

Community Development Commission Meeting Minutes

April 2, 2024

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

April 2, 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, Marcotte, Rott, Wasowicz
Absent: Ciula, King
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 March 5, 2024 were presented.

Motion: Commissioner Chambers made a motion to approve the minutes as presented. Commissioner Marcotte 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.

Continued

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 re-open CDC Case No. 2024-03. Commissioner Marcotte seconded the motion.

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

Chairman Rowe re-opened CDC Case No. 2024-03 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, 2540 Flournoy 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.

Jeff Hamilton of 2540 Flournoy LLC, were present and sworn in by Chairman Rowe. Mr. Hamilton stated 2540 Flournoy LLC attempted to host an open house to help educate the Public with their production in Elk Grove Village that they plan to move to Bensenville. Mr. Hamilton stated one neighbor showed up and they had a great conversation. Mr. Hamilton stated there is no steam, vapors or odors as a result of their operations. Mr. Hamilton stated in the past year, 2540 Flournoy LLC has one reported issue to OSHA from their Elk Grove Village location. Mr. Hamilton stated daily inspections occur at their facilities.

John Gross, Design Engineering hired by 2540 Flournoy, LLC was present and sworn in by Chairman Rowe. Mr. Gross stated he was aware of the concerns of trucks exiting the property and traveling west on George Street. Mr. Gross stated best practices would be to place signage on the property directing trucks to only exit the property traveling east on George Street and to educate staff on site to direct trucks when they leave the premise.

Commissioner Rowe asked how the well trap operated. Mr. Hamilton stated it's a pump that will drain into the sanitary sewer line.

Commissioner Wasowicz asked how the open house was promoted. Mr. Hamilton stated they placed signage outside on the property.

Matt Cronin, Architect, was present and sworn in by Chairman Rowe. Mr. Cronin stated they attempted to get a list of Commissioners and Village Board members from Staff to invite for the open house but were told because of conflicts, they could not obtain the list. Mr. Cronin stated shortly after they placed signage on the property, it was removed by someone.

Mr. Pozsgay stated Staff received direction from Legal that Commissions and Village Board members attending an open house would be in violation of the Open Meetings Act and that the place for discussion was in this meeting.

Commissioner Wasowicz asked for clarification on the size of tanks being proposed on site vs what is currently at the Elk Grove Location. Mr. Hamilton confirmed the proposed size tanks are going to be larger than what is currently in Elk Grove Village.

Commissioner Marcotte asked if there was a different site in Bensenville that would meet their needs. Mr. Hamilton stated he was unable to answer that question.

Commissioner Marcotte stated she was against the proposed operations moving into Bensenville being this close to Residential. Commissioner Marcotte raised concerns that it only takes one accident to affect the neighborhood.

Public Comment

Anna Lysy – 751 John Street, Bensenville, Illinois 60106

Mr. Lysy was present and sworn in by Chairman Rowe. Ms. Lysy stated the property behind her house dumps plastic containers behind their property and she fears the same would happen here. Mr. Pozsgay stated he will direct Staff to address the issue occurring behind Ms. Lysy's property.

Jennifer Yoo – 751 John Street, Bensenville, Illinois 60106

Mr. Yoo was present and sworn in by Chairman Rowe. Ms. Yoo raised concern with safety protocols should a event occur. Ms. Yoo shared a story of a chemical plant explosion in Texas in 2019. Ms. Yoo shared that the explosion caused the evacuation of properties within a two mile radius and a shelter in place order within a five mile radius. Ms. Yoo shared a list of Village properties that would be effect should a two mile radius evacuation occur. Ms. Yoo asked what protocols would be put into place by the company should a explosion occur and evacuations are needed; how will the Public be notified and where will they go?

Linda Bratland – 915 John Street, Bensenville, Illinois 60106

Ms. Bratland was present and sworn in by Chairman Rowe. Ms. Bratland stated the proposed operation belongs in an industrial park, not a residential area. Ms. Bratland stated the proposed site is too small for their operation.

Mr. Hamilton shared a list of chemicals that would be stored and mixed on the property. The list has been attached to the minutes as "Exhibit A".

Mr. Pozsgay reviewed the approval standards for site plan review:

- 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 subject parcel is zoned I-1. This aligns with the other adjacent properties to the north and south along County Line Road. The properties along the west side of County Line Road are primarily smaller industrial uses, and the uses on the east side are larger industrial. The parcel to the west is zoning R-2, a Single-Unit Dwelling District.

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

Applicant's Response: The proposed site plan will contain proposed truck movements within the site limits. While additional vehicular traffic is expected on-site compared to its existing vacant condition, adequate landscape screening is proposed along the western and southern property lines for neighboring properties. Additional landscape is also proposed along the northern property line to provide screening to George Street. Proposed lighting will follow Village of Bensenville requirements and will limit the footcandles along the property lines.

