

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

November 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, King, Rott
Absent: Ciula, Marcotte, Wasowicz
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 October 1, 2024 were presented.

Motion: Commissioner King made a motion to approve the minutes as presented. Commissioner Rott 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 2024-28

Petitioner: RP Trans Service LLC

Location: 1220 Mark Street

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. 2024-28. Commissioner Chambers seconded the motion.

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

Chairman Rowe opened CDC Case No. 2024-28 at 6:31 p.m.

Village Planner, Kevin Quinn, was present and sworn in by Chairman Rowe. Mr. Quinn stated a Legal Notice was published in the Bensenville Independent on October 17, 2024. Mr. Quinn 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. Quinn stated Village personnel posted one Notice of Public Hearing sign on the property, visible from the public way on October 16, 2024. Mr. Quinn stated on October 16, 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. Quinn 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. Quinn stated the Petitioner, RP Trans Service LLC, is seeking approval of a Special Use Permit, Motor Vehicle Repair and/or Service, for the property they are renting at 1220 Mark Street to do truck repair. Mr. Quinn stated the 1.07-acre property currently falls within an I-2: General Industrial District. Mr. Quinn stated in the past, Motor Vehicle Repair and/or Service work was allowed at this location under numerous conditions. Mr. Quinn stated the Village Code requires at least 2 parking spaces per service bay plus additional spaces as required for retail uses. Mr. Quinn stated there are currently no striped parking spaces in the rear of the property, which is being utilized for outdoor storage. Mr. Quinn stated based on an aerial inspection, the outdoor storage portion of the property does not appear to be well organized.

Grace Parol, owner of RP Trans Service LLC was present and sworn in by Chairman Rowe. Ms. Parol had no testimony to provide.

Chairman Rowe asked what the hours of operation is. Ms. Parol stated the business operates from 8am-6pm Monday – Friday and four hours on Saturdays.

Chairman Rowe asked if any work is being conducted outside in the parking lot. Ms. Parol stated no.

Public Comment

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

Mr. Quinn reviewed the approval standards for 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: The proposed special use will not endanger the health, safety, comfort, convenience and general welfare of the public. The space will be used for general truck repair, adhering to all guidelines of thereof. It will also be used as the office space of our business, and parking for employees as well as our 3 service trucks.

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

Applicant's Response: The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use. The space is located in the Thorndale Business Park and was previously occupied by Crown Truck Services. Immediate neighbors include Pilot Travel Center (where trucks are able to fuel up and utilize the CAT scale), Penmark Transportation Inc and Airsped Inc (truck rental companies), and Bacci Pizzeria and Dunkin' Donuts.

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

Applicant's Response: The proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use. All business will be conducted on site, at no point blocking any street, crosswalk, or daily flow around us.

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

Applicant's Response: The proposed special use will not require utilities, access roads, drainage, and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area. Property was previously occupied by Crown Truck Services, who also performed truck repair. There will be no alterations made to the building or any different uses on the property.

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 is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Mr. Quinn 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 RP Trans Service LLC and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of 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. All Village fees and debts must be paid before receiving any permits and/or business licenses.
- c. A triple catch basin must be installed.
- d. No body work or spray painting will be permitted.
- e. The fire alarm system must be tested to ensure it is up to code.
- f. Outdoor storage in excess of the allowable 25% will not be allowed.
- g. The outdoor storage area in the rear yard must be striped according to Village Code.
- h. No outside maintenance of trucks, vehicles, or equipment will be permitted.
- i. Nothing may be parked or left standing on Mark Street.
- j. Street frontage not occupied by buildings or driveways shall be improved with landscape screening.

There were no questions from the commission.

Motion: Commissioner King made a motion to close CDC Case No. 2024-28. Commissioner Rott seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2024-28 at 6:38 p.m.

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

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

Nays:

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2024-29
Petitioner: Parkville Auto Body, Inc.
Location: 405-407 Domenic
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. 2024-29. Commissioner Chambers seconded the motion.

