



12 South Center Street
Bensenville, IL 60006

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September 30, 2024

Mr. Christopher McCullough
829 Brentwood Drive
Bensenville, Illinois 60106

Re: September 22, 2024 FOIA Request

Dear Mr. McCullough:

I am pleased to help you with your September 22, 2024 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on September 23, 2024. You requested copies of the items indicated below:

"1. Any and all communication (e.g., text message, e-mail, phone records and transcripts, teleconferencing records and transcripts, face-to-face meetings, etc.) to and/or from any Village of Bensenville representative (elected and/or staff)) and Pinnacle Engineering Group regarding White Pines Golf Course and/or Bensenville Park District since October 1, 2023.

2. Any and all communication (e.g., text message, e-mail, phone records and transcripts, teleconferencing records and transcripts, face-to-face meetings, etc.) to and/or from any Village of Bensenville representative (elected and/or staff) and Pinnacle Engineering Group regarding property/land and/or property development since October 1, 2023.

3. Any and all communication (e.g., text message, e-mail, phone records and transcripts, teleconferencing records and transcripts, face-to-face meetings, etc.) to and/or from any Village of Bensenville representative (elected and/or staff) and State Senator Don Harmon regarding White Pines Golf Course and/or Bensenville Park District since October 1, 2023."

Enclosed are the records found responsive to your request. No redactions have been made.

Do not hesitate to contact me if you have any questions or concerns in connection with this response.

Very truly yours,

Corey Williamsen
Freedom of Information Officer
Village of Bensenville

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3. Any and all communication (e.g., text message, e-mail, phone records and transcripts, teleconferencing records and transcripts, face-to-face meetings, etc.) to and/or from any Village of Bensenville representative (elected and/or staff) and State Senator Don Harmon regarding White Pines Golf Course and/or Bensenville Park District since October 1, 2023.

From: Ted Springer <tspringer@pinnacle-engr.com>
Sent: Friday, March 22, 2024 4:23 PM
To: Kurtis Pozsgay <KPozsgay@bensenville.il.us>
Subject: RE: 840 Green Street

CAUTION: This email originated from outside of the organization.

The only changes were to some of the easements and some changes requested by their legal department to the certificates. The first revision added a "20' gas pipeline easement" along Third Street. The second changed the geometry of the easements, removed the easement over the watermain and added a "15' watermain easement" at the northeast corner to cover the public portion. The third added the "Nicor gas and stormwater management easement" along the east line that was recorded. The fourth adjusted the geometry of the easements to match as-built conditions. The fifth added the recording information for the "20' gas pipeline easement" along Third Street. Then the sixth was the certificate revisions based on their legal counsel review. Nothing major changed from what was recorded in the ordinance. Thanks for looking at this so quickly.

Ted Springer

From: Kurtis Pozsgay <KPozsgay@bensenville.il.us>
Sent: Friday, March 22, 2024 3:57 PM
To: Ted Springer <tspringer@pinnacle-engr.com>
Subject: RE: 840 Green Street

OK. I found the ordinance approving the development, which included the plat of subdivision approval. Attached is the ordinance and the plat that was approved at the time. It looks very similar to the current one, but not identical. Would it be possible get something explaining the changes? I don't think it's enough to warrant a new public process, but I want to make sure.

Thanks,


Kurtis Pozsgay, AICP

Director



12 S Center St Bensenville IL 60106
P: (630) 350-3396 U: [linkedin/in/kpozsgay/](https://www.linkedin.com/in/kpozsgay/)



 Please consider the environment before printing this e-mail

From: Ted Springer <tspringer@pinnacle-engr.com>
Sent: Friday, March 22, 2024 3:42 PM
To: Kurtis Pozsgay <KPozsgay@bensenville.il.us>
Subject: RE: 840 Green Street

CAUTION: This email originated from outside of the organization.

Kurtis

This is for the redevelopment done by Prologis. The construction is complete, they're looking to finalize the project. It's about 34.6 acres. Thanks

Ted Springer | Survey Manager Associate



CIVIL ENGINEERING | NATURAL RESOURCES | SURVEYING

1051 E. Main Street | Suite 217 | East Dundee, IL 60118
(847) 551-5300 Main | (224) 699-9459 Fax | (224) 802-2725 Direct | (815) 560-1180 Mobile
tspringer@pinnacle-engr.com | www.pinnacle-engr.com

PLAN | DESIGN | DELIVER

CONFIDENTIALITY NOTICE:

This message is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient or the employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by email reply.

