

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

March 4, 2025

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, Chambers, Ciula, Rott, Wasowicz
Absent: Marcotte
A quorum was present.

STAFF PRESENT: R. Herff, K. Quinn, C. Williamsen

JOURNAL OF PROCEEDINGS: The minutes of the Community Development Commission Meeting of the February 4, 2025 were presented.

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

All were in favor. Motion carried.

Village Planner, Kevin Quinn were present and sworn in by Chairman Rowe.

PUBLIC COMMENT: There was no Public Comment.

Public Hearing: CDC Case Number 2025-02
Petitioner: Jobsite Solutions Corp PDQuipment
Location: 1084 Industrial Dr. Unit 6
Request: Special Use Permit, Outdoor Storage Area
Municipal Code 10 – 7 – 2 – 1

Motion: Commissioner Rott made a motion to open CDC Case No. 2025-02. Commissioner Wasowicz seconded the motion.

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

Chairman Rowe opened CDC Case No. 2025-02 at 6:31 p.m.

Village Planner, Kevin Quinn, was present and sworn in by Chairman Rowe. Mr. Quinn stated a Legal Notice was published in the Bensenville Independent on Thursday, February 13, 2025. Mr. Quinn 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. Quinn stated Village personnel posted 1 Notice of Public Hearing sign on the property, visible from the public way on Tuesday, February 11, 2025. Mr. Quinn stated on Tuesday, February 11, 2025, Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 300 feet of the property in question. Mr. Quinn 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. Quinn stated the Petitioner, Jobsite Solutions PDQuipment, is seeking approval of a Special Use Permit, Outdoor Storage, for their facility located at 1084 Industrial Dr, Unit 6. Mr. Quinn stated the unit is roughly 2,556 square feet, while the outdoor storage located, found in the rear of the property, is 2,821.5 square feet. Mr. Quinn stated the outdoor storage area is not visible from the street, and while it is screened, that screening is not compliant with Village Zoning regulations. Mr. Quinn stated the area is not currently striped for truck parking.

Jamine Sanchez, employee of Jobsite Solutions Corp PDQuipment was present and sworn in by Chairman Rowe. Ms. Sanchez stated the company would like to store their vehicles and some equipment that is ready for pick up to be stored outside the business. Ms. Sanchez stated only company vehicles would be parked on site.

Chairman Rowe asked if these are semitrucks. Ms. Sanchez stated no, the company owns a minivan and a pick-up truck.

Public Comment

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

Mr. Quinn reviewed the approval standards for proposed Special Use Permit consisting of:

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

Applicant's Response: Yes, the proposed special use will not endanger the health, safety, comfort, convenience and general welfare of the public.

2. **Neighborhood Character:** The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.

Applicant's Response: Yes, the proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.

3. **Orderly Development:** The proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.

Applicant's Response: Yes, the proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.

4. **Use of Public Services and Facilities:** The proposed special use will not require utilities, access roads, drainage and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities

in such a way as to place undue burdens upon existing development in the area.

Applicant's Response: Yes, the proposed special use will not require utilities, access roads, drainage and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.

5. **Consistent with Title and Plan:** The proposed special use is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Applicant's Response: Yes, the proposed special use is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Mr. Quinn stated:

1. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Special Use Permit with the following conditions:
 - a. The Special Use Permit be granted solely to Jobsite Solutions PDQuipment and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of a re-occupancy of this property, the new occupants shall appear before a Public Meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and/or ownership to the new occupant without amendment to the Special Use Permit, or if the CDC deems that the new occupant contemplates a change in use which is inconsistent with the Special Use Permit, the new occupant shall be required to petition for a new Public Hearing before the CDC for a new Special Use Permit.
 - b. The outdoor storage area must be screened in accordance with Village standards.
 - c. Any truck parking in the outdoor storage area must be properly striped in accordance with Village standards.
 - d. Applicant must create utility account at Village.

There were no questions from the Commission.

Motion: Commissioner Rott made a motion to close CDC Case No. 2025-02 SUP. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, Ciula, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2025-02 at 6:38 p.m.

Motion: Commissioner Rott made a motion to approve Special Use Permit Transfer, Outdoor Storage Area, Municipal Code 10-7-2-1 with Staff's Recommendations. Commissioner Chambers seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, Ciula, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2025-03
Petitioner: Cyrille Llanes and Gonzalo Cervantes
Location: 224 Marshall Road
Request: Preliminary and Final Plat of Subdivision
Municipal Code 11 – 3
Variation, Minimum Corner Side Setback
Municipal Code Section 10 – 6 – 12 – 1
Variation, Maximum Driveway Width
Municipal Code Section 10 – 8 – 8 – 1
Variation, Driveway Visibility
Municipal Code Section 10 – 8 – 8D

Motion: Commissioner Rott made a motion to open CDC Case No. 2025-03. Commissioner Chambers seconded the motion.

