

Community Development Commission Meeting Minutes

November 4, 2025

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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

November 4, 2025

MOTION: Commissioner Wasowicz made a motion to appoint Commissioner Chambers as Chairman Pro-Tem. Commissioner Marcotte seconded the motion.

All were in favor. Motion carried.

CALL TO ORDER: The meeting was called to order by Chairman Pro-Tem Chambers at 6:30p.m.

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

STAFF PRESENT: W. Magdziarz, M. Ninan, C. Williamsen, Village Attorney, Maryclare Touhy

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

Motion: Commissioner Rott made a motion to approve the minutes as amended. Commissioner Marcotte seconded the motion.

All were in favor. Motion carried.

Director of Community and Economic Development, Walter Magdziarz and Planning & Community Outreach Coordinator, Maia Ninan were present and sworn in by Chairman Pro-Tem Chambers.

PUBLIC COMMENT: There was no Public Comment.

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Continued

Public Hearing:

CDC Case Number 2025-14

Petitioner:

Harris Family Property LLC

Location:

450 Evergreen Street

Request:

Fence or Wall Location, Variation, *Municipal Code 10 – 7 – 4C – 7*

Mechanical Equipment Location, Variation, *Municipal Code 10 – 7 – 4C – 13a*

Mechanical Equipment Screening, Variation, *Municipal Code 10 – 7 – 4C – 13b*

Driveway Visibility, Variation, *Municipal Code 10 – 8 – 8D*

Screening Requirements Height, Variation, *Municipal Code 10 – 9 – 7B – 2a*

Motion:

Commissioner Rott made a motion to re-open CDC Case No. 2025-14. Commissioner Wasowicz seconded the motion.

ROLL CALL :

Upon roll call the following Commissioners were present:
Chambers, Marcotte, Ortiz, Rott, Wasowicz

Absent: Ciula

A quorum was present.

Chairman Pro-Tem Chambers re-opened CDC Case No. 2025-14 at 6:33 p.m.

Planning & Community Outreach Coordinator Maia Ninan, was present and sworn in by Chairman Pro-Tem Rott. Ms. Ninan stated a Legal Notice was published in the Daily Herald on September 5, 2025. Ms. Ninan 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. Ms. Ninan stated CED staff posted 1 Notice of Public Hearing sign on the property, visible from the public way on September 8, 2025. Ms. Ninan stated on September 8, 2025, CED staff mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within three hundred (300) feet of the subject property. Ms. Ninan stated an Affidavit of Mailing, executed by CED personnel and the list of recipients, is maintained in the CDC file. Ms. Ninan stated all are available for viewing and inspection at the CED office during regular business hours.

Ms. Ninan stated the Petitioner is requesting multiple variations to place mechanical equipment in their front yard. Ms. Ninan stated the 13-foot-high mechanical equipment has already been installed in the front yard of their location at 450 Evergreen Street. Ms. Ninan stated the property is in an I-1 Light Industrial District. Ms. Ninan stated the installation was done without permits. Ms. Ninan stated according to the Petitioner, the mechanical equipment is necessary to provide pretreatment and wastewater efficiency. Ms. Ninan stated the Petitioner has proposed screening (10 foot fence) in line with Village standards. Ms. Ninan stated the variations listed above are necessary for the mechanical equipment to adhere to Village standards. Ms. Ninan stated the mechanical equipment in the front yard was installed without a permit.

Chairman Pro-Tem Chambers asked if the petitioner was present.
The petitioner was not present.

Mr. Magdziarz stated he spoke with the applicants attorney earlier in the day who stated he would be in attendance to ask for a sixty day continuance.

Motion: Commissioner Marcotte made a motion to continue CDC Case No. 2025-14 until January 6, 2026. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Chambers, Marcott, Ortiz, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2025-26
Petitioner: Prologis LP & Prologis 2 LP
Location: 800 & 877 Supreme Drive / 800-820 Thorndale Avenue
Request: Special Use Permit (Section 10-7-2) for a Planned Unit Development with code departures (Section 10-4)

Motion: Commissioner Marcotte made a motion to open CDC Case No. 2025-26. Commissioner Rott seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Chambers, Marcotte, Ortiz, Rott, Wasowicz

Absent: Ciula

A quorum was present.

Chairman Pro-Tem Chambers opened CDC Case No. 2025-26 at 6:38 p.m.