From: Kurtis Pozsgay <KPozsgay@bensenville.il.us>
Sent: Friday, March 22, 2024 3:39 PM
To: Ted Springer <tspringer@pinnacle-engr.com>
Subject: RE: 840 Green Street

You can send it to me. What is the size of the resub? It will most likely require a public process/approval.

Kurtis Pozsgay, AICP
Director



BENSENVILLE
COMMUNITY & ECONOMIC
DEVELOPMENT

12 S Center St Bensenville IL 60106
P: (630) 350-3396 L: [linkedin/in/kpozsgay](https://www.linkedin.com/in/kpozsgay)



Please consider the environment before printing this e-mail

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, March 22, 2024 3:37 PM
To: Kurtis Pozsgay <KPOzsgay@bensenville.il.us>
Subject: Online Form Submittal: Contact Director of Community & Economic Development

CAUTION: This email originated from outside of the organization.

Contact Director of Community & Economic Development

Please use this form to contact the staff member. This email will be sent directly to the Director of Community & Economic Development.

First Name	Ted
Last Name	Springer
Phone Number	224-802-2725
Email Address	tspringer@pinnacle-engr.com
Your Email Subject	840 Green Street
Your Message	Hi, we are working with Prologis to get a resubdivision recorded. Who would I send it to for review? Thanks and have a great day.
	Ted Springer

**VILLAGE OF BENSENVILLE
12 S. CENTER STREET
BENSENVILLE, ILLINOIS 60106**

Ordinance No. 4-2022

**An Ordinance Approving a Site Plan, Plat of Subdivision, and Preliminary and
Final Planned Unit Development with Code Departures for an Industrial
Development at 720, 740, and 840 E. Green Street, Bensenville, Illinois**

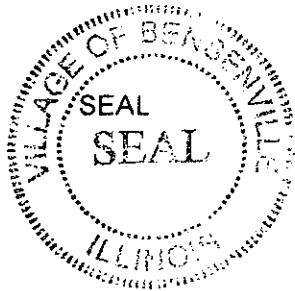
**ADOPTED BY THE
VILLAGE BOARD OF TRUSTEES
OF THE
VILLAGE OF BENSENVILLE
THIS 22nd DAY OF FEBRUARY 2022**


Published in pamphlet form by authority of the President and Board of Trustees of the Village of
Bensenville, DuPage and Cook Counties, Illinois this 23rd day of February, 2022

STATE OF ILLINOIS)
COUNTIES OF COOK)
SS AND DUPAGE)

I, Corey Williamsen, do hereby certify that I am the duly appointed Deputy Village Clerk of the Village of Bensenville, DuPage and Cook Counties, Illinois, and as such officer, I am the keeper of the records and files of said Village; I do further certify that the foregoing constitutes a full, true and correct copy of Ordinance No. 4-2022 entitled An Ordinance Approving a Site Plan, Plat of Subdivision, and Preliminary and Final Planned Unit Development with Code Departures for an Industrial Development at 720, 740, and 840 E. Green Street, Bensenville, Illinois.

IN WITNESS WHEREOF, I have hereunto affixed my official hand and seal on this 23rd day of February 2022.





Corey Williamsen
Deputy Village Clerk

ORDINANCE # 4-2022

**AN ORDINANCE APPROVING A SITE PLAN, PLAT OF SUBDIVISION, AND
PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT WITH CODE
DEPARTURES FOR AN INDUSTRIAL DEVELOPMENT
AT 720, 740, AND 840 E. GREEN STREET, BENSENVILLE, ILLINOIS**