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

Chairman Rowe opened CDC Case No. 2024-29 at 6:40 p.m.

Village Planner, Kevin Quinn, was present and sworn in by Chairman Rowe. Mr. Quinn stated a Legal Notice was published in the Bensenville Independent on October 17, 2024. Mr. Quinn 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. Quinn stated Village personnel posted one Notice of Public Hearing sign on the property, visible from the public way on October 16, 2024. Mr. Quinn stated on October 16 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. Quinn 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. Quinn stated the Petitioner, Parkville Auto Body Inc, is seeking approval of a Special Use Permit, Motor Vehicle Repair and/or Service, for the property they are renting at 405-407 Domenic to do collision repairs with no mechanical repairs. Mr. Quinn stated the .37-acre property currently falls within an I-2: General Industrial District. At least one neighboring property, 1040 E Green, currently has a Special Use Permit, Motor Vehicle Repair

and/or Service. Mr. Quinn stated the applicant also operates out of 1040 E Green. An aerial inspection reveals that there are 8 parking spaces.

Nick DePaul, owner of Parkville Auto Body, was present and sworn in by Chairman Rowe.

Mr. Pozsgay stated this business has been operating for years and never had a proper business license. Mr. Pozsgay stated they have a proper license at the adjacent building but in order to become complaint with Village Standards, a special use permit is required. Mr. Pozsgay stated Staff has no concerns; this is a “clean-up”.

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. Quinn reviewed the approval standards for 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, the proposed special use 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: Yes, the proposed special use 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: Yes, 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.

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, 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.

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: Yes, the proposed special use is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Mr. Quinn 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 Parkville Auto Body Inc. and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of a re-occupancy of this property, the new occupants shall appear before a Public Meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and/or ownership to the new occupant without amendment to the Special Use Permit,

or if the CDC deems that the new occupant contemplates a change in use which is inconsistent with the Special Use Permit, the new occupant shall be required to petition for a new Public Hearing before the CDC for a new Special Use Permit.

- b. All repair work must be done inside the building.

There were no questions from the commission.

Motion: Commissioner King made a motion to close CDC Case No. 2024-29. Commissioner Chambers seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2024-29 at 6:45 p.m.

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

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

Nays:

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2024-30

Petitioner: Olympik Signs, Inc.

Location: 2 South York Road

Request: Variation, Wall Sign Quantity

Municipal Code Section 10 – 10 – 5B – 11b

Motion: Commissioner Rott made a motion to open CDC Case No. 2024-30. Commissioner Chambers seconded the motion.

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

Chairman Rowe opened CDC Case No. 2024-30 at 6:46 p.m.

Village Planner, Kevin Quinn, was present and sworn in by Chairman Rowe. Mr. Quinn stated a Legal Notice was published in the Bensenville Independent on October 17, 2024. Mr. Quinn 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. Quinn stated Village personnel posted one Notice of Public Hearing sign on the property, visible from the public way on October 16, 2024. Mr. Quinn stated on October 16 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. Quinn 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. Quinn stated the Petitioner, Olympik Signs, Inc., is seeking approval of a variance to increase the number of allowable wall signs per street frontage at 2 S York Road. Mr. Quinn stated there are three proposed wall signs on the corner side façade of 2 S York Rd. Mr. Quinn stated together, they have a total area of 45.43 square feet, which is well within the size limit of 1 ½ square feet of sign area per linear foot of the building façade to which the signs will be affixed. Mr. Quinn stated there would be an additional sign on the northern building façade, which is allowed by right and within the size standards.

Robby Whitehead of Olympik Signs, Inc. was present and sworn in by Chairman Rowe. Mr. Whitehead reviewed the proposed signage at 2 South York Road.

Commissioner Chambers asked if the brightness of the new signs will remain the same. Mr. Whitehead stated the new sign will be slightly dimmer.