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: Associated utilities for the proposed building include gas, electric, telecommunications, storm, sanitary, and water. Please refer to the included utility plan for details.

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 existing site is currently open space with an existing curb cut to County Line Road. While the site will be paved as needed to accommodate vehicular

movements on-site, additional plantings will be installed per Village of Bensenville requirements.

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

Applicant's Response: The proposed site plan includes sidewalk for pedestrian traffic from public ROW and proposed ADA parking stalls. The site also accounts for a future right-of-way dedication along County Line Road.

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: Two curb cuts are proposed as part of the development. One is located at the southeast corner of the site, connecting to County Line Road, and one is at the northwest corner of the site, connecting to George Street. The curb cuts are located as far from the existing intersection as possible to limit vehicular conflicts. Truck movements have been analyzed using Vehicle Tracking software. A WB-67 truck has been modeled to enter the site from County Line Road and leave the site via George Street.

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 development will adhere to the Village's design requirements for the industrial district including façade articulation and material standards. The proposed design includes a primarily natural colored stone or brick façade with accents of precast concrete wall panels. The building will follow suit with the architectural character of the Eastern Business District.

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 falls within the Eastern Business District of the Comprehensive Plan. The future use is proposed to be commercial/industrial flex. As part of the proposed improvements, stormwater drainage will be designed in accordance with the Village of Bensenville standards, and the DuPage County Countywide Stormwater & Floodplain Ordinance.

Mr. Pozsgay reviewed the approval standards for the special use:

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 medium industrial use will not pose any health, safety, comfort, convenience, or general welfare concerns. This facility will manufacture and distribute dishwashing detergents and sanitizers for commercial dishwashing. The manufacturing activity on site can be described as diluting commodity corrosive liquids in stainless steel tanks for transfer into consumer-sized bottles. All life safety systems required by the building code will be provided, including secondary containment.

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 medium industrial use is compatible with the adjacent properties within the industrial zone of Bensenville and the adjacent industrial area of Franklin Park. It does not represent a significant change in use from the neighboring properties.

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 medium industrial use will not impede the development and improvement of adjacent properties within the immediate vicinity. This use is similar to the existing adjacent properties in the area.

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 any disproportionate needs or demand that would place an undue burden upon the existing development in the area. These items are expected to be typical for a facility of this size.

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 proposed special use does not represent a significant change in use from the neighboring properties, or allowable uses under the Village's Zoning Ordinance. The Village's Comprehensive Plan identified several vacant and underutilized properties available for redevelopment in the Eastern Business District, which would include the proposed site for this special use. The medium industrial use is consistent with the surrounding character of the Village.

Mr. Pozsgay reviewed the approval standards for variations:

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

Applicant's Response:

Tree Removal: In discussions with the Village Forestry Division, overplanting on site is a concern. The amount of trees required may affect the chances of survival of the proposed trees. The Owner is open to a discussion as to

what the best route forward is. Paying the applicable fee to reduce the number of trees does not endanger the health, safety, comfort, convenience, and general welfare of the public.

Driveway: Due to the trucks that will enter the site, wider driveways are required on the east and north sides of the site. Truck turning movement diagrams have been included as part of this submittal, showing the truck path to the loading dock, and leaving the site. Driveways have been sized as efficiently as possible to meet the needs of the site. The larger driveways do not represent a danger to 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:

Tree Removal: The proposed planting plan will improve the landscape of the current site, and will align with the adjacent uses.

Driveway: The proposed driveway is compatible with the character of the adjacent properties to the north, east, and south. The area is predominantly industrial, as is the proposed use. Various driveways along County Line Road appear to be similar widths, also exceeding the Village of Bensenville allowable widths.

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

Applicant's Response:

Tree Removal: As noted above, the hardship is dependent on the Village Forestry Division's interpretation of how close trees can be to survive and overcrowding on site. Paying the fee in lieu of replacement will still provide benefit to the Village for the trees being removed, while ensuring success of the replacement trees planted on site.

Driveway: Without a variance for the driveway width, the end user will not be able to conduct the required business operations on site. The end user requires a WB-67 truck to

pass through the site for deliveries critical to the functionality of the business.

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:

Tree Removal: Due to the necessary truck movements through the site, width of the parcel, building size, required parking, and setbacks, the open space available to provide replacement trees is limited. This creates a challenge fitting the required number of tree replacement per Village code.

Driveway: Due to the width of the property, it is not feasible to achieve the standard driveway width per Village code. Different vehicle movement patterns have been analyzed to understand alternatives, and the presented site plan results in the least chance of truck movements into George Street or County Line Road.

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:

Tree Removal: The design team has provided tree spacing which provides enough space to ensure growing success. As noted above, the landscape design will defer to the Village Forestry Department as to what is the best long-term approach for tree locations. Additional trees which are not being replaced will be accounted for via the fee in lieu.

Driveway: Driveway widths have been made only as wide as necessary to accommodate the incoming and outgoing truck movements.