WHEREAS, Prologis, Inc. filed an application on behalf of **PROLOGIS NA2 SUB LP**, Affiliate and Assignee of Prologis, LP, of 1800 Wazee Street, Suite 500, Denver, CO 80202, (“Applicant”) for Site Plan Review, Municipal Code Section 10 – 3 – 2, Plat of Subdivision, Municipal Code Section 11 – 3, and Preliminary & Final Planned Unit Development, Section 10 – 4 with the following Code Departures: Parking Location, Municipal Code Section 10 – 6 – 19.B – 4, Outdoor Storage Area, Municipal Code Section 10 – 7 – 3.X – 1, Fence Location, Municipal Code Section 10 – 7 – 4 – 7.a, Maximum Number of Parking Spaces, Municipal Code Section 10 – 8 – 2.B – 6, Semi-Truck Trailers Parking Design, Municipal Code Section 10-8-6.A – 3, Maximum Driveway Width, Municipal Code Section 10 – 8 – 8 – 1, Driveway Aprons, Municipal Code Section 10 – 8 – 8.F – 2, Tree Replacement Standards, Municipal Code Section 10 – 9 – 2.B, Parking Lot Interior Landscape Islands, Municipal Code Section 10 – 9 – 5.C – 1, and Outdoor Lighting Illumination Standards, Municipal Code Section 10 – 9 – 8.C – 2.a of the Bensenville Village Zoning Ordinance (“Zoning Ordinance”) for the property located at 720, 740, & 840 E. Green Street, Bensenville, as legally described in Exhibit “A,” attached hereto and incorporated herein by reference (the “Subject Property”), a copy of said application being contained on file in the Community and Economic Development Department; and

WHEREAS, Notice of Public Hearing with respect to the Site Plan, Plat of Subdivision, and Planned Unit Development sought by the Applicant was published in the Daily Herald on

Thursday, January 13, 2022 by the Village of Bensenville, and notice was also given via posting of a Public Hearing Sign on the Subject Property on Wednesday, January 12, 2022, and via First Class mail to taxpayers of record within 250 feet of the Subject Property on Friday, January 14, 2022, all as required by the statutes of the State of Illinois and the ordinances of the Village; and

WHEREAS, pursuant to said Notice, the Community Development Commission of the Village of Bensenville conducted a Public Hearing on February 1, 2022, as required by the statutes of the State of Illinois and the ordinances of the Village; and

WHEREAS, February 1, 2022, after hearing the application, the Community Development Commission agreed with the findings of fact submitted by the Applicant, and thereafter, voted unanimously (6-0) to recommend approval of the Site Plan, Municipal Code Section 10-3-2, Plat of Subdivision, Municipal Code Section 11-3, and Preliminary and Final Planned Unit Development with Code Departures, Municipal Code Section 10-4, and forwarded its recommendations, including the Staff Report and findings relative to the Site Plan, Plat of Subdivision, and Preliminary and Final Planned Unit Development with Code Departures, to the Village Board Committee of the Whole, which concurred with the recommendations made therein, as are attached hereto and incorporated herein by reference as Exhibit "B"; and

WHEREAS, on February 15, 2022, the Village Board Committee of the Whole then forwarded its recommendation, along with that of the Community Development Commission, to the President and Board of Trustees; and

WHEREAS, the President and Board of Village Trustees have reviewed the matter herein and have determined that approval of the requested Site Plan, Municipal Code Section 10-3-2, Plat of Subdivision, Municipal Code Section 11-3, and Preliminary and Final Planned Unit Development with Code Departures, Municipal Code Section 10-4, as recommended by the

Community Development Commission to approve the Site Plan and Planned Unit Development, is consistent with the Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Bensenville, Counties of DuPage and Cook, Illinois, duly assembled at a regular meeting, as follows:

Section 1. That the forgoing recitals are hereby incorporated by reference as if fully set forth herein.

Section 2. That the Subject Property is currently zoned under the Zoning Ordinance as I-2 General Industrial District, which zoning classification shall remain in effect subject to the Site Plan, Plat of Subdivision, and Planned Unit Development approved herein.

Section 3. That the Staff Report and Recommendations for the Site Plan, Plat of Subdivision, and Preliminary and Final Planned Unit Development with Code Departures, sought by the Applicant, as allowed by the Zoning Ordinance, Sections 10-3-2, 11-3, and 10-4, as adopted by the Community Development Commission as shown in Exhibit "B", is hereby adopted by the President and Board of Trustees, the Board of Trustees finding that said Site Plan, Plat of Subdivision, and Preliminary and Final Planned Unit Development with Code Departures are proper and necessary.

