83, BENSENVILLE, IL, 60106	DISPUTE	GONE ON ARRIVAL	LABUZ, WALTER (60039)
BEP22013658	11/25/2022 18:00	1050 N ROUTE 83, BENSENVILLE, IL, 60106	ACCIDENT	CRASH REPORT	RAMIREZ, ANGEL (60055)
BEP22013871	11/30/2022 14:54	1050 N ROUTE 83, BENSENVILLE, IL, 60106	ACCIDENT	CRASH REPORT	CARRERA, ASAE (60065)
BEP22014401	12/12/2022 15:54	1050 N ROUTE 83, BENSENVILLE, IL, 60106	ACCIDENT	CRASH REPORT	REYNOLDS, BRANDON (60003)
BEP22014521	12/15/2022 17:20	1050 N ROUTE 83, BENSENVILLE, IL, 60106	PARKING COMPLAINT	CRASH REPORT	LAPORTE, RICHARD (60033)
BEP22014565	12/16/2022 13:23	1050 N ROUTE 83, BENSENVILLE, IL, 60106	LOCK OUT	OTHER POLICE SERVICE	CONTRERAS, CLAUDIA (BEPCC570)
BEP22014680	12/19/2022 14:21	1050 N ROUTE 83, BENSENVILLE, IL, 60106	ACCIDENT	COMPLAINT CANCELLED BY DISPATCHER BEFORE OFFICER ARRIVES	VALOIS, ALISON (60001)
BEP22014743	12/20/2022 20:12	1050 N ROUTE 83, BENSENVILLE, IL, 60106	CHECK WELL BEING	CRASH REPORT	CARRERA, ASAE (60065)
BEP23000018	01/01/2023 07:35	1050 N ROUTE 83, BENSENVILLE, IL, 60106	PARKING COMPLAINT	OTHER POLICE SERVICE	GOLUCH, PATRICIA (60062)
BEP23000058	01/02/2023 09:57	1050 N ROUTE 83, BENSENVILLE, IL, 60106	LOITERING COMPLAINT	OTHER POLICE SERVICE	JONES, CHRISTOPHER (60007)
BEP23000651	01/16/2023 19:17	1050 N ROUTE 83, BENSENVILLE, IL, 60106	ASSAULT-4M	ARREST MADE	TARNACKI, THOMAS (60063)
BEP23000682	01/17/2023 17:34	1050 N ROUTE 83, BENSENVILLE, IL, 60106	FOLLOW-UP	OTHER POLICE SERVICE	SZABELSKI, RYAN (BEPSS569)
BEP23000748	01/19/2023 09:49	1050 N ROUTE 83, BENSENVILLE, IL, 60106	FRAUD	PROVIDED ASSISTANCE AS NEEDED	CONTRERAS, CLAUDIA (BEPCC570)
BEP23000769	01/19/2023 22:43	1050 N ROUTE 83, BENSENVILLE, IL, 60106	THEFT	INCIDENT REPORT	TARNACKI, THOMAS (60063)
BEP23000857	01/21/2023 23:12	1050 N ROUTE 83, BENSENVILLE, IL, 60106	DISPUTE	GONE ON ARRIVAL	RAMIREZ, ANGEL (60055)
BEP23000901	01/23/2023 03:49	1050 N ROUTE 83, BENSENVILLE, IL, 60106	DISPUTE	OTHER POLICE SERVICE	DAVIES, ANDERSON (60045)
BEP23000968	01/24/2023 18:40	1050 N ROUTE 83, BENSENVILLE, IL, 60106	FOLLOW-UP	OTHER POLICE SERVICE	CHA, AARON (60000)
BEP23000974	01/24/2023 19:11	1050 N ROUTE 83, BENSENVILLE, IL, 60106	ACCIDENT	CRASH REPORT	
BEP23000994	01/25/2023 10:01	1050 N ROUTE 83, BENSENVILLE, IL, 60106	THEFT	INCIDENT REPORT	
BEP23001207	01/30/2023 12:31	1050 N ROUTE 83, BENSENVILLE, IL, 60106	TRAFFIC STOP	CITATION ISSUED	