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:

Tree Removal: The planting and tree selection will follow Village Code and the Commercial / Industrial flex use

within the Eastern Business District requirements in the Comprehensive Plan.

Driveway: The proposed use and driveway width align with the uses listed in the Eastern Business District within the Comprehensive Plan.

Mr. Pozsgay stated:

1. Staff recommends the Denial of the Findings and therefore the denial of the Special Use Permit.
 - a. Should the CDC or Village Board recommend approval, staff recommends the following conditions:
 - i. Site Plan Review:
 1. The property be developed in general compliance, except as amended herein, with the plans submitted by Charles Vincent George Architects, G2 Consulting, and Kimley-Horn dated 01/04/2024 revised 02/28/24, and all other Village Code Requirements;
 2. Applicant shall provide a sidewalk along the property within the George Street 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;
 3. Final architectural design of the principal structure and parking blocks/bollards to be approved by Zoning Administrator prior to permit approval;
 4. Final mechanical equipment screening (rooftop and ground) to be approved by Zoning Administrator prior to permit approval;
 5. 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;

6. 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;
7. All illumination standards as outlined in Village Code section 10-9-8 Outdoor Lighting shall be met at permitting;
8. Applicant shall coordinate with staff to ensure proper striping and directional signage for the site during the permitting process.
- ii. Special Use Permit:
 1. The Special Use Permit be granted solely to Auto Chlor System 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 and therefore the approval of the Findings for the Variation for Driveway Width.
 - a. Applicant to work with staff on eliminating turning movements for trucks going west on George St.
 - b. Applicant to work with staff on design and placement of the County Line Rd driveway.

3. Staff recommends the Approval of the Findings and therefore the approval of the Findings for the Variation for Tree Replacement Rate.
 - a. Additional trees shall be added to the site on the final landscape plan where feasible. If tree replacement rates cannot be fully met on the final landscape plan for the property, then 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.

There were no questions from the commission.

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

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

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2024-03 at 7:30 p.m.

Motion: Commissioner Marcotte made a motion to approve Special Use Permit, Medium Industrial; Municipal Code Section 10-7-2-1 with Staff's Recommendations. Commissioner Chambers seconded the motion.

ROLL CALL: Ayes: None

Nays: Rowe, Chambers, Marcotte, Rott, Wasowicz

Motion failed.

Motion: Commissioner Marcotte made a motion to approve Variation, Driveway Width Requirements; Municipal Code Section 10-8-8c with Staff's Recommendations. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, Marcotte

Nays: Rott, Wasowicz

Motion carried.

Motion: Commissioner Chambers made a motion to approve Variation, Tree Replacement Rate Requirements; Municipal Code Section 10-9-2B-1 with Staff's Recommendations. Commissioner Wasowicz seconded the motion.

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

Nays: Rott

Motion carried.

Continued

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 Marcotte made a motion to re-open CDC Case No. 2024-04. Commissioner Rott seconded the motion.

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

Rowe, Chambers, Marcotte, Rott, Wasowicz

Absent: Ciula, King

A quorum was present.

Chairman Rowe re-opened CDC Case No. 2024-04 at 7:36 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.

Jospeh Vallez, Bensenville Park District Director, was present and sworn in by Chairman Rowe. Mr. Vallez stated he was present to answer any questions the Commission has.

Commissioner Marcotte asked what took so long for the Park District to update the signage. Mr. Vallez explained that at the Park District Board's direction, they explored the possibility of selling the property. Mr. Vallez stated after it was determined they would not sell the property, the Park District is no investing a lot of money into revamping the golf course.

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 variations:

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

Applicant's Response: Yes, the proposed variation will not endanger the health, safety, 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: Yes, 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: Yes, 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: Yes, the proposed variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvements 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: Yes, 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 Electronic Message Sign Location with the following conditions:

- a. Applicant must adhere to all illumination standards outlined in Village Code Section 10-10-5B-4d.
2. Staff recommends the Approval of the Findings of Fact and therefore the Approval of the Variation for Monument Sign Height with the following conditions:
 - a. Applicant must adhere to all landscaping standards outlined in Village Code Section 10-10-5B-8c.

There were no questions from the commission.

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

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

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2024-04 at 7:45 p.m.

Motion: Commissioner Chambers made a motion to approve Variation, Electronic Message Sign Location; Municipal Code Section 10-10-5-4A-3 with Staff's Recommendations. Commissioner Marcotte seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Marcotte made a motion to approve Variation, Monument Sign Height; Municipal Code Section 10-10-5-8c with Staff's Recommendations. Commissioner Wasowicz seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Public Hearing:

CDC Case Number 2024-06

Petitioner:

Partner Carries, Inc.

Location:

211 Beeline Drive, Unit 1

Request:

Special Use Permit, Motor Vehicle Repair and/or Service

Municipal Code 10 – 7 – 2 – 1

Motion:

Commissioner Rott made a motion to open CDC Case No. 2024-06. Commissioner Marcotte seconded the motion.

