

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

MINUTES OF THE SPECIAL COMMUNITY DEVELOPMENT COMMISSION

April 8, 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, Marcotte, Ortiz, Rott, Wasowicz
Absent: Ciula
A quorum was present.

STAFF PRESENT: K. Quinn, C. Williamsen, Village Attorney, Ryan Morton

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

Motion: Commissioner Rott 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 2025-07

Petitioner: Gem Car Wash LLC

Location: 904 West Irving Park Road

Request: Amendment to a Planned Unit Development

Municipal Code 10 – 4 – 4

***Regarding:**

Special Use Permit, Motor Vehicle Repair and/or Service

Municipal Code 10 – 7 – 2 – 1

Motion: Commissioner Rott made a motion to open CDC Case No. 2025-07. Commissioner Wasowicz seconded the motion.

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

Chairman Rowe opened CDC Case No. 2025-07 at 6:33 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, March 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 March 12, 2025. Mr. Quinn stated on March 12, 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, Gem Car Wash LLC, is seeking an Amendment to the Planned Unit Development established in O#35-2020 and amended in O#33-2021 and O#5-2022. Mr. Quinn stated they are seeking to establish Motor Vehicle Repair and/or Service as an accessory use to the existing car wash. Mr. Quinn stated this is considered a major amendment that requires re-approval of the Planned Unit Development. Mr. Quinn stated the motor vehicle repair would be located in the bays at the rear of the property. Mr. Quinn stated the owner has stated that it would only be minor work- brakes, oil changes, etc. with no major engine work being done on site. Mr. Quinn stated the owner has said that there is already a triple catch basin on the premises. Mr. Quinn stated the property is located in a C-2 Commercial District, where motor vehicle repair and/or service uses are allowed with a SUP.

Mirjan Sadik, owner of Gem Car Wash LLC was present and sworn in by Chairman Rowe. Mr. Sadik stated the car wash has been operational for around 3 ½ years. Mr. Sadik stated the current bays on site are used for detailing services. Mr. Sadik stated the garages are already equipped with a triple basin and lifts. Mr. Sadik stated there have been lots of requests from customers for tire rotation, break repair and oil changes on site.

Commissioner Rowe asked if all necessary precautions would be taken with the proper removal and disposal of oil on site. Mr. Sadik stated he plans to hire mechanicians that know all the requirements.

Commissioner Wasowicz referenced a comment made by Public Works regarding brush material found in wastewater from the site. Mr. Sadik stated there was an issue when they first opened but it was resolved and has not happened again. Mr. Quinn stated Public Works Staff confirmed there have been no issues with the site in over two years.

Commissioner Rott asked if the mechanics would be employees of Gem Car Wash. Mr. Sadik stated he was still deciding whether or not to operate the car repair under a different LLC or not – he was meeting with his attorney soon to discuss. Village Attorney Morton stated that was okay to do, however, the Village would need to know before Village Board action to establish proper requirements should this be approved.

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 Planned Unit Development consisting of:

1. **Comprehensive Plan.** The proposed planned unit development fulfills the objectives of the Comprehensive Plan, and other land use policies of the Village, through an innovative and creative approach to the development of land.
2. **Adequate Facilities.** The proposed planned unit development will provide walkways, driveways, streets, parking facilities, loading facilities, exterior lighting, and traffic control devices that adequately serve the uses within the development, promote improved access to public transportation, and provide for safe motor vehicle, bicycle, and pedestrian traffic to and from the site.
3. **Mitigating Nuisance.** The proposed planned unit development will provide landscaping and screening that enhances the Village's character and livability, improves air and water

quality, reduces noise, provides buffers, and facilitates transitions between different types of uses.

4. **Site Design.** The proposed planned unit development will incorporate sustainable and low impact site design and development principles.
5. **Natural Features.** The proposed planned unit development will protect the community's natural environment to the greatest extent practical, including existing natural features, water courses, trees, and native vegetation.
6. **Utilities.** The proposed planned unit development will be provided with underground installation of utilities when feasible, including electricity, cable, and telephone, as well as appropriate facilities for storm sewers, stormwater retention, and stormwater detention.