BEP23001391		02/04/2023 11:19	1050 N ROUTE 83, BENSENVILLE, IL	DISTURBANCE	OTHER POLICE SERVICE	LABUZ, WALTER (60039)
BEP23001495		02/07/2023 13:16	1050 N ROUTE 83, BENSENVILLE, IL	OTHER	NO SERVICE NECESSARY	VALOIS, ALISON (60001)
BEP23001550	BEPC2300131	02/08/2023 13:36	1050 N ROUTE 83, BENSENVILLE, IL	RETAIL THEFT	INCIDENT REPORT	CHA, AARON (60000)
BEP23001588	BEPC2300131	02/09/2023 20:10	1050 N ROUTE 83, BENSENVILLE, IL	FOLLOW-UP	ARREST MADE	MIRANDOLA, CARMEN (60005)
BEP23001721		02/13/2023 09:14	1050 N ROUTE 83, BENSENVILLE, IL	THREAT	CIVIL MATTER	LABUZ, WALTER (60039)
BEP23001819		02/15/2023 15:29	1050 N ROUTE 83, BENSENVILLE, IL	DISPUTE	GONE ON ARRIVAL	STEPHENS, DEXTER (60013)
BEP23001910		02/17/2023 08:20	1050 N ROUTE 83, BENSENVILLE, IL, 60106	ACCIDENT	CRASH REPORT	LABUZ, WALTER (60039)
BEP23001998		02/19/2023 16:25	1050 N ROUTE 83, BENSENVILLE, IL	PARKING COMPLAINT	OTHER POLICE SERVICE	LABUZ, WALTER (60039)
BEP23002012		02/20/2023 00:54	1050 N ROUTE 83, BENSENVILLE, IL, 60106	SUSPICIOUS	OTHER POLICE SERVICE	ORTIZ, JUAN (60059)
BEP23002342		02/27/2023 17:53	1050 N ROUTE 83, BENSENVILLE, IL	SEX	GONE ON ARRIVAL	ORTIZ, JUAN (60059)
BEP23002476	BEPC2300190	03/02/2023 12:37	1050 N ROUTE 83, BENSENVILLE, IL, 60106	THEFT	INCIDENT REPORT	VALOIS, ALISON (60001)
BEP23002493		03/02/2023 18:19	1050 N ROUTE 83, BENSENVILLE, IL, 60106	BREATHING/TROUBLE BREATHING	CANCELED BY TC	
BEP23003100		03/18/2023 11:38	1050 N ROUTE 83, BENSENVILLE, IL	PARKING COMPLAINT	OTHER POLICE SERVICE	CHA, AARON (60000)
BEP23003353		03/25/2023 14:58	1050 N ROUTE 83, BENSENVILLE, IL	ASSIST	CANCELED BY TC	
BEP23003437		03/27/2023 17:25	1050 N ROUTE 83, BENSENVILLE, IL	FIGHT	GONE ON ARRIVAL	CHA, AARON (60000)
BEP23003451		03/28/2023 08:49	1050 N ROUTE 83, BENSENVILLE, IL	ASSIST	REFERRED TO OTHER AGENCY	CHA, AARON (60000)
BEP23003795		04/05/2023 15:10	1050 N ROUTE 83, BENSENVILLE, IL	PARKING COMPLAINT	CITATION ISSUED	CHA, AARON (60000)
BEP23003836	BEPC2300301	04/06/2023 15:27	1050 N ROUTE 83, BENSENVILLE, IL	FRAUD	ADMINISTRATIVELY CLOSED	PTAK, MICHAEL (60030)
BEP23004088		04/12/2023 18:57	1050 N ROUTE 83, BENSENVILLE, IL	ACCIDENT	OTHER POLICE SERVICE	TARNACKI, THOMAS (60063)
BEP23004329		04/18/2023 08:34	1050 N ROUTE 83, BENSENVILLE	ASSIST	ADMINISTRATIVELY CLOSED	WILSON, JULIAN (60023)
BEP23004440		04/20/2023 13:12	1050 N ROUTE 83, BENSENVILLE, IL	DISTURBANCE	OTHER POLICE SERVICE	
BEP23004447		04/20/2023 14:32	1050 N ROUTE 83, BENSENVILLE, IL	DAMAGE	NO SERVICE NECESSARY	CHA, AARON (60000)
BEP23004453		04/20/2023 18:58	1050 N ROUTE 83, BENSENVILLE, IL	ACCIDENT	CRASH REPORT	MIRANDOLA, CARMEN (60005)
BEP23004466		04/21/2023 08:54	1050 N ROUTE 83, BENSENVILLE, IL	ACCIDENT	OTHER POLICE SERVICE	VALOIS, ALISON (60001)
BEP23004472	BEPC2300341	04/21/2023 11:06	1050 N ROUTE 83, BENSENVILLE, IL	THEFT	VALOIS, ALISON (60001)	VALOIS, ALISON (60001)
BEP23004775		04/27/2023 16:10	1050 N ROUTE 83, BENSENVILLE, IL	ACCIDENT	CRASH REPORT	VALOIS, ALISON (60001)
BEP23004929		05/01/2023 16:00	1050 N ROUTE 83, BENSENVILLE, IL	DISPUTE	NOTES ADDED	STEPHENS, DEXTER (60013)
BEP23004943		05/01/2023 19:24	1050 N ROUTE 83, BENSENVILLE, IL	DISTURBANCE	OTHER POLICE SERVICE	TARNACKI, THOMAS (60063)
BEP23005043		05/03/2023 20:30	1050 N ROUTE 83, BENSENVILLE, IL	DISTURBANCE	OTHER POLICE SERVICE	MIRANDOLA, CARMEN (60005)
BEP23005178		05/07/2023 12:49	1050 N ROUTE 83, BENSENVILLE, IL	PARKING COMPLAINT	OTHER POLICE SERVICE	VALOIS, ALISON (60001)
BEP23005195		05/07/2023 21:33	1050 N ROUTE 83, BENSENVILLE, IL	CHECK WELL BEING	NO SERVICE NECESSARY	TARNACKI, THOMAS (60063)
BEP23005546		05/16/2023 23:09	1050 N ROUTE 83, BENSENVILLE, IL	LOCK OUT	LOCK OUT ENTRY GAINED	TARNACKI, THOMAS (60063)
BEP23005638		05/19/2023 16:10	1050 N ROUTE 83, BENSENVILLE, IL	ACCIDENT	CRASH REPORT	RAMIREZ, ANGEL (60055)
