

**TYPE:** Ordinance  
**SUBMITTED BY:** Maia Ninan  
**DEPARTMENT:** Community and Economic Development  
**DATE:** 06/16/2026

**DESCRIPTION: Community and Economic Development:** Ordinance Approving a Special Use Permit for a Preliminary and Final Planned Unit Development at 638 & 710 East Green Street, Bensenville, Illinois

**COMMITTEE ACTION:**

**DATE:**

**BACKGROUND:**

The Petitioner is requesting approval of a Special Use Permit for a Preliminary and Final Planned Unit Development with code departures to construct a 139,260-square-foot industrial building with 143 parking stalls, 38 loading docks, outdoor trailer storage, and a stormwater management facility at the rear of the property. Access to the site is proposed via two driveways from the public right-of-way and one driveway connection from the neighboring property to the east. The two existing buildings on the site will be demolished, and the subject properties will be consolidated into a single lot.

The deviations from the Zoning Code are as follows:

1. A deviation to allow an interior side setback of 10.6 feet along the eastern interior side lot line, instead of the required 15 feet;
2. A deviation to allow 143 parking spaces instead of the maximum permitted 12.5 parking spaces;
3. A deviation to waive the long-term bicycle parking requirements;
4. A deviation to allow two-way drive aisles with a width of 26 feet in the northern, eastern, and southern parking facilities and 38 feet in the western parking facilities instead of the required 24 feet;
5. A deviation to allow a sidewalk with a width of 5 feet along the full length of any building frontage containing a primary entrance that is directly abutted by a parking row, driveway, or drive aisle instead of the required 7 feet;
6. A deviation to allow driveway widths of approximately 32.3 feet and 38 feet instead of the maximum permitted 30 feet;
7. A deviation to allow driveway aprons of approximately 82.5 feet and 121.9 feet, which exceed the permitted apron width of 3 feet beyond each side of the respective driveway;
8. A deviation to allow one landscape island provided for every 11 contiguous parking spaces located in the northern parking facility and one landscape island provided for every 15 contiguous parking spaces located in the western parking facility;
9. A deviation to allow one landscape island without the required shade tree;
10. A deviation to waive the required screening standards for outdoor storage areas;
11. A deviation to allow outdoor lighting of two foot-candles at maximum along the eastern interior side lot line; and
12. A deviation to allow light poles and building-mounted fixtures of 30 feet in height for non-residential uses instead of the maximum 24 feet permitted.

**KEY ISSUES:** The Community Development Commission held the requisite public hearing. The Community Development Commission recommended approval (6-0) of the Preliminary and Final

Planned Unit Development, subject to the following conditions: Development of the site shall be in accordance with the plans and specifications prepared by Pinnacle Engineering Group and dated 11.20.25, except as may be modified by building code or engineering requirements. The western parking area shown on the Plans and Specifications shall be landscaped initially, but the Applicant shall have the ability to create the paved parking area later if customers request it, provided that the Applicant obtains approval from Village staff and all other necessary approvals and permits. Incremental compensatory storage will be required at a ratio of 1.5 to 1.0 for any proposed fill. All existing sanitary and water services to be abandoned or removed must be disconnected and capped at the mains. On-site coordination and/or permits with the IEPA will be required. Outdoor storage is limited to semi-truck trailers. Shipping containers shall not be removed from trailer chassis and/or stacked on the premises. Outdoor storage must be maintained in an orderly manner. The Final Landscape Plan developed in accordance with Village standards, including the use of native species, shall be submitted to and approved by the Zoning Administrator prior to building permit approval. The Final Landscape Plan must indicate that no parking lot perimeter landscaping shall encroach upon the sight vision triangle. Applicant shall provide the Village with a copy of a recorded easement showing the Applicant has the right to use neighboring driveway for access Applicant's property. The following shall be provided or obtained prior to issuance of a building permit: Stormwater management report, National Pollutant Discharge Elimination System (NPDES) permit, Village of Bensenville Stormwater Permit, Stormwater Management Easement over the proposed detention and BMP facilities, Tributary area exhibit.

**ALTERNATIVES:** At the discretion of the Village Board.

**BUDGET IMPACT:** There is no direct budget impact associated with the requested action.

**ACTION REQUIRED:** Village Staff recommends acceptance of the Community Development Commission Findings of Fact and approval of an Ordinance Approving a Special Use Permit for a Preliminary and Final Planned Unit Development at 638 & 710 East Green Street, subject to the conditions of approval.

**ATTACHMENTS:**

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