

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

March 5, 2024

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, Ciula, King, Marcotte, Rott, Wasowicz
Absent: None
A quorum was present.

STAFF PRESENT: K. Pozsgay, K. Quinn, C. Williamsen

JOURNAL OF PROCEEDINGS: The minutes of the Community Development Commission Meeting of the December 5, 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 and Economic Development, Kurtis Pozsgay and Village Planner, Kevin Quinn were present and sworn in by Chairman Rowe.

PUBLIC COMMENT: There was no Public Comment.

Public Hearing: CDC Case Number 2024-01
Petitioner: Ryan Medley
Location: 145 S. Ellis Street
Request: Variation, Fence in the Corner Side Yard
Municipal Code Section 10 – 7 – 4C – 7a

Motion: Commissioner Wasowicz made a motion to open CDC Case No. 2024-01. Commissioner Marcotte seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Rowe, Chambers, Ciula, King, Marcotte, Rott, Wasowicz
Absent: None

A quorum was present.

Chairman Rowe opened CDC Case No. 2024-01 at 6:32 p.m.

Director of Community and Economic Development, Kurtis Pozsgay, was present and sworn in by Chairman Rowe. Mr. Pozsgay stated a Legal Notice was published in the Bensenville Independent on February 15, 2024. Mr. Pozsgay 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. Pozsgay stated Village personnel posted one Notice of Public Hearing sign on the property, visible from the public way on February 15, 2024. Mr. Pozsgay stated on February 15, 2024 Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 3000' of the property in question. Mr. Pozsgay 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. Pozsgay stated the Petitioner is seeking approval of a variation to construct a fence in the corner side yard of their property. Mr. Pozsgay stated the proposed fence is 5-foot-high cedar wood fencing that would extend the fence line further into the corner side yard on the Grove St side. Mr. Pozsgay stated the proposed fence location does not extend past the front façade of the adjacent neighbor's house.

Ryan Medley, property owner, was present and sworn in by Chairman Rowe. Mr. Medley reviewed the proposed fence plan with the Commission. Mr. Medley stated the plans will match the neighbors fence to the east. Mr. Medley stated he has no objections to Staff's recommendations.

There were no further questions from the Commission.

Public Comment

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

Mr. Pozsgay reviewed the Approval Standards for the proposed variation 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 proposed variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.

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

Applicant's Response: The proposed variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed variation.

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

Applicant's Response: The proposed variation alleviates an undue hardship created by the literal enforcement of this title.

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

Applicant's Response: The proposed variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.

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

Applicant's Response: The proposed variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject property.

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

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

Mr. Pozsgay stated:

1. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Variation, Fence in the Corner Side Yard at 145 S. Ellis Street with the following conditions:
 - a. Fence shall be setback 19 feet from the north (Grove Avenue) property line, as shown in plans;
 - b. Fence shall be 5 feet high, as proposed by the applicant.

There were no questions from the commission.

Motion: Commissioner Marcotte made a motion to close CDC Case No. 2024-01. Commissioner Rott seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2024-01 at 6:37 p.m.

Motion: Commissioner Marcotte made a motion to approve the Variation; Fence in the Corner Side Yard; Municipal Code Section 10-7-4C-7a with Staff's Recommendations. Commissioner Rott seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2024-02
Petitioner: CPI/DSP Larsen Lane Owner, LLC
Location: 700 Larsen Lane
Request: Variation, Setback Requirements
Municipal Code Section 10 – 6 – 21 – 1F
Variation, Rooftop Mechanical Equipment Screening Requirements
Municipal Code Section 10 – 7 – 4 – 13b

Motion: Commissioner Chambers made a motion to open CDC Case No. 2024-02. Commissioner Marcotte seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Rowe, Chambers, Ciula, King, Marcotte, Rott, Wasowicz
Absent: None
A quorum was present.

Chairman Rowe opened CDC Case No. 2024-02 at 6:39 p.m.

