

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

**MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION**

April 4, 2023

**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, King, Marcotte, Wasowicz  
Absent: Ciula, Chambers, Czarnecki  
A quorum was present.

**STAFF PRESENT:** N. Arquette, C. Williamsen

**JOURNAL OF PROCEEDINGS:** The minutes of the Community Development Commission Meeting of the March 7, 2023 were presented.

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

All were in favor. Motion carried.

Village Planner, Nick Arquette was present and sworn in by Chairman Rowe.

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

**Public Hearing:** CDC Case Number 2023-06  
**Petitioner:** HITT, LLC  
**Location:** 1180 W Irving Park Road  
**Request:** Preliminary and Final Plat of Subdivision  
Municipal Code Section 11 – 3

**Motion:** Commissioner Wasowicz made a motion to open CDC Case No. 2023-06. Commissioner King seconded the motion.

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

Chairman Rowe opened CDC Case No. 2023-06 at 6:32 p.m.

Village Planner, Nick Arquette, was present and sworn in by Chairman Rowe. Mr. Arquette stated a Legal Notice was published in the Daily Herald on March 16, 2023. Mr. Arquette 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. Mr. Arquette stated Village personnel posted one Notice of Public Hearing sign on the property, visible from the public way on March 17, 2023. Mr. Arquette stated on March 16, 2023 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. Mr. Arquette 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.

Mr. Arquette stated the Petitioner, LSCD of Bensenville, LLC, is seeking approval a Plat of Subdivision to consolidate all existing parcels at the subject property into a single lot of record in order to allow for the development of a Climate Controlled Self-storage facility at 1180 W Irving Park Road. Mr. Arquette stated the applicants submitted and attended the public hearing for the project development at the subject property on Tuesday, February 7, 2023. The Community Development Commission recommended approval with conditions of the project and forwarded the recommendation to the Village Board for approval. Mr. Arquette stated the subject property is bounded by Irving Park Road to the North, Illinois Route 83 to the west, Speedway to the west, and railroad tracks to the south. Mr. Arquette stated the Village is in the process of vacating the alley that bisects the property north/south, and the hearing for the Plat of Vacation was held on Friday March 3, 2023. Mr. Arquette stated there are easements for utility, access, signage, and visibility on the west and south sides of the property that are proposed to remain.

Braeden Lord, Attorney on behalf of the applicant, was present and sworn in by Chairman Rowe. Mr. Lord provided an overview of the proposed project that was previously approved by the Community Development Commission and Village Board.

Chairman Rowe asked how many stories the property would be.

John Nikolich, applicant, was present and sworn in by Chairman Rowe. Mr. Nikolich stated the proposed building is four stories.

Chairman Rowe stated the applicant stated at a prior meeting that they own a location in Addison and asked if the Bensenville proposal was the same. Mr. Nikolich stated they no longer own the Addison location but the concept is very similar.

### **Public Comment**

Chairman Rowe asked if there were any members of the Public that would like to make comment. There were none.

Mr. Arquette stated:

Staff recommends the Approval of the Findings of Fact and therefore the approval of the Preliminary and Final Plat of Subdivision with the following conditions:

- Petitioner shall include the recording number for the Plat of Vacation on the Plat of Consolidation prior to final recording of the Plat of Consolidation at the County.

There were no questions from the Commission.

Motion: Commissioner Wasowicz made a motion to close CDC Case No. 2023-06. Commissioner King seconded the motion.

ROLL CALL: Ayes: Rowe, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2023-06 at 6:39 p.m.

Motion: Commissioner Wasowicz made a motion to approve the Preliminary and Final Plat of Subdivision, Municipal Code Section 11-3 with Staff's Recommendations. Commissioner Marcotte seconded the motion.

**ROLL CALL:** Ayes: Rowe, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

**Public Hearing:** CDC Case Number 2023-09  
**Petitioner:** Village of Bensenville  
**Location:** Village of Bensenville  
**Request:** Text Amendments, Municipal Code Section Title 10 (Zoning Ordinance), Chapter 7 (Uses), Chapter 9 (Landscape Standards), and Title 11 (Subdivision Regulations) Chapter 3 (Subdivision Procedures)

**Motion:** Commissioner King made a motion to open CDC Case No. 2023-09. Commissioner Wasowicz seconded the motion.

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

Chairman Rowe opened CDC Case No. 2023-09 at 6:41 p.m.