Section 4. That the Site Plan, Municipal Code Section 10-3-2, Plat of Subdivision, Municipal Code Section 11-3, and Preliminary and Final Planned Unit Development with Code Departures, Municipal Code Section 10-4, as sought by the Applicant of the Subject Property, are hereby approved with the following conditions:

1. Proposed development of the subject site shall be in accordance with the following plans, except as amended herein:

- i. Conceptual Design by Ware Malcomb dated 12.06.2021;
 - ii. Civil/Engineering plans by Pinnacle Engineering dated 12.07.2021;
 - iii. Plat of Subdivision Pinnacle Engineering dated 12.06.2021; and
 - iv. Electrical Site Plan by Kornacki & Associates dated 11.19.2021.
- 2. Submit a stormwater application to DuPage County Stormwater Management for floodplain and floodplain buffer review.
- 3. Submit a stormwater application to DuPage County Stormwater Management for wetland and wetland buffer review.
- 4. Entrances to the site from Green Street or Jefferson Street are to be considered commercial and shall be PCC meeting the Village's Driveway Standard detail.
- 5. Traffic study will be updated per HRGreen suggestions. Full review of updated traffic study may include requirements for additional improvements.
- 6. The Jefferson Street truck entrance/exit shall be for emergency use only. Truck traffic shall generally be prohibited along Jefferson Street.
- 7. The Zoning Administrator has final review authority over the architectural design of the buildings.
- 8. The requested code departures for the following shall be approved:
 - i. Parking Location, Section 10 – 6 – 19.B – 4
 - ii. Outdoor Storage Area, Section 10 – 7 – 3.X – 1
 - iii. Max. Number of Parking Spaces, Section 10 – 8 – 2.B – 6
 - iv. Semi-Truck Trailers Parking Design, Section 10-8-6.A – 3
 - v. Maximum Driveway Width, Section 10 – 8 – 8 – 1
 - vi. Driveway Aprons, Section 10 – 8 – 8.F – 2

- vii. Parking Lot Landscape Islands, Section 10 – 9 – 5.C – 1
- viii. Outdoor Lighting Illumination, Section 10 – 9 – 8.C – 2.a
- 9. The requested code departure for Fence Location, Section 10 – 7 – 4 – 7.a shall be approved. No chain link shall be allowed in either front yard. Petitioners shall work with staff on appropriate fence type.
- 10. The requested code departure for Tree Replacement Standards, Section 10 – 9 – 2.B shall be approved. The Petitioners shall work with Staff to determine an appropriate tree replacement fee-in-lieu.

Section 5. That all requirements of the Zoning Ordinance shall be applicable except as allowed by the Site Plan, Plat of Subdivision, and Planned Unit Development approved herein.

Section 6. All ordinances, resolutions, motions, or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 7. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

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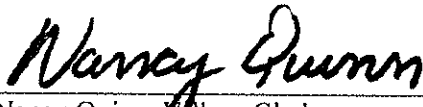
PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville, DuPage and Cook Counties, Illinois, this 22nd day of February 2022, pursuant to a roll call vote, as follows:

APPROVED:



Frank DeSimone, Village President

ATTEST:



Nancy Quinn, Village Clerk

AYES: Carmona, Frey, Lomax, Panicola, Perez

NAYES: None

ABSENT: Franz

Ordinance # 4 - 2022
Exhibit "A"

The Legal Description is as follows:

PARCEL 1:

THAT PART OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 13 AND OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 24; THENCE WEST ON THE SECTION LINE 1815 FEET FOR A PLACE OF BEGINNING; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SECTION 24, 427.18 FEET TO THE SOUTH LINE OF GREEN AVENUE; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF GREEN AVENUE; 373.54 FEET TO THE EAST LINE 01- LAND DESCRIBED IN DOCUMENT NO. 657732; THENCE SOUTH, PARALLEL WITH THE EAST LINE OF SECTION 24, 1420.7 FEET TO THE NORTH LINE OF THE BENSENVILLE SEWER PLANT PROPERTY; THENCE WEST ALONG SAID NORTH LINE, 200.0 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SECTION 24, 1063.20 FEET TO A POINT 65.0 FEET SOUTH OF THE NORTH LINE OF SECTION 24; THENCE WEST, PARALLEL WITH THE SECTION LINE, 150.0 FEET; THENCE NORTH 65.0 FEET TO THE PLACE OF BEGINNING, AND BEING A PART OF LOT 13 IN GREEN AVENUE ACRES, AS RECORDED UNDER DOCUMENT NO. 523537. EXCEPT THE SOUTH 60.00 FEET THEREOF IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 13 IN GREEN AVENUE ACRES, A SUBDIVISION IN SECTIONS 13 AND 24, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 13; THENCE WESTERLY ALONG THE NORTH LINE OF HICKORY STREET, 455.48 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 13 A DISTANCE OF 1526.63 FEET TO THE NORTH LINE OF SAID LOT 13, BEING ALSO THE SOUTH LINE OF EAST GREEN STREET; THENCE NORTHWESTERLY ALONG AFORESAID NORTH LINE, BEING ALSO THE SOUTH LINE OF EAST GREEN STREET, 300.00 FEET TO A POINT, TO BE KNOWN AS POINT "X"; THENCE CONTINUING NORTHWESTERLY ALONG AFORESAID NORTH LINE, 42.40 FEET TO THE POINT OF BEGINNING. THENCE SOUTHERLY ALONG A LINE WHICH FORMS AN ANGLE OF 109 DEGREES 22 MINUTES AND 57 SECONDS WITH THE NORTHWESTERLY EXTENSION OF AFORESAID NORTH LINE FROM NORTHWEST TO SOUTH, 411.22 FEET; THENCE WESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 91 DEGREES 01 MINUTES 38 SECONDS FROM THE NORTH TO THE WEST OF THE LAST DESCRIBED LINE, 158.65 FEET TO A POINT ON THE WEST LINE OF THE PROPERTY DESCRIBED IN DOCUMENT NO. 657732; THENCE NORTHERLY ALONG AFORESAID EAST LINE 472.93 FEET TO A POINT IN NORTH LINE OF SAID LOT 13; THENCE SOUTHEASTERLY ALONG AFORESAID NORTH LINE 177.15 FEET TO THE POINT OF BEGINNING, ACCORDING TO THE PLAT OF SAID GREEN AVENUE ACRES,

RECORDED JUNE 23, 1947, AS DOCUMENT NO. 523537, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:

LOT 3 AND 4 EXCEPTING THAT PART LYING NORTHEASTERLY OF A LINE 60.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE CENTERLINE OF FREEN STREET OF AMSTED ASSESSMENT PLAT ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 88-005677, DUPAGE COUNTY, ILLINOIS. SITUATED IN THE COUNTY OF DUPAGE AND THAT STATE OF ILLINOIS.

CONTAINING 1,509,063 SQUARE FEET OR 34.64332 ACRES.

Commonly known as 720, 740, & 840 E Green Street, Bensenville, IL 60106.

Ordinance # 4 - 2022
Exhibit "B"
Findings of Fact

Mr. Pozsgay reviewed the Findings of Fact for the proposed Site Plan Review in the Staff Report consisting of:

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 site is zoned as industrial use. The surrounding properties to the North, East and West are comprised of industrial and commercial buildings. The proposed property will fit in with the surrounding character of the adjacent properties.

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 property will blend in with the properties on three sides. To the South along Jefferson Street, there has been significant design improvements and modifications to elevate the design of the South elevation with large expansive curtain walls and windows as it looks onto the Redmond Recreational Park.

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: The proposed development will incorporate a number of best management practices (BMP's). These include a reduction in stormwater runoff while maintaining the existing drainage flow paths and native vegetation. The development will also include stormwater infiltration areas to provide volume control and enhance water quality.

New utility extension and services will be provided to replace older pipe and materials along with providing improved potable water circulation.

New access locations and geometry will be provided to meet the development needs. In addition to this, interior drives will be provided to promote onsite circulation and emergency access.

Parking and lighting are being provided to meet the tenant and development needs.

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 proposed development will preserve the existing wetland and floodplain along the western property line. Added natural landscaping will be included in this area to enhance this natural drainage corridor.