Planning & Community Outreach Coordinator Maia Ninan, was present and sworn in by Chairman Pro-Tem Rott. Ms. Ninan stated a Legal Notice was published in the Daily Hearld on October 17, 2025. Ms. Ninan 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. Ms. Ninan stated CED staff posted 1 Notice of Public Hearing sign on the property, visible from the public way on October 17, 2025. Ms. Ninan stated on October 17, 2025, CED staff mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within two hundred fifty (250) feet of the subject property. Ms. Ninan stated an Affidavit of Mailing, executed by CED personnel and the list of recipients, is maintained in the CDC file. Ms. Ninan stated all are available for viewing and inspection at the CED office during regular business hours.

Ms. Ninan stated the Petitioner is seeking approval of a Special Use Permit and Planned Unit Development with code departures to construct a 30.32-acre industrial development at 800, 877 Supreme Drive, and 800-820 Thorndale Avenue. Ms. Ninan stated these properties are located in the I-2 General Industrial District. Ms. Ninan stated a Special Use Permit is required for Planned Unit Developments in the I-2 General Industrial District. Ms. Ninan stated the existing five (5) buildings on the subject properties will be demolished, and site features will be removed as necessary. Ms. Ninan stated the site will be subdivided into two lots, featuring a 387,000 SF industrial building in Lot 1 and a 115,150 SF building in Lot 2. Ms. Ninan stated each building will be served by associated passenger vehicle parking, truck docks, and utilities.

Ms. Ninan stated the proposed intended use for the two facilities is categorized under the Village Zoning Code as warehousing, storage, or distribution facility. Ms. Ninan stated normally, this would be a permitted use in the I-2 General Industrial District. Ms. Ninan stated however, the Applicant is also seeking to use the property for outdoor storage (trailer parking) as an additional principal use of the two facilities, which is normally a Special Use. Ms. Ninan stated storage is proposed to be 14 feet tall to accommodate the typical height of the trucks. Ms. Ninan stated the applicant is also seeking many exceptions (i.e., variations) from the zoning code, so a PUD is the best approach.

Ms. Ninan stated the deviations from the zoning code are as follows:

1. A deviation to allow parking areas located in the front yard to contain 192 spaces for Building 1 instead of the maximum 50 spaces;
2. A deviation to permit the principal entrance of Building 2 to be located on the interior side façade rather than the front façade;
3. A deviation to allow outdoor storage in the corner side yard;
4. A deviation to allow materials stored within an outdoor storage area to be 14-feet in height instead of the maximum 8-feet in height;
5. A deviation to waive the required screening standards for outdoor storage areas;
6. A deviation to allow 402 parking spaces instead of the maximum 44 parking spaces permitted for warehousing or storage facility uses of this size;
7. A deviation to waive the bicycle parking requirements;
8. A deviation to allow trailer parking spaces with a length of 55-feet instead of the required 60-feet;
9. A deviation to allow parking aisle width of 26-feet instead of the required-24 feet;
10. A deviation to waive the required sidewalks along the full length of any building frontage containing a primary entrance that is directly abutted by a parking row, driveway, or drive aisle;
11. A deviation to allow driveway widths of roughly 40-feet and 45-feet instead of the maximum 30-feet permitted for industrial uses;
12. A deviation to allow driveway aprons of 64.5-feet and 168.2-feet instead of the maximum 36-feet driveway apron allowed in industrial uses;
13. A deviation to allow the use of non-native tree and plant species;
14. A deviation from the required 40% tree canopy coverage for parking area hardscape;

15. A deviation to allow a minimum of one shade tree, rather than two trees, per landscaped island provided for double rows of parking; and
16. A deviation to allow outdoor lighting of 3.4 foot-candles along the lot line; and
17. A deviation to allow light poles of 30-feet in height instead of the maximum 24-feet in height.

Ms. Ninan stated the Public Notice indicated that the public hearing would be for a Preliminary PUD, but the Staff recommends approval as a Final PUD with the conditions provided below. Ms. Ninan stated the Notice also indicated there would be a Site Plan Review and Plat of Subdivision application. Ms. Ninan stated however, that will not occur at this meeting. Ms. Ninan stated per the Zoning Code, the Site Plan Review will be handled by the Zoning Administrator, and the Plat of Subdivision cannot be applied for until a PUD has been granted.

Josh Bauer, on behalf of Prologis was present and sworn in by Chairman Pro-Tem Chambers. Mr. Bauer stated the redevelopment of three existing building on the property would enhance the corridor into Bensenville. Mr. Bauer stated they plan to demolish the current site and build two class A warehouses. Mr. Bauer stated they are only seeking the preliminary PUD at this time.