ROLL CALL :

Upon roll call the following Commissioners were present:

Rowe, Chambers, Marcotte, Rott, Wasowicz

Absent: Ciula, King

A quorum was present.

Chairman Rowe opened CDC Case No. 2024-06 at 7:47 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 March 14, 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 March 15, 2024. Mr. Pozsgay stated on March 14, 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, Northside Automotive, is seeking approval of a special use permit for motor vehicle repair and/or service. Mr. Pozsgay stated they wish to "complete body work on higher end vehicles without the need to store vehicles outside." Mr. Pozsgay stated the property is currently within an I-2 General Industrial District, where motor vehicle repair and/or service are allowed with a special use permit. Mr. Pozsgay stated the site is .31 acres.

Marshall Subach, Attorney, was present and sworn in by Chairman Rowe. Mr. Subach stated his client did not own the building under the previous user. Mr. Subach stated the property has been cleaned up by his client. Mr. Subach shared that his client has been operating in Chicago for twelve years and will remain there as well. Mr. Subach stated there is already a paint booth on site.

Sair Arapovic, owner of Northside Automotive was present and sworn in by Chairman Rowe. Mr. Arapovic provided an overview of his operations and the need for a closer location to the suburbs. Mr. Arapovic stated he works on high end vehicles; all body repair.

Commissioner Chambers asked what the maximum storage of vehicles inside would be. Mr. Arapovic stated eight vehicles.

Commissioner Rott asked why the petitioner shared that he only works on high end vehicles. Mr. Arapovic explained that with the vehicles being high end, there would be no need for the vehicles to be stored outside.

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 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: The proposed Special Use will not endanger the health, safety, comfort, convenience and general welfare of the public. The proposed use for automotive repair is Special Use in the I-2 District. The proposed tenant will complete all body work on the interior of the building in compliance with all existing codes.

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: Automotive repair is compatible with all of the existing industrial users within the 211 Beeline development and is consistent with the general character of the adjacent properties which are all industrial users. There is existing truck repair and auto repair located within the 211 Beeline building within other units.

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: All of the adjacent properties are improved with existing industrial users. The granting of the Special Use will have no effect on and future redevelopment, if any, of adjacent properties.

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 use will not require any expansion or strain on community facilities or services to a degree that is disproportionate to normal activities in the I2 district. The granting of the Special Use Permit will also not require any new utilities, access roads, drainage or other facilities.

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: Under the Comprehensive Plan, the Subject Property falls under the Northern Business District. The proposed development fulfills the objective of the Bensenville Comprehensive Plan to support regional growth of existing industrial properties and the rehabilitation of the existing industrial sites. Approval of the Special Use Permit will also fulfill a goal of supporting

existing property owners and wanting to fill existing vacant units with viable businesses to support the residents and tax base.

Mr. Pozsgay stated:

1. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Special Use Permit with the following conditions:
 - a. The Special Use Permit be granted solely to Northside Automotive 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. A triple catch basin must be installed.
 - c. No outdoor storage of motor vehicles is permitted.

There were no questions from the commission.

Motion: Commissioner Chambers made a motion to close CDC Case No. 2024-06. Commissioner Marcotte seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2024-06 at 8:03 p.m.

Motion: Commissioner Marcotte made a motion to approve the Special Use Permit, Motor Vehicle Repair and/or Service; Municipal Code Section 10-7-2-1 with Staff's Recommendations. Commissioner Rott seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2024-07

Petitioner: Jay Adkins

Location: 352 South Church Road

Request: Variation, Fence in the Corner Side Yard

Municipal Code Section 10 – 7 – 4C – 7a

Motion: Commissioner Marcotte made a motion to open CDC Case No. 2024-07. Commissioner Chambers seconded the motion.

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

Rowe, Chambers, Marcotte, Rott, Wasowicz

Absent: Ciula, King

A quorum was present.

Chairman Rowe opened CDC Case No. 2024-07 at 8:04 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 March 14, 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 March 15, 2024. Mr. Pozsgay stated on March 14, 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, Jay Adkins, is seeking approval of a variation in order to construct a fence in the corner side yard of their property. Mr. Pozsgay stated the proposed fence is a 5-foot solid vinyl fence with an additional foot of lattice. Mr. Pozsgay stated the proposed fence will extend 24' south towards 2nd Avenue, running 70' parallel to 2nd Avenue.

Mr. Pozsgay stated the proposed fence does not impact the west adjacent property driveway sight vision triangle.

Jay Adkins, property owner, was present and sworn in by Chairman Rowe. Mr. Adkins reviewed the proposed fence. Mr. Adkins stated the need for the fence is for his children and dogs.

There were no 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: This 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: This 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 the hardship of containing small children and pets from venturing towards the street into harm's way.

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 our property, being the busy vehicular traffic on the cross stress that border our property.

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 extend our backyard fence further south into the corner side yard.