Public Comment

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

Mr. Quinn reviewed the approval standards for 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: Yes, 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: Yes, 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 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: Yes, the proposed variation is consistent with the intent of the Comprehensive Plan, this title, and other land use policies of the Village.

Mr. Quinn stated:

1. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Variation, Wall Sign Quantity at 2 S York Road with the following conditions:
 - a. Signs must match the proposed signs submitted by Olympik Signs, Inc. on 10/4.

There were no questions from the commission.

Motion: Commissioner King made a motion to close CDC Case No. 2024-30. Commissioner Rott seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2024-30 at 6:51 p.m.

Motion: Commissioner Rott made a motion to approve Variation, Wall Sign Quantity; Municipal Code Section 10-10-5B-11b with Staff's Recommendations. Commissioner Chambers seconded the motion.

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

Nays:

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2024-31
Petitioner: Larry Farrenkopf
Location: 220 Gateway
Request: Variation, Off-Street Loading Facility
 Municipal Code Section 10 – 8 – 11D – 1
 Variation, Tree Canopy Coverage
 Municipal Code Section 10 – 9 – 5A
 Variation, Refuse Area Location
 Municipal Code Section 10 – 9 – 7B – 1

Motion: Commissioner Rott made a motion to open CDC Case No. 2024-31. Commissioner Chambers seconded the motion.

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

Chairman Rowe opened CDC Case No. 2024-31 at 6:52 p.m.

Village Planner, Kevin Quinn, was present and sworn in by Chairman Rowe. Mr. Quinn stated a Legal Notice was published in the Bensenville Independent on October 17, 2024. Mr. Quinn 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. Quinn stated Village personnel posted one Notice of Public Hearing sign on the property, visible from the public way on October 16, 2024. Mr. Quinn stated on October 16 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. Quinn 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. Quinn stated the Petitioner, Larry Farrenkoph, is seeking approval of a variance to allow an off-street loading facility in the front yard. Mr. Quinn stated the proposed addition at 220 Gateway would have a drive-in door in the front yard, as opposed to the side or rear yards, which are allowable by right. Mr. Quinn stated currently, the property has off-street loading facility in the front yard. Mr. Quinn stated the proposed addition does not impact the required amount of parking. Mr. Quinn stated 220 Gateway is located at the end of Gateway Road. Mr. Quinn stated access to the drive-in door would be through the drive aisle, which may be located there with prior written approval from the Zoning Administrator. Mr. Quinn stated variances are also required for parking lot landscaping and design.

Larry Farrenkoph of AMRO Properties, LLC. was present and sworn in by Chairman Rowe. Mr. Farrenkoph reviewed the proposed building addition and reasons for the proposed variances.

Commissioner Rott asked for clarification of the variance request for tree canopy coverage. Mr. Pozsgay explained because of the proposed design, the applicant will not have enough room on the front of the property to plant the required trees on site.

Public Comment

Ed Skelly – 215 Gateway Road, Bensenville, Illinois 60106

Mr. Skelly was not present and attended the meeting via ZOOM. Mr. Skelly was sworn in by Chairman Rowe. Mr. Skelly expressed his opposition to the proposed variations. Mr. Skelly stated the sign that is required to be posted on the property was removed before the hearing and he feels the Public was not notified properly. Mr. Skelly stated he is worried of truck stacking taking place on Gateway Road as a result of the increase size of the property. Mr. Skelly also stated that his property was required to have tree coverage and landscaping per the Village.

Peter Baroud of 220 Gateway Road was present and sworn in by Chairman Rowe. Mr. Baroud stated the company will not receive more than two deliveries per week and does not have any concerns with traffic backing up onto Gateway Road.

Mr. Quinn reviewed the approval standards for 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: Yes, the proposed variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located. Please note; Accurate Parts Manufacturing Co, is an existing Bensenville business which is located on the west end of the dead-end of Gateway Road. Note, the proposed building addition has been carefully thought through, with building and efficient drive and parking pavement locations, as well as maintaining and maximizing landscaped pervious areas.