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.
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.
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.
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.

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.

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 Gem Car Wash 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 approval standards from all previous ordinances governing this property will remain in effect.
 - c. A triple catch basin must be installed.
 - d. No body work or spray painting will be permitted.
 - e. All maintenance must be done inside of the maintenance bay located at the rear of the property.
 - f. No outdoor storage of vehicles will be permitted.
 - g. No overnight storage of vehicles will be permitted.
 - h. An oil water separator must be installed.
 - i. The necessary amount of car parking spaces for motor vehicle repair and/or service must be properly signed.
 - j. Car parking spaces specifically for vehicles waiting to be worked on must be striped in accordance with Village standards.

There were no questions from the Commission.

Motion: Commissioner Rott made a motion to close CDC Case No. 2025-07. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, Marcotte, Ortiz, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2025-07 at 6:45 p.m.

Motion: Commissioner Rott made a motion to approve an Amendment to a Planned Unit Development, Municipal Code 10-4-4 Regarding Special Use Permit, Motor Vehicle Repair and/or Service, municipal Code Section 10-7-2-1 with Staff's Recommendations. Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, Marcott, Ortiz Rott

Nays: Wasowicz

Motion carried.

Public Hearing: CDC Case Number 2025-08

Petitioner: Gullo International Development Corporation

Location: 600-700 Devon Avenue

Request: Preliminary and Final Plat of Subdivision
Municipal Code 11 – 3

Motion: Commissioner Rott made a motion to open CDC Case No. 2025-08. Commissioner Marcotte seconded the motion.

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

Chairman Rowe opened CDC Case No. 2025-08 at 6:46 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, March 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 March 12, 2025. Mr. Quinn stated on March 12, 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, Devon and Ellis LLC, is seeking approval of a final plat of subdivision (Consolidation) for the consolidation of three adjacent parcels with a combined area of 180,566.22 square feet. Mr. Quinn stated the petitioner was approved for a new industrial development project in 2023 at the property, and a condition of approval of the development required that the petitioner complete a plat of consolidation for the parcels.

Mark Dudek, employee of Gullo International Development Corporation was present and sworn in by Chairman Rowe. Mr. Dudek stated this was a requirement from the Village as a conditional of their approval to construct a new industrial building on site. Mr. Dudek stated construction is ongoing.

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 subdivision consisting of:

1. **Public Welfare:** The proposed special use 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.
3. **Public Gain:** 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.

5. **Amendment Objective:** The proposed amendment corrects an error, adds clarification, or reflects a change in policy.
6. **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.

Mr. Quinn stated Staff recommends the Approval of the Findings of Fact and therefore the approval of the Preliminary and Final Plat of Subdivision (Consolidation) at 600-700 Devon Avenue.

There were no questions from the Commission.

Motion: Commissioner Wasowicz made a motion to close CDC Case No. 2025-08. Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, Marcotte, Ortiz, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2025-08 at 6:51 p.m.

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

ROLL CALL: Ayes: Rowe, Chambers, Marcotte, Ortiz, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2025-09

Petitioner: Hamilton Partners

Location: 1100 Tower Lane

Request: Minimum Front Setback

Municipal Code Section 10-6-21-1C

Minimum Rear Setback

Municipal Code Section 10-6-21-1F

Maximum Number of Parking Spaces

Municipal Code Section 10-8-2B-6

Tree Canopy Coverage

Municipal Code Section 10-9-5A

Motion: Commissioner Rott made a motion to open CDC Case No. 2025-09. Commissioner Marcotte seconded the motion.

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

Chairman Rowe opened CDC Case No. 2025-09 at 6:53 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, March 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 March 12, 2025. Mr. Quinn stated on March 12, 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, Morgan Harbour Construction, is seeking approval of variances to construct a speculative warehouse at 1100 Tower Lane. Mr. Quinn stated the proposed 66,196 square foot building encroaches into multiple setbacks and has over 175% of the required parking spaces. Mr. Quinn stated variances are required for this. Finally, they are unable to meet the parking lot hardscape tree canopy coverage requirements. Mr. Quinn stated there is currently no office space proposed in the building but they anticipate up to 15% of total GFA being available for this purpose.

