

TYPE: Public Hearing
SUBMITTED BY: Maia Ninan
DEPARTMENT: Community Development Commission
DATE: 03/03/2026

DESCRIPTION: CDC Case 2026-10: 540 County Line Road, Special Use Permit for a Preliminary and Final Planned Unit Development

COMMITTEE ACTION:

DATE:

BACKGROUND:

The Petitioner is seeking approval of a Special Use Permit (Section 10-7-2-1) for a Preliminary and Final Planned Unit Development with code departures (Section 10-4) to construct a 19,500 square foot industrial building on the vacant lot located at 540 County Line Road. The subject property is located within the I-1 Light Industrial District. A Special Use Permit is required for Planned Unit Developments in the I-1 Light Industrial District. The proposed industrial building will consist of 13 tenant spaces, each approximately 1,500 square feet in area, and will be served by a total of 28 on-site parking spaces.

The deviations from the Zoning Code are as follows:

1. A deviation to allow the use of metal wall panels on more than 25% of the total building façade area;
2. A deviation to allow principal entrances to be located on the interior side façade;
3. A deviation to allow the proposed building to encroach into the required 10-foot interior side setback;
4. A deviation to allow the proposed building to encroach into the required 30-foot setback adjacent to a residential district;
5. A deviation to allow accessory structures to encroach into the required 3-foot interior lot line setback;
6. A deviation to provide 28 parking spaces instead of the maximum permitted 25 parking spaces;
7. A deviation to allow parking spaces with a depth of 20 feet instead of the required 18 feet and an aisle width of 31.5 feet instead of the required 24 feet;
8. A deviation to allow a minimum tree canopy coverage of 25% instead of the required 40%; and
9. A deviation to waive the buffer yard requirements.

KEY ISSUES:

ALTERNATIVES:

BUDGET IMPACT:

ACTION REQUIRED:

Staff recommend the Approval of the Findings of Fact and therefore Approval of the Special Use Permit for a Preliminary and Final Planned Unit Development with all requested exceptions and the following conditions:

1. Development of the building shall be in accordance with the plans and specifications prepared by Rolbox Design P.C. and dated 01.05.26, except as may be modified by building code requirements.

2. Screening plans for the refuse area and any ground-mounted mechanical equipment developed in accordance with Village standards shall be submitted and approved prior to building permit approval.
3. The Final Landscape Plan developed in accordance with Village standards shall be submitted to and approved by the Zoning Administrator prior to building permit approval.
4. The Final Landscape Plan must indicate that no parking lot perimeter landscaping shall encroach upon the sight vision triangle.
5. Stormwater detention is required and shall be approved by the Village prior to building permit approval.
6. Postconstruction best management practices (PCBMPs) are required and shall be approved by the Village.
7. A Village of Bensenville Stormwater Permit shall be obtained.
8. The following shall be provided:
 1. A Stormwater Management Easement over the proposed detention/BMP facilities prior to project completion
 2. A stormwater management report shall be submitted and approved prior to building permit approval.
 3. A 10' multi-use path within the County Line Road right-of-way
9. The following uses shall be prohibited on the subject property: Motor Vehicle Rental, Motor Vehicle Sales, Motor Vehicle Operations Facility, Motor Vehicle Repair and/or Service, Outdoor Storage Area, Medium Industrial, and Heavy Industrial.
10. Any use not otherwise prohibited that is permitted by Special Use Permit shall require separate review and approval.

ATTACHMENTS:

[2026-10 Binder.pdf](#)