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 granting of the variation will not be detrimental to the character of adjacent properties and other property within the immediate vicinity of the proposed variation, and closely resembles the character of the many surrounding buildings of the existing established industrial use neighborhood.

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

Applicant's Response: The granting of the variation to allow an overhead door to face the front of the property, and which is setback (see attached Site Plan) a significant 75 feet from the property line and 90 feet from the edge of Gateway Road pavement, would alleviate the undue hardship to locate an overhead drive in door on the East (side) or South (rear) building sides. There are numerous existing industrial businesses with overhead doors facing Gateway Road, and are common up and down and immediately East of this property along Gateway Road. Please note, the existing business of Accurate Parts Manufacturing Co., is located at the dead-end of the West end of Gateway Road, with little to no traffic passing this site with the exception of Accurate Parts Manufacturing Co. staff and deliveries.

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 alleged difficulty or hardship which is caused by this ordinance requirement, has been lessen with the proposed building and parking and drive pavement being located as such, with the design solution which is implemented to reduce and decrease the amount of site impervious area, and increase the pervious green landscape area and space on the East side of the property, by not creating a long pavement driveway area (similar to existing east neighbor lack of side yard landscape) or to the rear, South side of the property and lose green space.

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 a minimal deviation as stated above with an emphasis of maximizing the more desired pervious landscape area along the building east side and more efficiently using the same proposed parking drive pavement in front, as the access drive for the overhead door, and thus, more similar in keeping with the character of the existing established industrial use neighborhood.

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: Again, as previously described above, the proposed variation represents a minimal deviation of the ordinance with an emphasis of maximizing the more desired pervious landscape area long the building east side. Please note, this additional pervious landscape area will enhance drainage and reduce runoff from the site, as well as, will enhance property attractiveness. The more efficiently located and significantly setback 90 feet from Gateway Road, with overhead door utilizing the same proposed parking/drive pavement in front, and will thus be more similar in keeping with the character of the existing established industrial use neighborhood, which is paramount of importance in maintaining and promoting cohesive attracting looking neighborhoods per the Village Comprehensive Plan and ordinance.

Mr. Quinn stated:

1. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Variation, Off-Street Loading Facility at 220 Gateway Road with the following conditions:
 - a. A commodity vs density study must be undertaken to determine if the current sprinkler system is adequate.
 - b. A sprinkler contractor must inspect the building.
 - c. A fire alarm inspector must inspect the building.
 - d. Stormwater detention must be installed.
 - e. A National Pollutant Discharge Elimination System permit is needed.
 - f. Stormwater Management Certification is required.
 - g. IEPA NOI and IEPA NOT permit is required.

- h. A Stormwater Management Easement over any proposed detention and BMP facilities is required.
- i. A detailed review of proposed site utilities must be provided at the time of final engineering review.
- j. Provide AutoTurn for site circulation and ingress/egress at all driveways in addition to the provided turning templates showing the AASHTO design vehicle that will be utilizing the site (WB-65, WB-55, etc.)
2. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Variation, Tree Canopy Coverage at 220 Gateway with the following conditions:
 - a. 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.
3. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Variation, Refuse Area Location at 220 Gateway with the following conditions:
 - a. Refuse area must be screened in accordance with Village of Bensenville standards.

Commissioner Rott asked if a traffic study was required. Mr. Quinn stated no.

Motion: Commissioner King made a motion to close CDC Case No. 2024-31. Commissioner Rott seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2024-31 at 7:11 p.m.

Motion: Commissioner Chambers made a motion to approve Variation, Off-Street Loading Facility; Municipal Code Section 10-8-11D-1 with Staff's Recommendations. Commissioner Rott seconded the motion.

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

Nays:

All were in favor. Motion carried.

Motion: Commissioner Rott made a motion to approve Variation, Tree Canopy Coverage; Municipal Code Section 10-9-5A with Staff's Recommendations. Commissioner Chambers seconded the motion.

