

Village of Bensenville  
Board Room  
12 South Center Street  
DuPage and Cook Counties  
Bensenville, IL, 60106

**MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION**

March 3, 2020

**CALL TO ORDER:** The meeting was called to order by Chairman Rowe at 6:30p.m.

**ROLL CALL :** Upon roll call the following Commissioners were present:  
Rowe, Ciula, Czarnecki, King, Wasowicz  
Absent: Marcotte, Rodriguez  
A quorum was present.

**STAFF PRESENT:** K. Fawell, K. Pozsgay, C. Williamsen

**JOURNAL OF PROCEEDINGS:** The minutes of the Community Development Commission Meeting of the February 4, 2020 were presented.

**Motion:** Commissioner Wasowicz made a motion to approve the minutes as presented. Commissioner King seconded the motion.

All were in favor. Motion carried.

Senior Village Planner, Kurtis Pozsgay and Village Planner, Kelsey Fawell, was present and sworn in by Chairman Rowe.

**PUBLIC COMMENT:** There was no Public Comment.

**Continued Public Hearing:** CDC Case Number 2019-04  
**Petitioner:** Mariusz Gruszka  
**Location:** 225 South York Road  
**Request:** Planned Unit Development, 2 Story-3 Unit Dwelling, Municipal Code Section 10 – 4.

**Motion:** Commissioner Ciula made a motion to re-open CDC Case No. 2019-04. Commissioner Wasowicz seconded the motion.

**ROLL CALL :** Upon roll call the following Commissioners were present:  
Rowe, Ciula, Czarnecki, King, Wasowicz  
Absent: Marcotte, Rodriguez  
A quorum was present.

Chairman Rowe re-opened CDC Case No. 2019-04 at 6:32 p.m.

**Motion:** Commissioner Wasowicz made a motion to remove CDC Case No. 2019-04 from the table for action. Commissioner King seconded the motion.

**ROLL CALL:** Ayes: Rowe, Ciula, Czarnecki, King, Wasowicz

Nays: None

All were in favor. Motion carried.

**Public Hearing:** CDC Case Number 2020-01  
**Petitioner:** Mike Burcker  
**Location:** 1201-1211 W. Irving Park Road  
**Request:** Variation, Monument Sign Height  
Municipal Code § 10 – 10 – 5 – 8.C  
Variation, Electronic Message Center Sign Location  
Municipal Code § 10 – 10 – 5 – 4.a.3

**Motion:** Commissioner Wasowicz made a motion to open CDC Case No. 2020-01. Commissioner Ciula seconded the motion.

**ROLL CALL :** Upon roll call the following Commissioners were present:  
Rowe, Ciula, Czarnecki, King, Wasowicz  
Absent: Marcotte, Rodriguez  
A quorum was present.

Chairman Rowe opened CDC Case No. 2020-01 at 6:34 p.m.

**Motion:** Commissioner Wasowicz made a motion to continue CDC Case No. 2020-01 until April 7, 2020. Commissioner Ciula seconded the motion.

**ROLL CALL:** Ayes: Rowe, Ciula, Czarnecki, King, Wasowicz

Nays: None

All were in favor. Motion carried.

**Public Hearing:** CDC Case Number 2020-04  
**Petitioner:** Jovita & Juventino Landin  
**Location:** 1307 West Brookwood Street  
**Request:** Variation, Driveway Location  
Municipal Code Section 10 – 8 – 8 – A  
Variation, Maximum Driveway Width  
Municipal Code Section 10 – 8 – 8 – 1

**Motion:** Commissioner King made a motion to open CDC Case No. 2020-04. Commissioner Ciula seconded the motion.

**ROLL CALL :** Upon roll call the following Commissioners were present:  
Rowe, Ciula, Czarnecki, King, Wasowicz  
Absent: Marcotte, Rodriguez  
A quorum was present.

Chairman Rowe opened CDC Case No. 2020-04 at 6:36 p.m.

