

**TYPE:** Ordinance  
**SUBMITTED BY:** Maia Ninan  
**DEPARTMENT:** Community and Economic Development  
**DATE:** 05/19/2026

**DESCRIPTION:** Community and Economic Development: Ordinance Approving an Amendment to the Planned Unit Development at 1005 Commerce Court, Bensenville, Illinois

**COMMITTEE ACTION:**

**DATE:**

**BACKGROUND:**

The Applicant is requesting approval of an amendment to the existing Planned Unit Development with code departures to allow for the construction of additional parking to serve the Energy Sports Complex. The proposed reconfiguration will result in a net increase of 36 parking spaces at the southern end of the site, bringing the total number of on-site spaces to 217. Additional site improvements include the relocation of an asphalt sidewalk, construction of a retaining wall, and installation of additional accessible parking stalls.

The Planned Unit Development was originally granted in 2018 for the construction of the Bo Jackson Elite Sports Dome, located west of the subject property. It was amended in 2023 to allow for the construction of a gas station at the corner of Grand Avenue and County Line Road, and again in 2024 for the development of the Energy Sports Complex.

The departures from the zoning code are as follows:

1. A deviation to allow off-street parking spaces with modified dimensional standards, including 90-degree parking spaces with widths of 9.5 feet and 10 feet instead of the required 9 feet, depths of 16.5 feet instead of the required 18 feet, and a two-way drive aisle width of 24.5 feet instead of the required 24 feet; and 45-degree parking spaces with depths of 18.29 feet and 27.71 feet instead of the required 24 feet, and a one-way drive aisle width of 12.5 feet instead of the required 12 feet.
2. A deviation to reduce the number of one landscape island provided for every ten (10) contiguous parking spaces to one for every twenty-five (25) contiguous parking spaces, at maximum.

**KEY ISSUES:** The Community Development Commission held the requisite public hearing. The Community Development Commission recommended approval (5-0) of the Amendment to the Planned Unit Development, subject to the following conditions:

1. The approval standards and conditions from all previous ordinances governing this property will remain in effect.
2. The deviations requested in this PUD amendment shall apply only to the additional and revised parking spaces shown on the development plan prepared by SpaceCo and dated 01.09.26.
3. Development of the parking lot shall be in accordance with the plans and specifications prepared by SpaceCo and dated 01.09.26, except as may be modified by building code or engineering requirements.
4. Applicant shall provide parking lot landscaping as required or provide additional shade and ornamental trees on the property at the rate of 1.5 shade trees and 0.75 ornamental trees for each required parking lot tree not provided, and which trees shall be identified on the required landscaping plan.
5. The following shall be provided prior to issuance of a building permit:

1. A landscape plan for the proposed improvements shall be submitted and approved by Staff
2. DuPage County Stormwater Management Certification
3. Stormwater Management Memorandum
6. Future projects associated with this Planned Unit Development shall comply with the requirements and conditions of the original Planned Unit Development ordinance.

**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 an Amendment to the Planned Unit Development at 1005 Commerce Court, subject to the conditions of approval.

**ATTACHMENTS:**

[Ord\\_CDC-2026-13\\_1005 Commerce\\_PUD Amend](#)