Director of Community and Economic Development, Kurtis Pozsgay, was present and sworn in by Chairman Rowe. Mr. Pozsgay stated a Legal Notice was published in the Bensenville Independent on February 15, 2024. Mr. Pozsgay 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. Pozsgay stated Village personnel posted one Notice of Public Hearing sign on the property, visible from the public way on February 15, 2024. Mr. Pozsgay stated on February 15, 2024 Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 3000' of the property in question. Mr. Pozsgay 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. Pozsgay stated the Petitioner, CPI/DSP Larsen Lane Owner, L.L.C, is seeking approval of two variances. Mr. Pozsgay stated the first variation seeks to reduce the 20' setback requirement on the west boundary of the storage area to 2' on the west boundary. Mr. Pozsgay stated they seek this to increase the usable area for outdoor storage while remaining under the allowable 25% of outdoor storage within the lot area.

Mr. Pozsgay stated the second variation seeks to remove the screening requirement for roof-mounted mechanical equipment, as the proposed 24" roof mounted make-up unit is over 10' from any supporting wall and over 1,000' from the main ROW.

Emily Wench, CPI/DSP Larsen Lane Owner, LLC, was present and sworn in by Chairman Rowe. Ms. Wench stated the wet side of the property requires a 20 foot setback and the proposed plans allow for a 2 foot setback. Ms. Welch reviewed plans for the mechanical screening proposal as well.

Commissioner Rott asked how close the proposed operations were to Residential properties. Ms. Welch stated there is no residential property close by; the property is surrounded by industrial.

Public Comment

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

Mr. Pozsgay 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 proposed variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.

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

Applicant's Response: The proposed variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed variation.

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

Applicant's Response: The proposed variation alleviates an undue hardship created by the literal enforcement of this title.

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

Applicant's Response: The proposed variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the application.

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 proposed variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject property.

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

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

Mr. Pozsgay stated:

1. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Variation for Setback Requirement.
2. Any proposed screening of the outdoor storage must be opaque.
3. If screening is a chain link fence with slats, the slats must be of uniform color and the chain link must be powder coated black, to be approved by Zoning Administrator during permitting.
4. Staff recommends the Approval of the Findings of Fact and therefore the Approval of the Variation for Rooftop Mechanical Equipment Screening Requirement.

There were no questions from the commission.

Motion:

Commissioner Chambers made a motion to close CDC Case No. 2024-02. Commissioner Wasowicz seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2024-02 at 6:44 p.m.

Motion: Commissioner Marcotte made a motion to approve the Variation; Setback Requirements; Municipal Code Section 10-6-21-1F with Staff's Recommendations. Commissioner Rott seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Marcotte made a motion to approve the Variation; Rooftop Mechanical Equipment Screening Requirements; Municipal Code Section 10-7-4-13b with Staff's Recommendations. Commissioner Wasowicz seconded the motion.

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

Nays: Rott

Motion carried.

Public Hearing: CDC Case Number 2024-03

Petitioner: 2540 Flournoy LLC

Location: 740 County Line Road

Request: Site Plan Review

Municipal Code Section 10-3-2

Special Use Permit, Medium Industrial

Municipal Code Section 10-7-2-1

Variation, Driveway Width Requirements

Municipal Code Section 10 – 8 – 8c

Variation, Tree Replacement Rate Requirements

Municipal Code Section 10 – 9 – 2B1

Motion: Commissioner Rott made a motion to open CDC Case No. 2024-03. Commissioner Marcotte seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Rowe, Chambers, Ciula, King, Marcotte, Rott, Wasowicz
Absent: None
A quorum was present.

Chairman Rowe opened CDC Case No. 2024-03 at 6:47 p.m.

Director of Community and Economic Development, Kurtis Pozsgay, was present and sworn in by Chairman Rowe. Mr. Pozsgay stated a Legal Notice was published in the Bensenville Independent on February 15, 2024. Mr. Pozsgay 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. Pozsgay stated Village personnel posted one Notice of Public Hearing sign on the property, visible from the public way on February 15, 2024. Mr. Pozsgay stated on February 15, 2024 Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 3000' of the property in question. Mr. Pozsgay 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. Pozsgay stated the Petitioner, 2540 Flourney LLC, is seeking approval of a site plan review, special use permit and two variances. Mr. Pozsgay stated the special use permit is to allow a medium industrial use (chemicals will be mixed on site) in a light industrial district. Mr. Pozsgay stated the first variance seeks to extend the driveway width beyond the 30 feet maximum, as stated in Municipal Code 10 – 8 – 8c. Mr. Pozsgay stated the proposed driveway exiting onto George Street would be 30.3 feet and the proposed driveway width exiting onto County Line Road would be 41.7 feet. Mr. Pozsgay stated the second variance is due to not being able to meet the tree replacement standards. Mr. Pozsgay stated they believe that meeting the Village Requirements stated in Municipal Code Section 10 – 9 – 2B1 would result in overplanting.