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 has proven to be 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 352 S Church Rd with the following conditions:
 - a. Fence shall be setback 1 foot from the south (2nd Avenue) property line, as shown in plans;
 - b. Fence shall be 5 feet high with an additional 1 foot of lattice, as proposed by the applicant.

There were no questions from the commission.

Motion: Commissioner Wasowicz made a motion to close CDC Case No. 2024-07. Commissioner Rott seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2024-07 at 8:09 p.m.

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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 Wasowicz seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2024-08

Petitioner: Rocio Olvera

Location: 1347 West Irving Park Road

Request: Special Use Permit, Day Care Center

Municipal Code Section 10 – 7 – 2 – 1

Motion: Commissioner Chambers made a motion to open CDC Case No. 2024-08. Commissioner Marcotte seconded the motion.

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

Rowe, Chambers, Marcotte, Rott, Wasowicz

Absent: Ciula, King

A quorum was present.

Chairman Rowe opened CDC Case No. 2024-08 at 8:10 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 March 14, 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 March 15, 2024. Mr. Pozsgay stated on March 14, 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, Primavera School, represented by Rocio Olvera, is requesting approval of a Special Use Permit for a day care center at 1347 W Irving Park Rd. Mr. Pozsgay stated the site is currently a vacant lot of roughly .45 acres. Mr. Pozsgay stated the building size is projected to be 8,000 square feet. Mr. Pozsgay stated no variances are sought at this time.

Rocio Olvera, business owner, was present and sworn in by Chairman Rowe. Ms. Olvera shared a power point presentation of the proposed operations. The power point has been attached to the minutes as "Exhibit B". Ms. Olvera stated her mother has successfully operated a daycare location in Stone Park for the past twenty five years and this would be their second location.

Commissioner Rott asked what the proposed hours would be. Ms. Olvera stated the daycare would operate from 5:00am – 7:00pm.

Commission Rott asked what type of certifications are needed for the teachers. Ms. Olvera explained the requirements.

Public Comment

Nancy Ingold – 10 South Meadow Court, South Barrington, Illinois

Ms. Ingold was present and sworn in by Chairman Rowe. Ms. Ingold raised concern with parking on the proposed site and concerns with a long line of traffic trying to exit the property during pickup time.

Linda Bratland – 915 John Street, Bensenville, Illinois 60106

Ms. Bratland was present and sworn in by Chairman Rowe. Ms. Bratland stated she fully supports daycares, however, she feels that the applicant would have a difficult time filling spots with the other options available to Residents in town. Ms. Bratland also raised concern with the hours of operation.

Commissioner Chambers shared that his family is currently on a waitlist for after school programs for his children and supports the need for more daycare options in town.

Mr. Pozsgay reviewed the Approval Standards for the proposed special use permit consisting of:

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

Applicant's Response: Our childcare center (Primavera School) will not endanger the health, safety, comfort, convenience, and general welfare of the public.

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

Applicant's Response: Our childcare center (Primavera School) is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.

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

Applicant's Response: Our childcare center (Primavera School) will not impeded the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.

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

Applicant's Response: Our childcare center (Primavera School) 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.

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: Our childcare center (Primavera School) 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 Special Use Permit, Day Care Center at 1347 W. Irving Park Rd with the following conditions:
 - a. The Special Use Permit be granted solely to Primavera School 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. Before a Certificate of Occupancy can be issued, the Village needs to receive documentation of such State and County approvals and licenses.

Mr. Pozsgay stated Staff would also like to add the following condition:

Application must work with Staff on a Parking and Traffic management plan.

There were no objections from the Commission.

Commissioner Wasowicz asked why the application was seeking the special use before the property is even developed. Ms. Olvera explained they want to ensure their operation would be allowed before they close on the property.

Motion: Commissioner Chambers made a motion to close CDC Case No. 2024-08. Commissioner Wasowicz seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2024-08 at 8:30 p.m.

Motion: Commissioner Marcotte made a motion to approve the Special User Permit, Day Care Center; Municipal Code Section 10-7-2-1 with Staff's Recommendations. Commissioner Rott seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2024-09
Petitioner: Playful Minds Therapy of Bensenville
Location: 2 South Addison Road
Request: Special Use Permit, Day Care Center
Municipal Code Section 10 – 7 – 2 – 1

Motion: Commissioner Rott made a motion to open CDC Case No. 2024-09. Commissioner Wasowicz seconded the motion.

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

Chairman Rowe opened CDC Case No. 2024-09 at 8:31 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 March 14, 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 March 15, 2024. Mr. Pozsgay stated on March 14, 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, Playful Minds Therapy of Bensenville, represented by Wajahat Macci and Maliha Khan, is seeking approval of a Special Use Permit at 2 S Addison St. Mr. Pozsgay stated Playful Minds Therapy wishes to operate a specialized day care center at this location. Mr. Pozsgay stated it is a standalone building with two storefronts, roughly 5,400 square feet. Mr. Pozsgay stated this day care center will offer occupational therapy and other forms of therapy centered at aiding individuals with autism. Mr. Pozsgay stated in the past, there was previously a day care center at this location.