Commissioner Rott questioned the amount of proposed parking on site. Mr. Bauer stated they would like to offer the maximum amount of parking on site for potential occupants.

Commissioner Rott asked why a deviation to allow 402 parking spaces instead of the maximum 44 parking spaces permitted for warehousing or storage facility uses of this size was being requested. Mr. Bauer again stated they are trying to maximize the lot for use; more parking the better.

Commissioner Rott asked why a deviation to allow the use of non-native tree and plant species; a deviation from the required 40% tree canopy coverage for parking area hardscape; a deviation to allow a minimum of one shade tree, rather than two trees, per landscaped island provided for double rows of parking was being requested.

Brian Johnson, on behalf of Prologis was present and sworn in by Chairman Pro-Tem Chambers. Mr. Johnson stated because of new utilities on site, there is difficulty of planting the required trees as required in the Village code.

Commissioner Rott stated if there was to be less parking, there would be more room for trees to be planted.

Commissioner Ortiz asked if there is planned parking onsite for bicycles. Mr. Johnson stated there would be parking for bicycles on site.

Commissioner Wasowicz stated she works in the logistics business and her company recently moved into a new warehouse and she does not believe this much parking is necessary speaking from her experience.

Melissa Roman, on behalf of Prologis was present and sworn in by Chairman Pro-Tem Chambers. Ms. Roman stated they have seen an increase of office space needs for these warehouses and offering the requested amount of parking would allow for office staff to work from the site.

Mr. Bauer questioned the Commission with their concerns over the amount of requested parking.

Commissioner Wasowicz stated she has concerns with safety on site with the amount of potential vehicles. Mr. Johnson stated Prologis' proposed plan allows for car parking and truck flow to be separated to limit the risk of accidents on site.

Chairman Pro-Tem Chambers asked if traffic studies were completed to ensure the existing properties would not be disturbed with their operations. Mr. Johnson stated yes. Mr. Bauer stated they have shared their plans and idea with the surrounding businesses, they are not hiding anything.

Commissioner Ortiz asked why a deviation was being requested for taller lights. Mr. Johnson explained taller lights would allow for a better shine over trailers.

Commissioner Ortiz stated he was concerned with the amount of proposed parking because of the potential emissions being released; he lives in Bensenville and so does his children.

Public Comment

Chairman Pro-Tem Chambers asked if there were any members of the Public that would like to make comment. There were none.

Ms. Ninan 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.
- 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.
- 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.
- 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.
- 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.

Ms. Ninan stated Village staff is of the opinion that the approval standards below have been met.

1. Ms. Ninan stated Staff recommends the Approval of the Findings of Fact and therefore Approval of Special Use Permit for a Preliminary and Final Planned Unit Development with all requested exceptions, except the native plant deviation, and the following conditions:
 - a. The Special Use Permit for the Preliminary Planned Unit Development be granted solely to Prologis LP & Prologis 2 LP 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, unless otherwise provided in the Zoning Code.

- b. No Plat of Subdivision shall be approved by the Village unless all conditions contained herein have been met.
- c. Outdoor storage is limited to semi-truck trailers.
- d. Outdoor storage must be maintained in an orderly manner.
- e. Add a sidewalk within the Supreme Drive right-of-way that remains.
- f. A cul-de-sac at the south end of Supreme Drive is required within the right-of-way.
- g. A Stormwater Management Easement over the proposed detention and BMP facilities is required.
- h. Modification to existing easement will require necessary plats to vacate, abrogate, and or add easements.
- i. All existing sanitary and water services to be abandoned or removed must be disconnected and capped at the mains.
- j. Storm sewer shall be sized for 10-yr gravity flow. Provide storm sewer calculations in the stormwater report.
- k. Two separate water services are required for the east and west buildings. The service will need to split in the Supreme Drive right-of-way. Otherwise, stub a service off the Thorndale existing 12" water main on the east side of the site.
- l. Replace the existing 12" water main on Supreme Drive from Thorndale Avenue.
- m. A new sanitary line shall be installed via directional bore or trench where the new main ties into the existing sewer on the east site of the site to the manhole on the east site of Industrial Drive.
- n. Reconstruction of the asphalt pavement section on Supreme Drive with concrete pavement that matches the existing concrete pavement on Supreme Drive is required.
- o. The addition of detention shall be required if the Village determines detention is necessary to detain stormwater so the peak follow is no greater than the existing condition.
- p. Due to site location within the limits of the 100-year flood plain, compensatory storage is required at a ratio of 1.5 to 1.0 for any proposed fill.
- q. 100-yr conveyance route shall be designed through the site. All upstream offsite tributary area shall be included in the analysis of the existing and proposed 100-yr conveyance routes through the site.
- r. A Final Site Plan showing all required changes contained herein shall be provided and approved by the Village prior to receiving a building permit.