Edward Ivy and John Bodie of 2540 Flourney LLC, were present and sworn in by Chairman Rowe. Mr. Bodie shared a presentation with the Commission and Members of the Public. The presentation has been attached to the minutes as "Exhibit A".

Mr. Ivy provided an overview of the companies operations. Mr. Ivy stated they lease dishwashers to restaurants. Mr. Ivy explained these dishwashers are low efficiency. Mr. Ivy stated the company provide chemicals to run the dishwashers to the restaurants and the chemicals are mixed onsite. Mr. Ivy stated they are currently located in Elk Grove Village and have outgrown their space. Mr. Ivy stated their major chemical factory is located in Atlanta, Georgia and is 30 feet away from Residential; there has never been any incidents. Mr. Ivy stated delivery from large trucks would occur once a month; daily transit vehicles will come and go from the property. Mr. ivy stated they operate 130 locations throughout the Country. Mr. Ivy stated the business is highly regulated by the IEPA.

Matt Cronin, Architect, was present and sworn in by Chairman Rowe. Mr. Cronin reviewed the revised site plan.

Commissioner Chambers asked how often tanks on site are inspected for leaks. Mr. Ovy stated inspections occur daily and records are required to be kept for years.

Commissioner Rott raised concern with trucks exiting the property and traveling on George Street. Mr. Cronin stated they are fully aware of the concerns and would be open to the idea of placing a porkchop on site to prevent exiting onto George Street.

Commissioner Rott asked where the chemicals will be placed on site. Mr. Cronin stated as far away from Residential as possible.

Commissioner Wasowicz asked that the companies safety information be made available to the Commission and Public. Mr. Ivy stated he has no objections to providing any information they have.

Public Comment

Linda Bratland – 915 John Street, Bensenville, Illinois 60106

Mr. Bratland was present and sworn in by Chairman Rowe. Ms. Bratland submitted her objections to the recording secretary. The submittal has been attached to the minutes as “Exhibit B”.

Thomasz Klos - 818 George Street, Bensenville, Illinois 60106

Mr. Klos was present and sworn in by Chairman Rowe. Mr. Klos spoke in objection of the proposed operations. Mr. Klos stated he lives next door to the proposed site. Mr. Klos stated he has three children and their bedroom windows would look at the proposed site. Mr. Klos stated he has major concerns with the proposed chemical mixing on site. Mr. Klos stated if the applicants brought in a bucket of bleach; it would clear the room. Mr. Klos asked for clarification on parking and operations. Mr. Klos stated he has major concerns with traffic on George Street; asked for the Village to place speedbumps on George Street. Mr. Klos stated if the Village allows the company to move in; the next company will be a larger operation with more hazardous materials.

Bill Perry – 814 George Street, Bensenville, Illinois 60106

Mr. Perry was present and sworn in by Chairman Rowe. Mr. Perry raised concerns with the possibilities of explosions occurring from vapors in the air. Mr. Perry asked for more information on the companies mixing plans and operations.

Scott Sandals – 712 George Street, Bensenville, Illinois 60106

Mr. Sandales was present and sworn in by Chairman Rowe. Mr. Sandals stated he leases the property at 712 George Street. Mr. Sandals stated he does not object to the proposed site plan and operations but he does have major concerns with increased traffic on George Street.

Anna Lysy – 751 John Street, Bensenville, Illinois 60106

Mr. Lysy was present and sworn in by Chairman Rowe. Ms. Lysy stated she was objecting to the proposed operation. Ms. Lysy stated there is enough pollution in Bensenville from tobacco shops, traffic and airplanes. Ms. Lysy stated she has been a Resident on Bensenville for 30-35 years.