Wajahat Macci, business owner, was present and sworn in by Chairman Rowe. Mr. Macci provide an overview of their operations. Mr. Macci stated they offer therapy to autistic children from the ages of two to sixteen years old. Mr. Macci stated the majority of their operation is done digitally but there is a need for in person meetings.

Commissioner Rott asked how drop off and pickups would work with the limited space. Mr. Macci stated the operation is similar to a doctors appointment where the child will be dropped off and pick up; all are done via appointments.

Commission Rott asked how many people would be on site at once. Mr. Macci stated the occupancy would be thirty but feels they would never reach that amount.

Public Comment

Linda Bratland – 915 John Street, Bensenville, Illinois 60106

Ms. Bratland was present and sworn in by Chairman Rowe. Ms. Bratland asked if the operation would also include weekends. Ms. Bratland raised concern with limited downtown parking for the proposed operations.

Mr. Macci stated they will offer weekend appointments.

Mr. Pozsgay stated Staff feels there is enough downtown parking for the proposed operations. Ms. Bratland stated she disagrees.

Mr. Pozsgay reviewed the Approval Standards for the proposed special use permit consisting of:

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

Applicant's Response: Yes, it will not do the following.

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: Yes, it is compatible within the vicinity.

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: Yes, it will not impede the normal and orderly development of adjacent.

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: Yes, it will not require such a need.

5. 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: Yes, it is consistent with the comprehensive plan and land use policies.

Mr. Pozsgay stated:

1. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Special Use Permit, Day Care Center at 2 S. Addison with the following conditions:
 - a. The Special Use Permit be granted solely to Playful Minds Therapy of Bensenville 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. Before a Certificate of Occupancy can be issued, the Village needs to receive documentation of such State and/or County approvals and licenses.
- c. The two parking spaces along Addison St will remain short term temporary parking for loading and unloading only.
- d. The area currently blocked off next to the railroad tracks will remain so. This is not to be accessed by any vehicles at any time.

There were no questions from the Commission.

Motion: Commissioner Marcotte made a motion to close CDC Case No. 2024-09. Commissioner Wasowicz seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2024-09 at 8:48 p.m.

Motion: Commissioner Chambers made a motion to approve the Special User Permit, Day Care Center; Municipal Code Section 10-7-2-1 with Staff's Recommendations. Commissioner Marcotte seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2024-10
Petitioner: Village of Bensenville
Location: Village of Bensenville
Request: Text Amendments, Municipal Code Section Title 10 (Zoning Ordinance), Chapter 7 (Uses) Chapter 11 (Definitions)

Motion: Commissioner Wasowicz made a motion to open CDC Case No. 2024-10. Commissioner Marcotte seconded the motion.

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

Chairman Rowe opened CDC Case No. 2024-10 at 8:49 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 March 14, 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 The Village of Bensenville is seeking the aforementioned text amendments in order to refine the 2019 Village Zoning Ordinance. Mr. Pozsgay stated in late 2018, the Village underwent a complete overhaul of its current Zoning Ordinance, which had been adopted in 1999. Mr. Pozsgay stated since the introduction of the current Ordinance, Staff has been able to identify certain shortcomings while enforcing the regulations and implementing the refurbished zoning application procedures. Mr. Pozsgay stated the proposed amendments are summarized as follows:

- Designation of a Definition for Electric Vehicles (EVs) and associated terms
- Establishment of Use standards for Electric Vehicle Charging Stations

There were no 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 text amendments consisting of:

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

Applicant's Response: Since the adoption of the 2019 Zoning Ordinance, a complete overhaul of the previous Code, Staff has been able to find areas for improvement within the code.

The amendment to the code requirements for Electric Vehicles and Electric Vehicle Charging Stations will not endanger the health, safety, comfort, convenience, and general welfares of the public. The proposed amendments for Electric Vehicle definitions clarify aspects of the installation process for Electric Vehicles and make the process more accessible for village residents. The proposed amendments for Use standards allow Electric Vehicle Charging Standards to have a cohesive appearance and level of safety across the village. The proposed amendments keep in consideration and ensure that the general welfare of the public is not impacted.

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

Applicant's Response: The proposed amendments are requested to improve and refine the Zoning Ordinance to allow for orderly development in accordance with modern development techniques and add clarification and flexibility for common residential and commercial property zoning considerations.

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

Applicant's Response: The proposed amendments are consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village. Amendments do not contrast Village goals and guidelines, as the amendments are focused on maintaining and promoting orderly land use patterns and development,

protect the Village's quality of life and the character of its neighborhoods by ensuring that development is compatible and cohesive, and to promote development that sustainably manages environmentally sensitive issues.