- s. The following additional materials shall be provided and approved by the Village or appropriate entity prior to receiving a building permit:
 - i. If snow storage is not included on-site, an off-site snow storage plan must be approved by Zoning Administrator prior to permit approval.
 - ii. Additional trees shall be added to the site on the final landscape plan, such that there is [10]% tree canopy coverage for parking area hardscape. Landscape islands should have additional trees.
 - iii. The Final Landscape Plan must comply with the species diversity requirements outlined in the Municipal Code Section 10-9-3A-4.
 - iv. The Final Landscape Plan must indicate that no parking lot perimeter landscaping shall encroach upon the sight vision triangle.
 - v. Final Landscape Plan shall be submitted to and approved by the Zoning Administrator prior to final permit approval.
 - vi. A stormwater management report must be provided following the DuPage County tabular stormwater report format.
 - vii. An existing and proposed impervious area exhibit delineating, shading and labeling the existing/proposed impervious areas must be provided in a stormwater report to document the comparison of impervious area since February 15, 1992 to the proposed conditions and to verify the proposed development will not result in a net impervious area of greater than 2,500 square feet.
 - viii. Erosion control measures will need to meet all the requirements listed in Sections 15-58 through 15-60 of the DCSFPO.
 - ix. Per the DuPage County Wetland Map, there are Regulatory Wetlands at the southwest corner of the property and will need to be verified in the permit submittal.
 - x. In accordance with Section 15-92.A of the DCSFPO the Regulatory wetland buffer is 50 feet and the boundary must be clearly delineated on the plans.
 - xi. Coordination with the US Army Corps of Engineers (USACE) to determine the permitting requirements for the wetland/WOUS.
 - xii. A tributary area exhibit to the site including any offsite areas is required.
 - xiii. 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 and etc.).

t. The following permits shall be obtained:

- i. A National Pollutant Discharge Elimination System (NPDES) permit.
- ii. A Storm Water Pollution Prevention Plan (SWPPP).
- iii. A Village of Bensenville Stormwater Permit, including a Stormwater Management Certification, which must be forwarded to DuPage County Stormwater for review and certification prior to issuance of a Village stormwater permit.
- iv. An IEPA-Sanitary Permit.
- v. Depending on the proposed water service, an IEPA-watermain permit may be required for any scope of work larger than a water service connection to the Village's watermain.

Ms. Ninan stated Staff recommends the removal of deviation #13 A deviation to allow the use of non-native tree and plant species; and deviation #15 A deviation to allow a minimum of one shade tree, rather than two trees, per landscaped island provided for double rows of parking.

Motion: Commissioner Wasowicz made a motion to close CDC Case No. 2025-26. Commissioner Rott seconded the motion.

ROLL CALL: Ayes: Chambers, Marcott, Ortiz, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Pro-Tem Chambers closed CDC Case No. 2025-26 at 7:16 p.m.

Motion: Commissioner Wasowicz made a motion to Approve Special Use Permit (Section 10-7-2) for a Planned Unit Development with code departures (Section 10-4) with Staff's Recommendations and the removal of deviation #13 A deviation to allow the use of non-native tree and plant species; and deviation #15 A deviation to allow a minimum of one shade tree, rather than two trees, per landscaped island provided for double rows of parking. Commissioner Marcotte seconded the motion.

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

Nays: None

All were in favor. Motion carried.

**Report from
Community
Development:**

Ms. Ninan advised the CDC of upcoming cases to consider at the December meeting

Mr. Magdziarz reminded Commissioners of their training workshop with Illinois American Planning Association personnel on November 12th. Commissioner Wasowicz and Commissioner Marcotte stated they were unable to attend. Mr. Magdziarz stated he would cancel the training until 2026.

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

All were in favor. Motion carried.

The meeting was adjourned at 7:19 p.m.

Corey Williamsen

Corey Williamsen, Deputy Village Clerk
Community Development Commission