Village Planner, Nick Arquette, was present and sworn in by Chairman Rowe. Mr. Arquette stated a Legal Notice was published in the Daily Herald on March 16, 2023. Mr. Arquette 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.

Mr. Arquette stated the Village of Bensenville is seeking the aforementioned text amendments in order to refine the 2019 Village Zoning Ordinance. Mr. Arquette stated in late 2018, the Village underwent a complete overhaul of its current Zoning Ordinance, which had been adopted in 1999. Mr. Arquette stated since the introduction of the current Ordinance, Mr. Arquette stated staff has been able to identify certain shortcomings while enforcing the regulations and implementing the refurbished zoning application procedures. Mr. Arquette stated the proposed amendments are summarized as follows:

- Designation of a Definition for Bollards, addition of Bollards to the Accessory Structures and Uses list and establishment of Use Standards for Bollards.
- Adjustment of Tree Valuation techniques from the Tree Preservation Replacement Standards.

- Removing required signatures from Mortgage Institution and School District from required Plat Certificates.
- Requiring Day Care Homes to comply with all applicable State of Illinois Licensing requirements.

There were no questions from the Commission.

### **Public Comment**

Chairman Rowe asked if there were any members of the Public that would like to make comment. There were none.

Mr. Arquette reviewed the approval standard for zoning text amendments consisting of:

- 1) **Public Welfare:** The proposed amendments will not endanger the health, safety, comfort, convenience, and general welfare of the public.

**Applicant's Response:** Since the adoption of the 2019 Zoning Ordinance, a complete overhaul of the previous Code, Staff has been able to find areas for improvement within the code.

The amendment to the code requirements for Bollards, Tree Valuation, Plat Certificates, and Day Care Homes will not endanger the health, safety, comfort, convenience, and general welfares of the public. The proposed amendments for Bollard standards will allow for complementary design for bollards within pedestrian ways at commercial or industrial facilities throughout the village without impacting the safety of pedestrians in said regions. The proposed amendments for tree valuation techniques will allow for the professionals within the Public Works Forestry Division to accurately assess local trees and provide estimated values. The proposed amendments for Plat Certificates and Day Care Homes will ease the process for residents interested in property subdivisions and to ensure that Day Care Homes within the Village comply with all applicable state requirements in tandem with local requirements. The proposed amendments keep in consideration, and ensure that the general welfare of the public is not impacted.

- 2) **Amendment Objective:** The proposed amendments correct an error, add clarification, or reflect a change in policy

**Applicant's Response:** The proposed amendments are requested to improve and refine the Zoning Ordinance to allow for orderly development in accordance with modern development techniques, and add clarification and flexibility for common residential and commercial property zoning considerations.

- 3) **Consistent with Ordinance and Plan:** The proposed amendments are consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

**Applicant's Response:** The proposed amendments are consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village. Amendments do not contrast Village goals and guidelines, as the amendments are focused on maintaining and promoting orderly land use patterns and development, protect the Village's quality of life and the character of its neighborhoods by ensuring that development is compatible and cohesive, and to promote development that sustainably manages environmentally sensitive issues.

Mr. Arquette stated Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Text Amendments to the Municipal Code Section Section Title 10 (Zoning Ordinance), Chapter 7 (Uses) Chapter 9 (Landscape Standards), and Title 11 (Subdivision Regulations) Chapter 3 (Subdivision Procedures).

There were no questions from the Commission.

**Motion:** Commissioner King made a motion to close CDC Case No. 2023-09. Commissioner Marcotte seconded the motion.

**ROLL CALL:** Ayes: Rowe, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2023-09 at 6:49 p.m.

**Motion:** Commissioner Wasowicz made a combined motion to approve the Finding of Fact as presented by Staff and Text Amendments, Municipal Code Section Title 10 (Zoning Ordinance), Chapter 7 (Uses) Chapter 9 (Landscape Standards), and Title 11 (Subdivision Regulations) Chapter 3 (Subdivision Procedures).with Staff's Recommendations. Commissioner Marcotte seconded the motion.

**ROLL CALL:** Ayes: Rowe, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

**Report from  
Community  
Development:**

Mr. Arquette reviewed both recent CDC cases along with upcoming cases.

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

All were in favor. Motion carried.

The meeting was adjourned at 6:50 p.m.

  

---

Ronald Rowe, Chairman  
Community Development Commission