Mr. Pozsgay stated:

Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Text Amendments to the Municipal Code Section Title 10 (Zoning Ordinance), Chapter 7 (Uses), and Chapter 11 (Definitions).

There were no questions from the Commission.

Motion: Commissioner Wasowicz made a motion to close CDC Case No. 2024-10. Commissioner Marcotte seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2024-10 at 8:53 p.m.

Motion: Commissioner Wasowicz made a motion to approve the Text Amendments; Municipal Code Section Title 10 (Zoning Ordinance), Chapter 7 (Uses), Chapter 11 (Definitions) with Staff's Recommendations. Commissioner Marcotte seconded the motion.

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

Nays: None

All were in favor. Motion carried.

**Report from
Community
Development:**

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

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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 8:55 p.m.



Ronald Rowe, Chairman
Community Development Commission

Substance Name	Approved Uses	Common Examples	Auto-Chlor Examples
Ammonium Hydroxide	FDA GRAS*: Safe for use as a food ingredient	Bread-Leavening Windex	Glass & All-Purpose Cleaners
Phosphoric Acid	FDA GRAS: Safe for use as a food ingredient	Coca-Cola Lime-Away Vegetable Wash	Lime Remover Tub & Tile Cleaner
Potassium Hydroxide	FDA GRAS: Safe for use as a food ingredient	Ice Cream Liquid Hand Soaps	Dishwashing Soaps Multi-Purpose Cleaners
Sodium Hydroxide	FDA GRAS: Safe for use as a food ingredient	Cured Olives Bar Soaps Dishwasher Gel	Dish Machine Soaps Handwashing Soaps
Sulfamic Acid	FDA GRAS: Safe for use in direct food-contact packages (fiberboard)	Coffee Maker Cleaner	Bathroom Cleaners
Fluorosilicic Acid (Fluoride)	Drinking Water Treatment	Oral Care Products	Laundry Conditioner
Benzalkonium Chloride	Used in Antibacterial Hand Soaps & Hand Sanitizers	Antibacterial Hand Wash Bactine Antiseptic Cold Sore Treatment	Dishware Sanitizers Antibacterial Hand Soaps Disinfectants

*GRAS = Affirmed as *Generally Recognized As Safe* by the U.S. Food and Drug Administration for use in food or food manufacturing when used according to good manufacturing practice.



