

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

**DESCRIPTION:** Community and Economic Development: Ordinance Denying a Special Use Permit for Motor Vehicle Repair and/or Service Use at 230 Park Street, Bensenville, Illinois

**COMMITTEE ACTION:**

**DATE:**

**BACKGROUND:**

The Petitioner is requesting approval of a Special Use Permit to allow motor vehicle repair and/or service within the I-1 Light Industrial District. The business specializes in American-made vehicles and travel trailers and will offer services including diagnostics, brake work, and suspension repairs. No semi-trucks, bobtails, or semi-truck trailers will be present on the premises. The tenant space will contain two indoor vehicle lifts. The business will be open to the public, and motor vehicle repair and/or service will be the primary operation. All repair activities will be conducted by appointment only and will occur entirely within the building. Vehicles awaiting service will be parked in designated spaces on the north side of the building. Waste oil and related materials will be collected and disposed of by a licensed recycling and disposal provider.

**KEY ISSUES:** The subject property is deficient in off-street parking, has inadequate yard space, and is in a commercial neighborhood that is not designed or intended for the continued concentration of motor vehicle repair businesses.

The Community Development Commission held the requisite public hearing. The Community Development Commission recommended denial (5-0) of the Special Use Permit for a Motor Vehicle Repair and/or Service Use.

Should the Village Board recommend approval, the Community Development Commission recommends that the Approval Standards be revised accordingly, and the following conditions of approval shall be applied:

1. All maintenance and repairs shall occur inside the building.
2. No outdoor storage of vehicles shall be allowed in the front yard or on Park Street.
3. No vehicles being repaired shall be parked in the front yard or on Park Street.
4. The facility shall not store the same vehicles outdoors for more than ten (10) days.
5. A triple catch basin shall be installed if floor drains are present. If floor drains are not present, plans documenting how waste fluids are stored on and hauled from the premises shall be provided to the Village for approval.
6. A sprinkler system shall be installed as required by the Village.
7. A maximum of two (2) lifts are permitted inside the facility.
8. Motor vehicle repair shall be limited to vehicles serviced by appointment only.
9. Motor vehicle repairs shall be limited to passenger vehicles, except buses, and travel trailers.
10. Vehicles awaiting pick-up after repairs shall be stored within the enclosed building. No semi-trucks, bobtails, or semi-truck trailers shall be permitted on the premises.

**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 recommendation to deny the Special Use Permit request and recommends approval of an Ordinance Denying a Special Use Permit for a Motor Vehicle Repair and/or Service Use at 230 Park Street.

**ATTACHMENTS:**

[Ord\\_Special Use\\_230 Park\\_Denial](#)