Village Planner, Kelsey Fawell was present and previously sworn in by Chairman Rowe. Ms. Fawell stated a Legal Notice was published in the Bensenville Independent on February 13, 2020. Ms. Fawell stated a certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours. Ms. Fawell stated Village personnel posted a Notice of Public Hearing sign on the property, visible from the public way on February 14, 2020. Ms. Fawell stated on February 14, 2020 Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 250' of the property in question. Ms. Fawell stated an affidavit of mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours. Ms. Fawell stated the Petitioners are requesting two variations to expand their current driveway width of 10' to 20' by paving 2' to the west and 8' to the east of the existing driveway. Ms. Fawell stated the existing driveway is used to access an attached, single-car garage. Ms. Fawell stated the Petitioners received a correction notice for parking on an unimproved surface earlier on January 2, 2020.

Jovita & Juventino Landin, property owners, were both present and sworn in by Chairman Rowe. Ms. Landin stated the request is being made to accommodate four cars. Ms. Landin stated when they purchased the home, their kids were little and not driving.

Ms. Landin stated both adult children live at home and have their own vehicles. Ms. Landin stated their one car garage is being used for storage.

Commissioner Czarnecki asked what type of material would be used if the variance is granted. Ms. Landin stated they plan on using asphalt.

Mr. Pozsgay stated the Village Code requires concrete be used on the parkway apron. Mr. Landin stated he understood.

Commissioner Wasowicz raised concern with the type of material that the petitioners planned to use for the variance and requested to continue this case pending more information from Staff and the Petitioners.

**Public Comment:**

**Pattie Johnson – 243 South Church Road**

Mrs. Johnson was present and sworn in by Chairman Rowe. Mrs. Johnson asked what happened to the ordinance that required pavement to lead to a garage?

Ms. Fawell stated the proposed request still leads to the garage on the property. Ms. Fawell stated the proposed variance is for maximum driveway width.

Mrs. Johnson stated she would be interested in doing a similar variance at her residence and would inquire with Staff.

Motion: Commissioner King made a motion to continue CDC Case No. 2020-04 until April 7, 2020. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, Ciula, Czarnecki, King, Wasowicz

Nays: None

All were in favor. Motion carried.

**Public Hearing:** CDC Case Number 2020-02  
**Petitioner:** Ryan Lee  
**Location:** 249 South Church Road  
**Request:** Variation, Recreational Vehicle Parking Location  
Municipal Code Section 10 – 8 – 10 – F

**Motion:** Commissioner Ciula made a motion to open CDC Case No. 2020-02. Commissioner King seconded the motion.

**ROLL CALL :** Upon roll call the following Commissioners were present:  
Rowe, Ciula, Czarnecki, King, Wasowicz  
Absent: Marcotte, Rodriguez  
A quorum was present.

Chairman Rowe opened CDC Case No. 2020-02 at 6:58 p.m.

Village Planner, Kelsey Fawell was present and previously sworn in by Chairman Rowe. Ms. Fawell stated a Legal Notice was published in the Bensenville Independent on February 13, 2020. Ms. Fawell stated a certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours. Ms. Fawell stated Village personnel posted a Notice of Public Hearing sign on the property, visible from the public way on February 14, 2020. Ms. Fawell stated on February 14, 2020 Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 250' of the property in question. Ms. Fawell stated an affidavit of mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours. Ms. Fawell stated the Petitioner is requesting a Variation to continue parking their camper in the front yard on a concrete pad. Ms. Fawell stated recreational vehicle parking is only allowed in the interior side yard and/or rear yard per Village Zoning Ordinance.

Ryan Lee, property owner, was present and sworn in by Chairman Rowe. Mr. Lee stated that the tool box has been removed from the property and will not be coming back. Mr. Lee stated that the camper is currently being used by his brother-in-law. Mr. Lee stated that he has met with the Village Manager and Director of Community and Economic Development and both feel this is the process that needs to happen for him to store his camper on site. Mr. Lee stated he has the support of his neighbors to leave the camper as is.

Chairman Rowe asked how long the camper has been at the property. Mr. Lee responded four years or so.