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

Chairman Rowe opened CDC Case No. 2025-03 at 6:39 p.m.

Village Planner, Kevin Quinn, was present and sworn in by Chairman Rowe. Mr. Quinn stated a Legal Notice was published in the Bensenville Independent on Thursday, February 13, 2025. Mr. Quinn 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. Quinn stated Village personnel posted 1 Notice of Public Hearing sign on the property, visible from the public way on Tuesday, February 11, 2025. Mr. Quinn stated on Tuesday, February 11, 2025, Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 300 feet of the property in question. Mr. Quinn 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. Quinn stated the Petitioners, Cyrille Llanes and Gonzalo Cervantes, are seeking approval of a Plat of Subdivision and variations in order to subdivide one parcel into two lots. Mr. Quinn stated the variations requested are to allow for the existing home and associated structures to remain on one of the new parcels, as the existing structures will not comply with code requirements after the subdivision. Mr. Quinn stated the setback variation is requested to allow the existing structure to remain in its current state. Mr. Quinn stated the driveway variations are to allow the driveway and home to remain in their current state. Mr. Quinn stated the petitioner has expressed interest in selling the new vacant lot after the execution of the plat of subdivision.

Gonzalo Cervantes, property owner was present and sworn in by Chairman Rowe. Mr. Cervantes stated the sole reason for this request was to assist in lowering his property taxes. Mr. Cervantes stated if approved, he would be selling the vacant land for someone to build on.

Commissioner Chambers asked what the lot sizes would be. Mr. Quinn stated they would be the same.

Commissioner Rott asked if there was someone interested in the property. Mr. Cervantes stated his neighbor had mentioned interest but has not had any further conversations.

Public Comment

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

Mr. Quinn reviewed the approval standards for proposed subdivision and variations consisting of:

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

Applicant's Response: Yes, the proposed amendment will not endanger the health, safety, comfort, convenience, and general welfare of the public.

2. **Neighborhood Character:** The proposed amendment is compatible with the existing uses, character, and zoning of adjacent properties and other property within the immediate vicinity of the proposed amendment.

Applicant's Response: Yes, the proposed amendment is compatible with the existing uses, character, and zoning of adjacent properties and other property within the immediate vicinity of the proposed amendment.

3. **Relative Gain:** The proposed amendment provides a relative gain to the public, as compared to any hardship imposed upon an individual property owner.

Applicant's Response: Yes, the proposed amendment provides a relative gain to the public, as compared to any hardship imposed upon an individual property owner.

4. **Community Need:** The proposed amendment addresses the community need for a specific use.

Applicant's Response: Yes, the proposed amendment addresses the community need for a specific use.

5. **Reflects Change:** The proposed amendment corrects an error, adds clarification, or reflects a change in policy.

Applicant's Response: Yes, the proposed amendment corrects an error, adds clarification, or reflects a change in policy.

6. **Consistent with Title and Plan:** The proposed amendment is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Applicant's Response: Yes, the proposed amendment is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Mr. Quinn stated:

1. 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:
 - a. All accounts must be paid and brought into compliance.

Commissioner Wasowicz asked if Staff sees any challenges for a potential buyer to build on the vacant lot. Mr. Quinn stated without seeing plans, it was difficult to say, but does not foresee any issues.

Motion: Commissioner Chambers made a motion to close CDC Case No. 2025-03. Commissioner Rott seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, Ciula, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2025-03 at 6:49 p.m.

Motion: Commissioner Rott made a motion to approve Preliminary and Final Plat of Subdivision, Municipal Code 11-3; Variation, Minimum, Corner Side Setback, Municipal Code Section 10-6-12-1; Variation, Maximum Driveway Width, Municipal Code Section 10-8-8-1; Variations, Driveway Visibility, Municipal Code Section 10-8-8D with Staff's Recommendations. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, Ciula, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2025-06
Petitioner: TCR Americas LLC
Location: 1025 Industrial Drive
Request: Special Use Permit, Motor Vehicle Repair and/or Service
Municipal Code 10 – 7 – 2 – 1
Special Use Permit, Outdoor Storage Area
Municipal Code 10 – 7 – 2 – 1

Motion: Commissioner Rott made a motion to open CDC Case No. 2025-06. Commissioner Chambers seconded the motion.

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

Chairman Rowe opened CDC Case No. 2025-06 at 6:51 p.m.