Jennifer Yoo – 751 John Street, Bensenville, Illinois 60106

Mr. Yoo was present and sworn in by Chairman Rowe. Ms. Yoo stated she was objecting to the proposed operation. Ms. Yoo shared information pertaining to the types of chemicals that are being planed to be mixed on site. Ms. Yoo stated children in the area can become sick as a result of a leak. Ms. Yoo stated Redmond Park is nearby. Ms. Yoo stated a chemical spill would cause the entire Village to evacuate; she sees similar incidents on the news all the time. Ms. Yoo stated she is terrified of the possibilities of a major disaster from the proposed site.

Mr. Pozsgay stated Staff recommends the continuance of the CDC case until April 2, 2024.

There were no questions from the commission.

Motion: Commissioner Marcotte made a motion to continue CDC Case No. 2024-03 until April 2, 2024. Commissioner Wasowicz seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Rowe continued CDC Case No. 2024-03 at 7:51 p.m. until April 2, 2024.

Public Hearing: CDC Case Number 2024-04
Petitioner: Bensenville Park District
Location: 500 West Jefferson Street
Request: Variation, Electronic Message Sign Location
Municipal Code Section 10 – 10 – 5 – 4A3
Variation, Monument Sign Height
Municipal Code Section 10 – 10 – 5 – 8c

Motion: Commissioner Chambers made a motion to open CDC Case No. 2024-04. Commissioner Wasowicz seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Rowe, Chambers, Ciula, King, Marcotte, Rott, Wasowicz
Absent: None
A quorum was present.

Chairman Rowe opened CDC Case No. 2024-04 at 7:52 p.m.

Director of Community and Economic Development, Kurtis Pozsgay, was present and sworn in by Chairman Rowe. Mr. Pozsgay stated a Legal Notice was published in the Bensenville Independent on February 15, 2024. Mr. Pozsgay 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. Pozsgay stated Village personnel posted one Notice of Public Hearing sign on the property, visible from the public way on February 15, 2024. Mr. Pozsgay stated on February 15, 2024

Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 3000' of the property in question. Mr. Pozsgay 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. Pozsgay stated the Petitioner, Bensenville Park District, is seeking approval of two variations. Mr. Pozsgay stated the first variation seeks to allow an electronic message sign within one mile of an established electronic message sign. Mr. Pozsgay stated the sign is located within one mile of an electronic message sign located at 1047 S York Road, thus requiring a variation from the requirements of the existing code. Mr. Pozsgay stated the proposed sign will be placed in the same location as the existing monument sign along Jefferson Road. Mr. Pozsgay stated the second variation seeks to allow the monument sign upon which the electronic message sign is based to exceed the maximum height allowed for monument signs- 8 feet. Mr. Pozsgay stated the proposed monument sign would be 8.75 feet. Mr. Pozsgay stated the total sign area for the electronic message sign is approximately 23.08 SF. Mr. Pozsgay stated this covers less than 50% of the total monument sign area.

Andrew Godfrey, White Pines Golf Course Manager, was present and sworn in by Chairman Rowe. Mr. Godfrey reviewed the proposed sign with the Commission.

Public Comment

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

Mr. Pozsgay stated Staff recommends the continuance of the CDC case until April 2, 2024.

There were no questions from the commission.

Motion:

Commissioner Wasowicz made a motion to continue CDC Case No. 2024-04 until April 2, 2024. Commissioner Marcotte seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Rowe continued CDC Case No. 2024-04 at 7:59 p.m. until April 2, 2024.

2024 Zoning Map: Mr. Pozsgay reviewed the proposed 2024 Zoning Map with the Commission and Public. Mr. Pozsgay stated there are no changes to the Zoning Map from the previous year.

**Report from
Community
Development:**

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

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

All were in favor. Motion carried.

The meeting was adjourned at 8:01 p.m.



Ronald Rowe, Chairman
Community Development Commission

BRANCH FACILITY OPERATIONS

740 COUNTY LINE RD.
BENSENVILLE, IL

CONTENTS

1. Company Overview

General overview of Auto-Chlor System

2. Bensenville Staffing

Outlining the new jobs required for the new location.

3. Site Plan

General overview of the site plan.

4. General Manufacturing

More focus on how the products are made.