PRIMA ERA SCHOOL

Bilingual Early Childhood Education

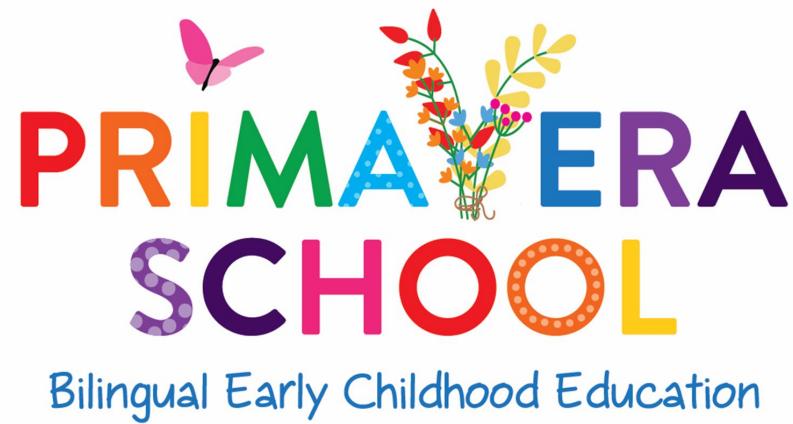


ABOUT US

Rocio Olvera & Belen Olvera

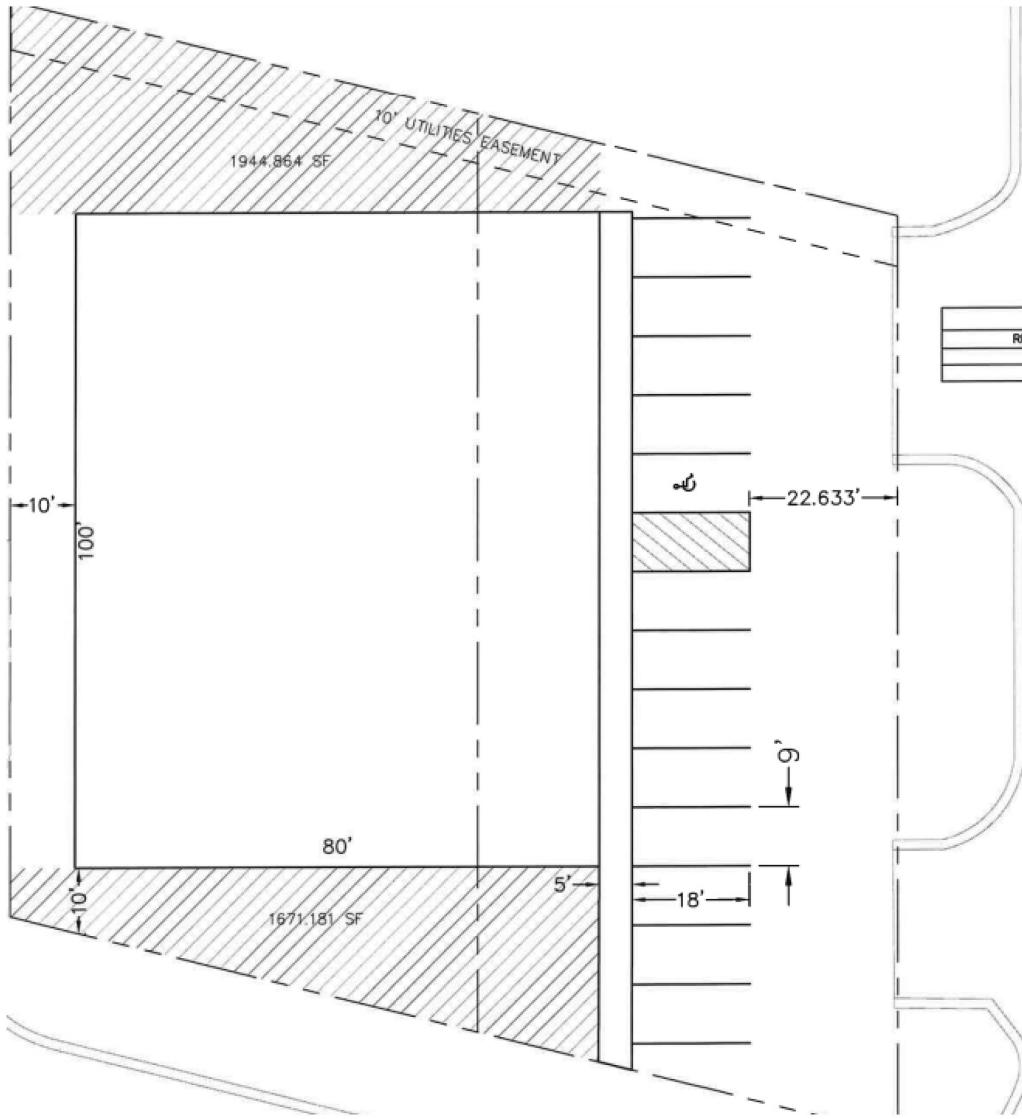
HISTORY: THE SHEPHERD'S LEARNING ACADEMY



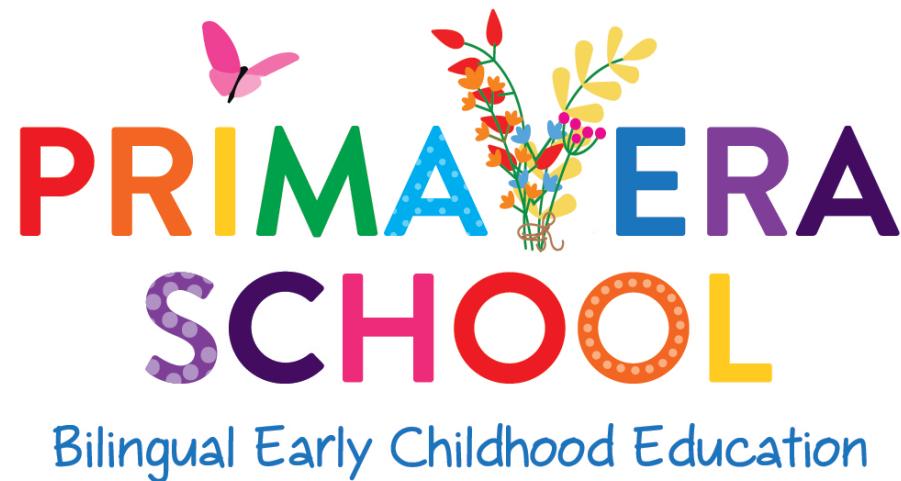


Vision

- At Primavera School, our vision is to create a nurturing and inclusive environment where children thrive academically, socially, and spiritually. We strive to promote bilingualism and Christian values, fostering a strong foundation for their future success.



1347 Irving Park Road, Bensenville, IL



Classrooms

- Primavera School will be licensed for children as young as 3 months to 11 years of age.
- We will build 8 classrooms total; each classroom will be designated for a specific age of children:
 - 1. Infants (2 classrooms)
 - 2. Toddlers (2 classrooms)
 - 3. Threes
 - 4. Fours
 - 5. Junior Kindergarten/Kindergarten
 - 6. School Age
- License Capacity: 134 children

Operation Details

1

Hours of Operation:
5am-7pm

2

We plan to have 20
staff members

3

We will be licensed
by the Department
of Children and
Family Services,
DCFS.

Community Impact

Strong and quality childcare services.

Opportunities for Bilingualism.

Job opportunities

Community partnerships



Thank
You