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: Response: The proposed development will incorporate sidewalks in and around the main entrances to the buildings to assist in safe pedestrian access from the employee parking lots. Also, the car and semi-truck access locations have been separated to reduce the potential of car and semi-truck conflicts.

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: The separate of car and semi-truck is very important for safety. In addition to this, the two proposed buildings have independent access reduces the need for cross-access easements and will improve safety and security between the two buildings.

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 property consists of two industrial buildings with rear loading. The architectural design is comprised of glass, aluminum and precast. Along Jefferson Street

on the south elevation there is significantly more storefront, windows and metal panel canopies to improve the aesthetics of the façade facing the park across the road. Screening with ornamental fencing, landscaping, and an office bump out on the Southwest corner blocks views of the trailer parking and truck court from the park.

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 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.

Mr. Pozsgay reviewed the Findings of Fact for the proposed Planned Unit Development in the Staff Report consisting of:

1. **Comprehensive Plan:** The proposed planned unit development fulfills the objectives of the Comprehensive Plan, and other land use policies of the Village, through an innovative and creative approach to the development of land.

Applicant's Response: 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.

2. **Public Facilities:** The proposed planned unit development will provide walkways, driveways, streets, parking facilities, loading facilities, exterior lighting, and traffic control devices that adequately serve the uses within the development, promote improved access to public transportation, and provide for safe motor vehicle, bicycle, and pedestrian traffic to and from the site.

Applicant's Response: The redevelopment includes public sidewalks along both Third Avenue and Green Street as well as sidewalks in and around the main entrances to the buildings to assist in safe pedestrian access from the employee parking lots. Also, the car and semi-truck access locations have been separated to reduce the potential of car and semi-truck conflicts. New curb cuts on Third Avenue and Green Street have been designed by a traffic engineer to account for traffic flow, separation of cars and trucks, adjacent driveways, and existing grades. The locations have been submitted to IDOT and Cook County for approval.

3. **Landscaping and Screening:** The proposed planned unit development will provide landscaping and screening that enhances the Village's

character and livability, improves air and water quality, reduces noise, provides buffers, and facilitates transitions between different types of uses.

Applicant's Response: The proposed development will incorporate the necessary enhancements to improve the Village's character and livability.

4. **Site Design:** The proposed planned unit development will incorporate sustainable and low impact site design and development principles.

Applicant's Response: The proposed development will incorporate sustainable and low impact design and development principles through stormwater BMP's, infiltration native landscaping, and utilizing onsite recycled material.

5. **Natural Environment:** The proposed planned unit development will protect the community's natural environment to the greatest extent practical, including existing natural features, water courses, trees, and native vegetation.

Applicant's Response: This response was inadvertently missed. Based on responses to Site Plan Criteria 3 & 4, staff is satisfied this approval standard has been met.

6. **Utilities:** The proposed planned unit development will be provided with underground installation of utilities when feasible, including electricity, cable, and telephone, as well as appropriate facilities for storm sewers, stormwater retention, and stormwater detention.

Applicant's Response: The proposed development will incorporate new underground utilities and meet or exceed local and County Stormwater requirements.

Mr. Pozsgay reviewed the Findings of Fact for the proposed Special Use in the Staff Report consisting of:

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

Response: The proposed amendment 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.

Response: The site is zoned as industrial use. The surrounding properties to the North, East and West are comprised of industrial and commercial buildings. The proposed property will fit in with the surrounding character of the adjacent properties.

- 1) Proposed hardscape is designed to be asphalt, zoning requires all pavement to be paved. Asphalt is being proposed for the aisles and roads within the property. Also looking at the building to the East asphalt pavement has been used. The proposed asphalt pavement is an industry standard for industrial and has no affect on the final product and outcome.**
- 2) Outside storage (trailer parking) is proposed to be 14' tall to accommodate the typical height of the trucks.**
- 3) Proposed mounting heights for light fixtures are as follows:**
 - a. Building mounted 33'-0" (AFG)**

The building heights (Building #1 – 36', Building #2 – 44') mounting of the lights at 33' allows for the lights to be lower than building height.

- b. Car parking poles 33'-0" (AFG)**

Mounting fixtures at 24'-0" would increase the number of light fixtures to meet required light levels.