5. Manufacturing: Blending & Filling

Giving product comparisons to common household cleaning products

6. Product Comparisons

Giving product comparisons to common household cleaning products

COMPANY OVERVIEW



Established 1934 in Memphis TN, which remains headquarters of our equipment manufacturing, research and development.

Family-owned, located in over 130 communities in domestic USA.

Principal function is the supply of dishwashing equipment, service and related supplies to the restaurant and hospitality industries.

Auto-Chlor "System" refers to our all-inclusive service:

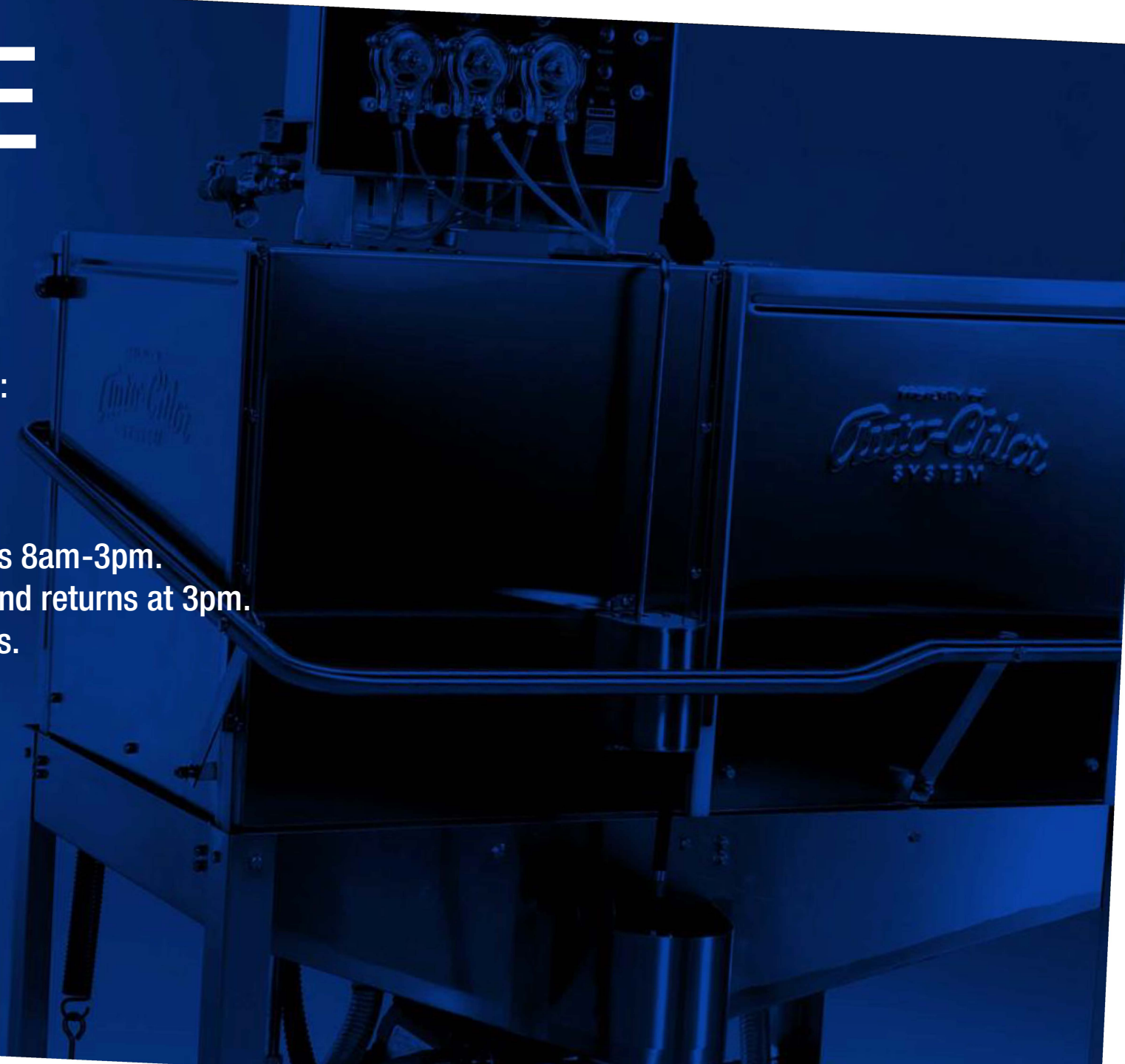
- Dishwashing machine maintenance & emergency repair