**Public Comment**

**Richard Johnson – 243 South Church Road**

Mr. Johnson was present and sworn in by Chairman Rowe. Mr. Johnson spoke in objection to the proposed variance request. Mr. Johnson stated he has a camper that he stores offsite. Mr. Johnson stated the United Methodist Church on Church Road offers storage of campers for a reasonable cost. Mr. Johnson stated he was under the impression the current camper was sold and a new one was being purchased. Mr. Johnson stated a precedence would be set in Bensenville if this variance were approved.

**Marion Bell - 251 South Church Road**

Ms. Bell was present and sworn in by Chairman Rowe. Ms. Bell stated she currently has a boat parked in her driveway and has accommodations for it to be removed in the Spring. Ms. Bell wanted it to be known that she has never been issued a citation for the boat parked in her driveway. Ms. Bell stated she lives right across the street from the petitioner and has no issues with the variance request.

Commissioner Wasowicz asked that Ms. Bell understand that a Church parking lot is different from a driveway. Ms. Bell stated she understood that and that the Church parking lot is more visible than the proposed storage in the driveway.

**Pattie Johnson – 243 South Church Road**

Mrs. Johnson was present and previously sworn in by Chairman Rowe. Mrs. Johnson stated she does not have issues with the current situation at 249 S. Church Road; she is concerned with setting a precedence in Bensenville regarding the parking of campers in driveways.

**Barbra Bartik - 245 South Church Road**

Ms. Bartik was present and sworn in by Chairman Rowe. Ms. Bartik stated she was the property to the north of the petitioner. Ms. Bartik stated if the variance was allowed as is, she was fine with it. Ms. Bartik stated if the petitioner had to cut down trees and move the camper, it would face her porch and she would be in objection to that.

**Susan Jordan – 251 South Church Road**

Ms. Jordan was present and sworn in by Chairman Rowe. Ms. Jordan stated if the variance request stays as presented, she has no issues with it. Ms. Jordan stated if additional concrete was required to be installed, she would have concerns because of flooding.

**Elizabeth Bell – 251 South Church Road**

Ms. Bell was present and sworn in by Chairman Rowe. Ms. Bell stated she has no objections to the proposed variance. Ms. Bell complained the Village does not maintain their street and doesn't understand why. Ms. Bell stated the Village should be maintaining their street if they are enforcing their properties. Ms. Bell complained houses in the area are missing siding on their homes and blocking the sidewalks with their vehicles and no enforcement is being done to them.

Commissioner King raised concern with the precedence the Commission would be setting by allowing this type of request.

Ms. Fawell stated Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Variation to allow a recreational vehicle to be parked in the front yard with the following condition:

- 1) The recreational vehicle shall be screened by landscape elements on three sides. A landscape plan shall be submitted and approved by Village Staff.

There were no questions from the Commission.

Motion: Commissioner King made a motion to close the Public Hearing for CDC Case No. 2020-02. Commissioner Ciula seconded the motion.

ROLL CALL: Ayes: Rowe, Ciula, Czarnecki, King, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed the Public Hearing at 7:38 p.m.

Motion: Commissioner Ciula made a combined motion to approve the findings of fact and the proposed variance with Staff's recommendations as presented. Commissioner King seconded the motion.



**ROLL CALL:** Ayes: Rowe  
Nays: Ciula, Czarnecki, King, Wasowicz  
Motion failed.

**Location:** 201 South York Road  
**Request:** Preliminary & Final Plat of Subdivision,  
Municipal Code Section 11 – 3.

*No action was taken on the above item.*

**Report from  
Community  
Development:** Ms. Fawell reviewed both recent CDC cases along with upcoming cases.

**ADJOURNMENT:** There being no further business before the Community Development Commission, Commissioner Wasowicz made a motion to adjourn the meeting. Commissioner King seconded the motion.

All were in favor. Motion carried.

The meeting was adjourned at 7:41 p.m.

  
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Ronald Rowe, Chairman  
Community Development Commission