- c. Trailer storage poles 40'-0" (AFG)**

A 24' mounting height in the trailer storage area would only light the top of the trailers and not provide any light past the trailer for drive aisles. A 24' mounting height would not provide any light between the dock area and trailer storage where no additional pole lights can be added because it is a drive aisle.

For industrial zoning and building the lights are required to be taller to properly light the building and be able to accommodate trucks through the truck court. The proposed light pole and wall pack heights are proposed at the lowest height to meet code requirements accurately and safely.

The proposed departures from code are standard for this market and type of building design.

- 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.

Response: The site is a natural fit for an industrial park and will be consistent with the existing surroundings.

- 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.

Response: The proposed development will incorporate new underground utilities and meet or exceed local and County Stormwater requirements.

- 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.

Response: 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.

Mr. Pozsgay stated:

- 1) Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Site Plan Review.
- 2) Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Plat of Subdivision.
- 3) Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Special Use Permit to allow a PUD at the subject site.
- 4) Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Planned Unit Development with the following conditions:
 11. Proposed development of the subject site shall be in accordance with the following plans, except as amended herein:
 - i. Conceptual Design by Ware Malcomb dated 12.06.2021;
 - ii. Civil/Engineering plans by Pinnacle Engineering dated 12.07.2021;
 - iii. Plat of Subdivision Pinnacle Engineering dated 12.065.2021; and

- iv. Electrical Site Plan by Kornacki & Associates dated 11.19.2021.
- 12. Submit a stormwater application to DuPage County Stormwater Management for floodplain and floodplain buffer review.
- 13. Submit a stormwater application to DuPage County Stormwater Management for wetland and wetland buffer review.
- 14. Entrances to the site from Green Street or Jefferson Street are to be considered commercial and shall be PCC meeting the Village's Driveway Standard detail.
- 15. Traffic study will be updated per HRGreen suggestions. Full review of updated traffic study may include requirements for additional improvements.
- 16. The Jefferson Street truck entrance/exit shall be for emergency use only. Truck traffic shall generally be prohibited along Jefferson Street.
- 17. The Zoning Administrator has final review authority over the architectural design of the buildings.
- 18. The requested code departures for the following shall be approved:
 - i. Parking Location, Section 10 – 6 – 19.B – 4
 - ii. Outdoor Storage Area, Section 10 – 7 – 3.X – 1
 - iii. Max. Number of Parking Spaces, Section 10 – 8 – 2.B – 6
 - iv. Semi-Truck Trailers Parking Design, Section 10-8-6.A – 3
 - v. Maximum Driveway Width, Section 10 – 8 – 8 – 1
 - vi. Driveway Aprons, Section 10 – 8 – 8.F – 2
 - vii. Parking Lot Landscape Islands, Section 10 – 9 – 5.C – 1
 - viii. Outdoor Lighting Illumination, Section 10 – 9 – 8.C – 2.a
- 19. The requested code departure for Fence Location, Section 10 – 7 – 4 – 7.a shall be approved. No chain link shall be allowed in either front yard. Petitioners shall work with staff on appropriate fence type.
- 20. The requested code departure for Tree Replacement Standards, Section 10 – 9 – 2.B shall be approved. The Petitioners shall work with Staff to determine an appropriate tree replacement fee-in-lieu.

Commissioner Wasowicz stated he agreed with Commissioner Chamber's questions regarding stormwater management on the proposed site.

Motion: Commissioner Chambers made a motion to close CDC Case No. 2021-41. Commissioner Marcotte seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2021-41 at 7:24 p.m.

Motion: Chairman Rowe made a combined motion to approve the Findings of Fact and Approval of a Site Plan Review, Municipal Code Section 10-3-2 with Staff's recommendations. Commissioner Marcotte seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Marcotte made a combined motion to approve the Findings of Fact and Approval of a Plat of Subdivision, Municipal Code Section 11-3 with Staff's recommendations. Chairman Rowe seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Chambers made a combined motion to approve the Findings of Fact and Approval of a Preliminary & Final Planned Unit Development, Municipal Code Section 10-4 with Code Departures and with Staff's recommendations. Commissioner Marcotte seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Ronald Rowe, Chairman
Community Development Commission