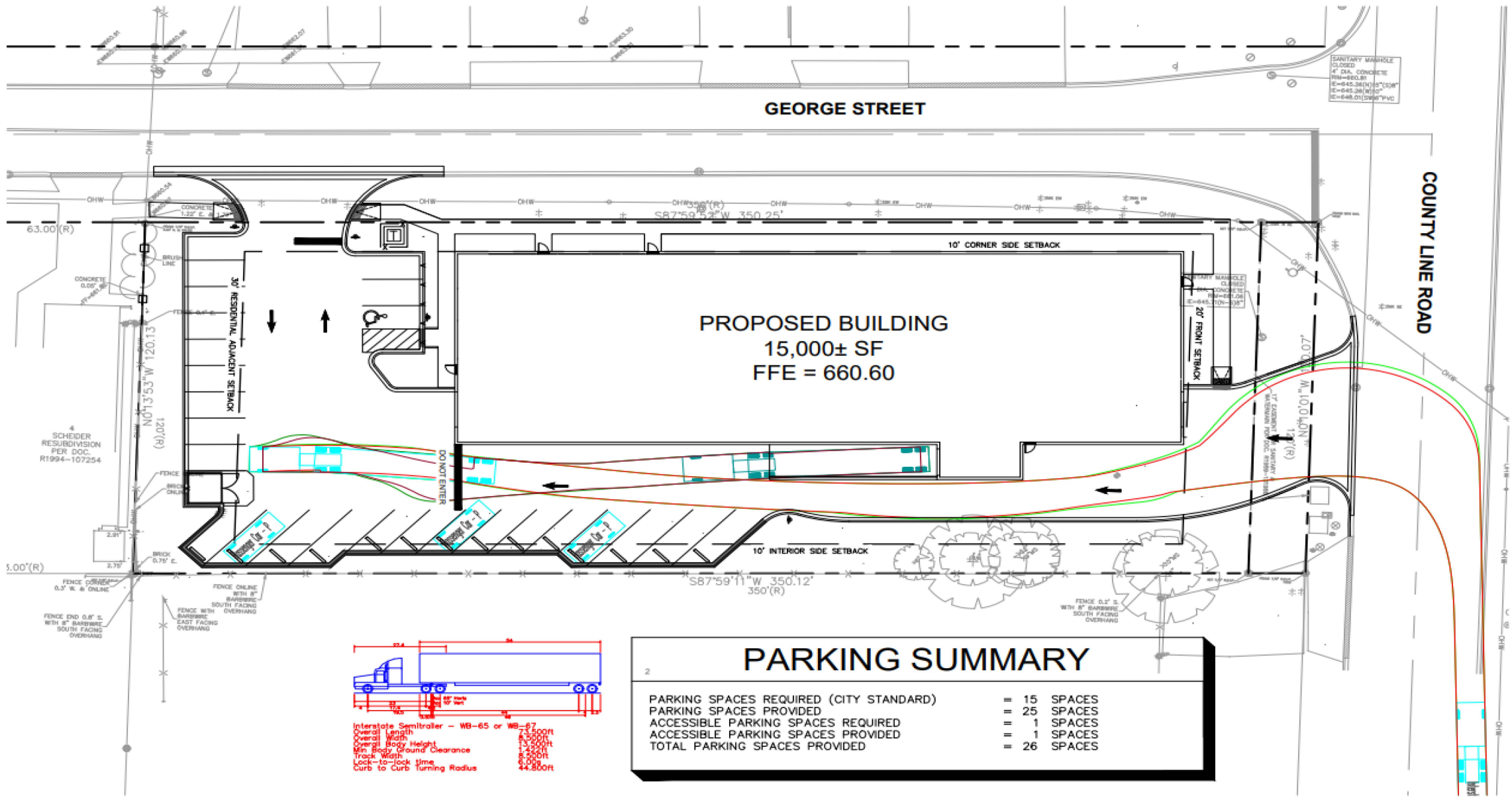
- Regular delivery of associated cleaning and housekeeping supplies

BENSENVILLE STAFFING

Bensenville location will employ approx. 20 people:

- 5 supervisory, sales and administrative
- 10 in-field customer service representatives
- 5 manufacturing.
- Operating hours M-F 7am-6pm. Receiving hours 8am-3pm.
- Field service team leaves site at approx. 8am and returns at 3pm.
- Vehicles parked inside of warehouse after hours.