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

Nays:

All were in favor. Motion carried.

Motion: Commissioner King made a motion to approve Variation, Refuse Area Location; Municipal Code Section 10-9-7B-1 with Staff's Recommendations. Commissioner Chambers seconded the motion.

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

Nays:

All were in favor. Motion carried.

Public Meeting: 2022-08 SUP Transfer Review

Petitioner: DMZ Freight, Inc.

Location: 485 Podlin Drive

Request: Special Use Permit, Motor Vehicle Repair and/or Service
Municipal Code Section 10-7-2-1

Motion: Commissioner King made a motion to open the Public Meeting. Commissioner Chambers seconded the motion.

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

Chairman Rowe opened the Public Meeting at 7:16 p.m.

Mr. Quinn stated the Petitioner, a new tenant at 485 Podlin Drive, is requesting a transfer of the Special Use Permit previously granted to a tenant at the same property. DMZ Freight Inc is requesting a Special Use Permit, Motor Vehicle Repair and/or Service, be transferred from the previous tenant to them. Mr. Quinn stated they plan on using the existing parking configuration. Mr. Quinn stated the property is within an I-2 General Industrial District.

Jack Kozar, Attorney for both parties, was present and sworn in by Chairman Rowe. Mr. Kozar provided an overview of the new business and stated no operational changes will be occurring.

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. Quinn reviewed the approval standards for 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: The proposed special use 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: The proposed special use 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: 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.

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

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

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 is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Mr. Quinn stated:

Staff recommends the Approval of the above Findings of Fact and therefore the Approval of Transfer of the Special Use Permit to allow Motor Vehicle Repair and/or Service within the building at 485 Podlin with the following conditions:

1. The Special Use Permit be granted solely to DMZ Freight Inc. and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of a re-occupancy of this property, the new occupants shall appear before a Public Meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and/or ownership to the new occupant without amendment to the Special Use Permit, or if the CDC deems that the new occupant contemplates a change in use which is inconsistent with the Special Use Permit, the new occupant shall be required to petition for a new Public Hearing before the CDC for a new Special Use Permit;

2. The new tenant DMZ Freight INC, any other tenants, and owner 485 Podlin LLC must conform with the approval conditions outlined in the original ordinance granting a conditional use permit (Ordinance No. 64-2016).
3. DMZ Freight INC may only use the portions of the building and property denoted in the proposed site plans and named in the Staff Report.
4. The 7 parking spaces extending past the lot line in the southwest corner of the site plan are no longer permitted to be utilized for parking or outdoor storage.
5. The 8 parking spaces extending past the lot line on Podlin Drive are to be used solely for customer car parking and may not be used overnight. Truck and semi-truck parking or storage is not permitted in the spaces.
6. The parking lot containing 3 parallel parking spaces adjacent to the north of the building may not be utilized for parking until the surface is paved and striped according to Village Code standards.
 - a. After the surface is improved, parking is only permitted for 3 vehicles in the approved spaces shown in the site plan. No outdoor storage is allowed in this area.
7. The continued use of the site must be in conformance with the plans provided as part of the Development Review Process application, including the following:
 - a. Only one row of trucks may be parked along the southern edge of the parking lot;
 - b. The designated spaces north of the building may only be used for 3 vehicles;
 - c. DMZ Freight INC may only perform truck repair within the warehouse W3 portion of the building as noted in the site plan.
 - d. DMZ Freight INC may only park trucks in the 10 spaces provided along the southern edge of the parking lot as noted in the site plan.

There were no questions from the commission.

Motion: Commissioner King made a motion to close the Public Meeting. Commissioner Chambers seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed the Public Meeting at 7:23 p.m.

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

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

Nays:

All were in favor. Motion carried.

**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 Chambers made a motion to adjourn the meeting. Commissioner Rott seconded the motion.

All were in favor. Motion carried.

The meeting was adjourned at 7:26 p.m.



Ronald Rowe, Chairman
Community Development Commission