Village Planner, Kevin Quinn, was present and sworn in by Chairman Rowe. Mr. Quinn stated a Legal Notice was published in the Bensenville Independent on Thursday, February 13, 2025. Mr. Quinn 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. Quinn stated Village personnel posted 1 Notice of Public Hearing sign on the property, visible from the public way on Tuesday, February 11, 2025. Mr. Quinn stated on Tuesday, February 11, 2025, Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 300 feet of the property in question. Mr. Quinn 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. Quinn stated the Petitioner, TCR Americas LLC, is seeking approval of two Special Use Permits, for Motor Vehicle Repair and/or Service and Outdoor Storage Area.

Mr. Quinn stated they would only be performing minor maintenance on motor vehicles owned by Gate Gourmet. Mr. Quinn stated all engine work is outsourced to a third-party and not done on site. Mr. Quinn stated the 18,000 square foot outdoor storage area (45% of the site) is located in the rear and interior side yards of the property. Mr. Quinn stated the site is 1.23 acres, and they would be the only tenants on the property. Mr. Quinn stated 1025 Industrial Drive falls within an I-2 General Industrial District.

Sherif Mansour, employee of TCR Americas LLC was present and sworn in by Chairman Rowe. Mr. Mansour reviewed the business operations and their intent to move to Bensenville. Mr. Mansour stated all work on vehicles will be performed inside of the building.

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. Quinn reviewed the approval standards for proposed special use permits consisting of:

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

Applicant's Response: Yes, the proposed special use will not endanger the health, safety, comfort, convenience and general welfare of the public.

2. **Neighborhood Character:** The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.

Applicant's Response: Yes, the proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.

3. **Orderly Development:** The proposed special use will not impede the normal and orderly development and improvement

of adjacent properties and other property within the immediate vicinity of the proposed special use.

Applicant's Response: Yes, the proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.

4. **Use of Public Services and Facilities:** The proposed special use will not require utilities, access roads, drainage and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.

Applicant's Response: Yes, the proposed special use will not require utilities, access roads, drainage and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.

5. **Consistent with Title and Plan:** The proposed special use is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Applicant's Response: Yes, the proposed special use is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Mr. Quinn stated:

1. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Special Use Permit with the following conditions:
 - a. The Special Use Permit be granted solely to TCR Americas LLC and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of a re-occupancy of this property, the new occupants

shall appear before a Public Meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and/or ownership to the new occupant without amendment to the Special Use Permit, or if the CDC deems that the new occupant contemplates a change in use which is inconsistent with the Special Use Permit, the new occupant shall be required to petition for a new Public Hearing before the CDC for a new Special Use Permit.

- b. The outdoor storage area must be screened in accordance with Village standards.
- c. The outdoor storage area must be striped in accordance with Village standards.
- d. Outdoor storage must be maintained in an orderly manner. No outdoor storage of tires permitted.
- e. A triple catch basin must be installed.
- f. No major engine, body work, or spray painting will be permitted.
- g. All maintenance must be done inside of the maintenance bay.

There were no questions from the Commission.

Motion: Commissioner Rott made a motion to close CDC Case No. 2025-06. Commissioner Ciula seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, Ciula, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2025-06 at 6:58 p.m.

Motion: Commissioner Chambers made a motion to approve Special User Permit, Motor Vehicle Repair and/or Service, Municipal Code 10-7-2-1; Special Use Permit, Outdoor Storage Area, Municipal Code 10-7-2-1 with Staff's Recommendations. Commissioner Rott seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, Ciula, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2025-04
Petitioner: Village of Bensenville
Location: Village of Bensenville
Request: 2025 Zoning Map

Motion: Commissioner Rott made a motion to open CDC Case No. 2025-04. Commissioner Chambers seconded the motion.

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

Chairman Rowe opened CDC Case No. 2025-04 at 6:59 p.m.

Mr. Quinn stated State law requires the Village to pass an official zoning map by March 31st of each year. Mr. Quinn stated the only change from last year was updating 1100 N IL Rt 83 from I-2 to C-2.

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.

Motion: Commissioner Wasowicz made a motion to close CDC Case No. 2025-04. Commissioner Rott seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, Ciula, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2025-04 at 7:01 p.m.

Motion: Commissioner Rott made a motion to approve the 2025 Zoning Map. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, Ciula, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

**Report from
Community
Development:**

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

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

All were in favor. Motion carried.

The meeting was adjourned at 7:04 p.m.

A handwritten signature in dark ink, appearing to read 'Ronald Rowe', is written over a horizontal line.

Ronald Rowe, Chairman
Community Development Commission