GENERAL MANUFACTURING

Auto-Chlor re-uses many of the bottles which contain our customer cleaning supplies:

- Empty bottles (sizes 2 qt - 5 gallon) are picked up during customer visits and returned to our facility.
- Empty bottles are refilled and returned to customers at next service.
- Finished packages are stored in general warehouse.

MANUFACTURING: BLENDING & FILLING

- Occurs in dedicated room at NE corner of warehouse.
- 1250 and 450 gallon size blending tanks
- Source material from 55 gallon drums & 300 gallon IBC "totes"
- Water + locally sourced ingredients + proprietary concentrates.
- Ingredients are pumped from source containers into tank inlet piping
- Ingredients are mixed in warm tap water, no vapor produced during blending process.
- Pumps transfer liquids to the finished containers



PHOTO EXAMPLES

RAWS



BLENDING

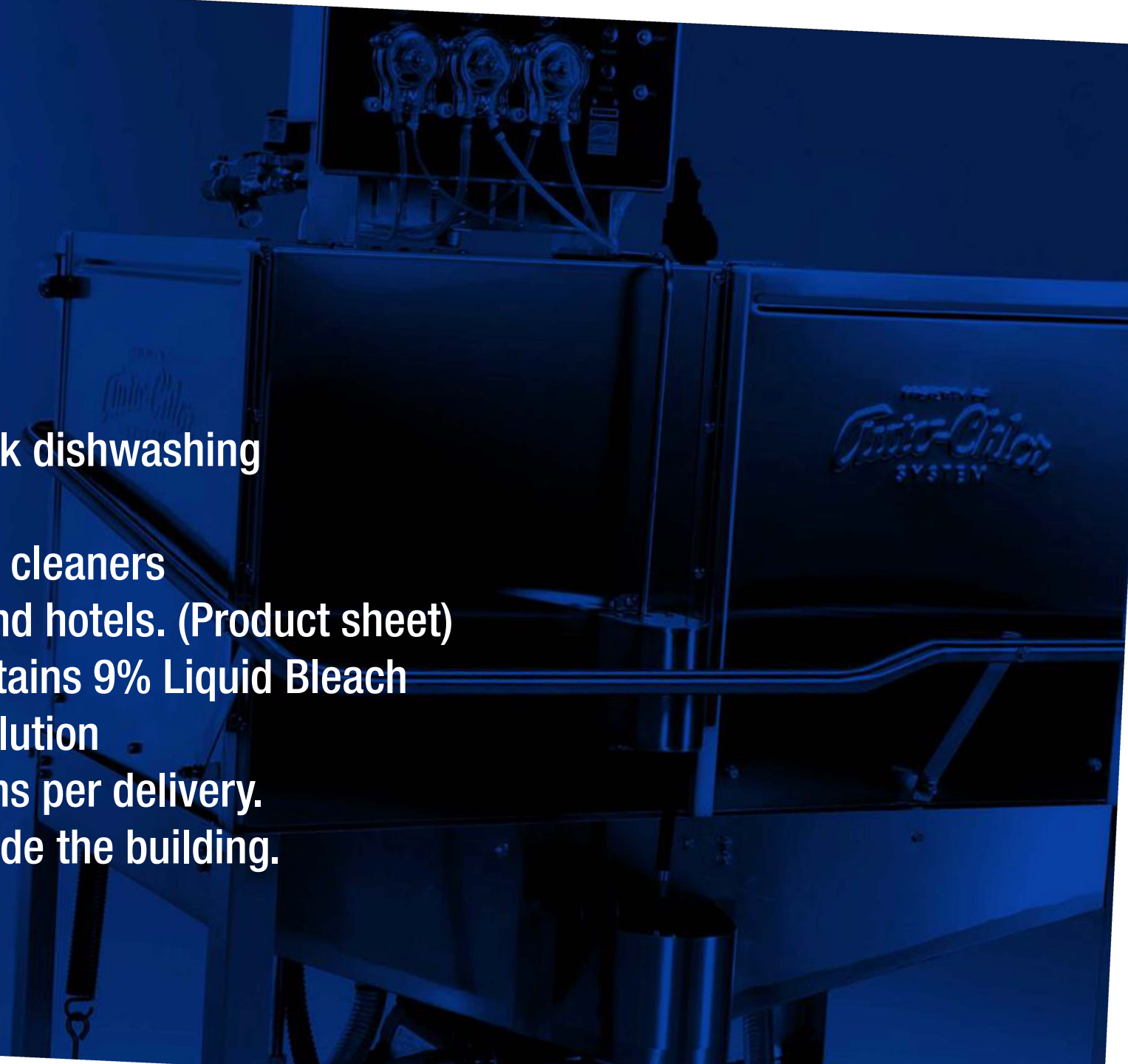


FILLING



PRODUCT TYPES

- Items blended on site include:
 - Detergents for machine and sink dishwashing
 - Bathroom hand soap
 - Sanitizers and general-purpose cleaners
 - Typical for use in restaurants and hotels. (Product sheet)
- One tank within blending room contains 9% Liquid Bleach
 - Bottled as machine sanitizer solution
 - Bleach tank is filled 1500 gallons per delivery.
 - Truck connection is located inside the building.



PRODUCT COMPARISONS

The following are examples of consumer products with very similar characteristics of the various Auto-Chlor items produced in our facilities.

- Machine Detergents: Cascade Liquid Gel
- Machine Rinse Additives: Jet Dry
- Machine Sanitizer: Clorox Bleach
- Disinfectant Cleaner: Lysol All-Purpose Cleaner
- Liquid Hand Soap: Dial
- Manual Dishwashing Liquid: Dawn
- Degreaser: Super Clean Degreaser

PRODUCT COMPARISONS



General and All-Purpose Cleaners:

- Formula 409,
- Windex
- Simple Green
- Mr. Muscle

Specialty Cleaners:

- Lime-Away
- Easy Off
- Nature's Miracle
- Concrete & Floor Cleaner

March 05,2024

To: VILLAGE BOARD
COMMITTEE OF THE WHOLE
Village of Bensenville
12 S Center Street
Bensenville, ill 60106

From: Linda Bratland
915 John St.
Bensenville, ill 60106
630-917-2867

CDC Case 2024-03 Auto Chlor Systems