BEP23005746		05/21/2023 16:44	1050 N ROUTE 83, BENSENVILLE, IL	ACCIDENT	OTHER POLICE SERVICE	VALOIS, ALISON (60001)
BEP23005749		05/21/2023 18:04	1050 N ROUTE 83, BENSENVILLE, IL	THREAT	OTHER POLICE SERVICE	TARNACKI, THOMAS (60063)
BEP23006028		05/28/2023 10:58	1050 N ROUTE 83, BENSENVILLE, IL	ACCIDENT	NO SERVICE NECESSARY	CHA, AARON (60000)
BEP23006043		05/28/2023 20:03	1050 N ROUTE 83, BENSENVILLE, IL	ACCIDENT	OTHER POLICE SERVICE	MIRANDOLA, CARMEN (60005)
BEP23006047		05/28/2023 20:50	1050 N ROUTE 83, BENSENVILLE, IL	ACCIDENT	OTHER POLICE SERVICE	MIRANDOLA, CARMEN (60005)
BEP23006109		05/30/2023 23:51	1050 N ROUTE 83, BENSENVILLE, IL	DOMESTIC	OTHER POLICE SERVICE	TARNACKI, THOMAS (60063)
BEP23006148		06/01/2023 07:52	1050 N ROUTE 83, BENSENVILLE, IL	UNCONSCIOUS/FAINTING (NEAR)	OTHER POLICE SERVICE	LABUZ, WALTER (60039)
BEP23006333		06/04/2023 23:59	1050 N ROUTE 83, BENSENVILLE, IL	ASSIST	PROVIDED ASSISTANCE AS NEEDED	KNEIFEL, DAVID (60060)
BEP23006354		06/05/2023 13:50	1050 N ROUTE 83, BENSENVILLE, IL	ASSIST	OTHER POLICE SERVICE	CHA, AARON (60000)
BEP23007265		06/25/2023 14:53	1050 N ROUTE 83, BENSENVILLE, IL	DISPUTE	OTHER POLICE SERVICE	LAPORTE, RICHARD (60033)
BEP23007410		06/28/2023 17:12	1050 N ROUTE 83, BENSENVILLE, IL	ASSIST	OTHER POLICE SERVICE	CHA, AARON (60000)
BEP23007437		06/29/2023 16:07	1050 N ROUTE 83, BENSENVILLE, IL	PSYCHIATRIC/ABNORMAL BEHAVIOR/SUICIDE ATTEMPT	PROVIDED ASSISTANCE AS NEEDED	LABUZ, WALTER (60039)
BEP23007457		06/30/2023 07:34	1050 N ROUTE 83, BENSENVILLE, IL	PARKING COMPLAINT	PROVIDED ASSISTANCE AS NEEDED	SZABELSKI, RYAN (BEPRS569)
BEP23007500		06/30/2023 21:42	1050 N ROUTE 83, BENSENVILLE, IL	DISPUTE	COMPLAINT CANCELLED BY DISPATCHER BEFORE OFFICER ARRIVES	KNEIFEL, DAVID (60060)
BEP23007590	BEPC2300550	07/03/2023 06:48	1050 N ROUTE 83, BENSENVILLE, IL	UNCONSCIOUS/FAINTING (NEAR)	OTHER POLICE SERVICE	LAPORTE, RICHARD (60033)
BEP23008015		07/12/2023 00:08	1050 N ROUTE 83, BENSENVILLE, IL	CONVULSION/SEIZURES		
BEP23008025		07/12/2023 10:04	1050 N ROUTE 83, BENSENVILLE, IL	ACCIDENT	CRASH REPORT	CHA, AARON (60000)
BEP23008423		07/21/2023 04:14	1050 N ROUTE 83, BENSENVILLE, IL	PSYCHIATRIC/ABNORMAL BEHAVIOR/SUICIDE ATTEMPT	OTHER POLICE SERVICE	KNEIFEL, DAVID (60060)
BEP23008529		07/23/2023 21:39	1050 N ROUTE 83, BENSENVILLE, IL	LOCK OUT	LOCK OUT ENTRY GAINED	MELONE, JOSEPH (60022)
BEP23008562		07/24/2023 15:36	1050 N ROUTE 83, BENSENVILLE, IL	ASSIST	OTHER POLICE SERVICE	RAMIREZ, ANGEL (60055)
BEP23008734		07/28/2023 03:13	1050 N ROUTE 83, BENSENVILLE, IL	SUSPICIOUS	OTHER POLICE SERVICE	LAVINE, CHRISTOPHER (60057)
BEP23008943		08/01/2023 04:25	1050 N ROUTE 83, BENSENVILLE, IL	CHECK WELL BEING	OTHER POLICE SERVICE	CONTRERAS, CLAUDIA (BEPCC570)
BEP23009196		08/07/2023 08:49	1050 N ROUTE 83, BENSENVILLE, IL	ACCIDENT	CRASH REPORT	VALOIS, ALISON (60001)
BEP23009533		08/14/2023 14:54	1050 N ROUTE 83, BENSENVILLE, IL	LOCK OUT	OTHER POLICE SERVICE	CHA, AARON (60000)
BEP23009586		08/15/2023 13:51	1050 N ROUTE 83, BENSENVILLE, IL	ANIMAL	OTHER POLICE SERVICE	CHA, AARON (60000)
BEP23009628		08/16/2023 10:04	1050 N ROUTE 83, BENSENVILLE, IL	HEMORRHAGE/LACERATION	OTHER POLICE SERVICE	VALOIS, ALISON (60001)
BEP23009656	BEPC2300676	08/16/2023 18:02	1050 N ROUTE 83, BENSENVILLE, IL	FOLLOW-UP	INCIDENT REPORT	KADLEC, ADAM (60052)
BEP23009678	BEPC2300680	08/17/2023 07:54	1050 N ROUTE 83, BENSENVILLE, IL	BATTERY	INCIDENT REPORT	VALOIS, ALISON (60001)
BEP23009889		08/22/2023 09:13	1050 N ROUTE 83, BENSENVILLE, IL	ASSIST	OTHER POLICE SERVICE	VALOIS, ALISON (60001)
BEP23009893		08/22/2023 10:33	1050 N ROUTE 83, BENSENVILLE, IL	DIABETIC PROBLEMS	OTHER POLICE SERVICE	VALOIS, ALISON (60001)
BEP23009955		08/24/2023 08:36	1050 N ROUTE 83, BENSENVILLE, IL	TRAFFIC STOP	CITATION ISSUED	SZABELSKI, RYAN (BEPRS569)

