

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

February 4, 2025

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

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

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

JOURNAL OF PROCEEDINGS: The minutes of the Community Development Commission Meeting of the January 7, 2025 were presented.

Motion: Commissioner King 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.

Public Hearing: CDC Case Number 2022-08 SUP Transfer Review
Petitioner: Vancaravan Incorporated
Location: 485 Podlin Drive
Request: Special Use Permit, Motor Vehicle Repair and/or Service
Municipal Code Section 10-7-2-1

Motion: Commissioner Wasowicz made a motion to open CDC Case No. 2022-08 SUP Transfer Review. Commissioner Marcotte seconded the motion.

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

Chairman Rowe opened CDC Case No. 2022-08 SUP Transfer Review at 6:33 p.m.

Village Planner, Kevin Quinn, was present and sworn in by Chairman Rowe. Mr. Quinn stated the Petitioner is seeking a Special Use Permit to lease a portion of the existing operation to a new tenant. Mr. Quinn stated the new tenant would continue the existing truck repair use in the portions of the building and parking lot where the owner was previously operating the truck repair portion of their business. Mr. Quinn stated the previous ordinance (Ordinance No. 64-2016) granted a Conditional Use Permit to allow Motor Vehicle Repair, Major & Minor to be granted solely to owner/applicant 485 Podlin Drive LLC and their sublessee, P & G Auto Repair. Mr. Quinn stated the transfer of Special Use Permit to another named Lessee requires review by the Community Development Commission and approval of the Village Board.

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. Mr. Quinn stated Vancaravan Incorporated 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 the applicant and property owner was present and sworn in by Chairman Rowe. Mr. Kozar stated the operation will remain as what is currently taking place at the property.

Commissioner Chambers asked what the previous issues were that lead to the tenant leaving. Mr. Kozar stated mainly parking issues.

Commissioner Chamber asked if the new tenants are aware of the previous issues. Mr. Kozar stated that they are aware and has met with them multiple times prior to executing a lease.

Commissioner King asked how many employees would be on site. Mr. Kozar stated around five.

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 Transfer 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 Vancaravan Incorporated 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 Vancaravan Incorporated, 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. Vancaravan Incorporated 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. Vancaravan Incorporated may only perform truck repair within the warehouse W3 portion of the building as noted in the site plan.
 - d. Vancaravan Incorporated 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 Rott made a motion to close CDC Case No. 2022-08 SUP Transfer Review. Commissioner Marcotte seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2022-08 SUP Transfer Review at 6:43 p.m.

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

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

Nays: None

All were in favor. Motion carried.

**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 6:45 p.m.



Ronald Rowe, Chairman
Community Development Commission