Below are some major concerns for the case listed above, I hope this project will not be approved.

1. First and foremost, this is not a business that should be approved in Zone I -1, Light Industrial District.
2. This is **not** just a Special use permit, this is a change of what is **allowed** in Zone I -1.
3. As state in their description "Special Use Permit, Medium Industrial", that property is in the Light Industrial district.
4. They have stated in their request that this is in line with the surround Industry. It is not, the business that are north and south are Bensenville and are Zone I-1, Light Industrial. Their reference to the east side of County Line Road is a different town and county. That is Franklin Park and Cook County.
5. They have stated they have a location in Elk Grove Village they do, which is in Zone I-2.
6. If we use the example of where they are located in Elk Grove Village it is located **3 miles** from any residential properties.
7. This request they are suggesting at 740 County Line Road is within feet of many residual homes. No fence will change the fact they will be next to a home.
8. Their safety report is 145 pages of information on Hazardous material with many items stating no information available. They are giving a report and not supply information on Hazardous material, this is alarming. If a company is giving information about safety I would think they would make sure to have all the information.
9. Allowing this special use permit, which it is not, it is a change to the zone for that property will only open the door for other business to asking for special use permits not in line with Zone I-1.
10. This location will have to be monitored to make sure they are keeping in code; our village already are short staffed and cannot keep up with the monitoring of locations that are not keeping within code.
11. The amount of tax dollars that this location will generate is not worth the safety of the surround community and its residents.
12. In no way should this special use permit be granted. No matter how it is worded this is not a special use permit it is a change to the zoning of this property.
13. No chemicals mixing, storing or dispensed should be in a Zone I-1 and feet of residents.