0EP23009967

08/24/2023 13:51 1050 N ROUTE 83, BENSENVILLE, IL

DISORDERLY CONDUCT

OTHER POLICE SERVICE

CHA, AARON (60000)

<u>Ticket No.</u>	<u>Date</u>	<u>Time</u>	<u>Officer #</u>	<u>Officer</u>	<u>Draft</u>	<u>Ticket Response</u>
PS37275	3/12/2022 0:00	3:23 AM	518	PALASIEWICZ, PALASIEWICZ	1050 IL 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37276	3/12/2022 0:00	3:26 AM	518	PALASIEWICZ, PALASIEWICZ	1050 IL 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING
PS37277	3/12/2022 0:00	3:29 AM	518	PALASIEWICZ, PALASIEWICZ	1050 IL 83	UNAUTHORIZED SEMI-TRACTOR/TRAILER PARKING

Village of Bensenville  
Department of Community and Economic Development  
12 S. Center Street, Bensenville, IL 60106  
Phone: 630.350.3413 Fax: 630.350.3449

## **CERTIFICATE OF COMPLIANCE**

**For: NON-RESIDENTIAL INSPECTION**

**Inspection Number: 68865**

**DATE: 07/17/2019**

**APPLICATION NUMBER:**

**This certifies that the work completed under the Village of Bensenville**

**PILOT TRAVEL CENTERS LLC.**

**1050 NORTH IL ROUTE 83,**

**Bensenville, IL 60106**

**Has been performed satisfactorily and work may continue on the permit issued for:**

**With the exception of the conditions listed below:**

NONE \_\_\_\_\_  
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**DON TESSLER** \_\_\_\_\_

**Village of Bensenville Inspector**

\_\_\_\_\_  
**Village of Bensenville Inspector's Signature**

**KEEP THIS CERTIFICATE WITH YOUR DEED AND OTHER VALUABLE DOCUMENTS**