Mike Wauterlek, employee of Hamilton Partners was present and sworn in by Chairman Rowe. Mr. Wauterlek stated the proposed project was previously approved by the Village, however with the real-estate market at the time, there were hurdles in building the site. Mr. Wauterlek stated the market has since stabilized and Hamilton Partners is ready to proceed with development of the site. Mr. Wauterlek reviewed the proposed plans for development.

Commissioner Chambers asked to see a landscaping plans. Mr. Wauterlek reviewed the proposed landscaping plan.

Commissioner Rott stated she had issues with the lack of tree coverage on the proposed site.

Village Attorney, Ryan Morton asked the petitioner to explain the hardship in their variance request regarding tree canopy coverage. Mr. Wauterlek stated the site is unique with the shared drive on site to another property. Mr. Wauterlek stated they tried their best with the remaining site to add as many trees as possible and still fell short of the requirements of the Village Code.

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 variations consisting of:

- 1. Public Welfare:** The proposed variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.
- 2. Compatible with Surrounding Character:** The proposed variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed variation.
- 3. Undue Hardship:** The proposed variation alleviates an undue hardship created by the literal enforcement of this title.
- 4. Unique Physical Attributes:** The proposed variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.
- 5. Minimum Deviation Needed:** The proposed variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject property.
- 6. Consistent with Ordinance and Plan:** The proposed variation 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 the Approval of the Variation for Minimum Front Setback with the following conditions:
 - a. Must be developed in accordance with plans submitted on 2.28.25 by Morgan Harbour Construction;
2. Staff recommends the Approval of the Findings of Fact and the Approval of the Variation for Minimum Rear Setback with the following conditions:
 - a. Must be developed in accordance with plans submitted on 2.28.25 by Morgan Harbour Construction;
3. Staff recommends the Approval of the Findings of Fact and the Approval of the Variation for Maximum Number of Parking Spaces with the following conditions:
 - a. Applicant shall develop a shared maintenance agreement for the south access driveway and submit to the Village of Bensenville prior to final permit approval;
 - b. Future plans must indicate that the snow storage locations are not parking;
4. Staff recommends the Approval of the Findings of Fact and the Approval of the Variation for Tree Canopy Coverage with the following conditions:
 - a. Trees must be planted on landscape islands when feasible.
 - b. A final landscaping plans shall be submitted to and approved by the Zoning Administrator prior to final permit approval;
 - c. No parking lot perimeter landscaping shall encroach upon the sight vision triangle.

Commissioner Wasowicz asked if anything would prevent the petitioners from installing a green roof on site should they decide to. Mr. Quinn stated he was unaware but would review the Village Code should the petitioner approach the Village with a proposal. Mr. Quinn also stated the proposed site is within a runway path and was unsure of FAA requirements for a green roof.

Village Attorney, Ryan Morton asked Staff to discuss the variation requests from the original legal notice. Mr. Quinn stated the petitioner has worked with staff since the legal notice publication and was able to reduce their variation requests from nine to four.

Motion: Commissioner Rott made a motion to close CDC Case No. 2025-09. Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, Marcott, Ortiz, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2025-09 at 7:11 p.m.

Motion: Commissioner Wasowicz made a motion to approve Variation, Minimum Front Setback, Municipal Code 10-6-21-1C with Staff's Recommendations. Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, Marcott, Ortiz, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Rott made a motion to approve Variation, Minimum Rear Setback, Municipal Code 10-6-21-1F with Staff's Recommendations. Commissioner Chambers seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, Marcott, Ortiz, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Rott made a motion to approve Variation, Maximum Number of Parking Spaces, Municipal Code 10-8-2B-6 with Staff's Recommendations. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, Marcott, Ortiz, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Rott made a motion to approve Variation, Tree Canopy Coverage, Municipal Code 10-9-5A with Staff's Recommendations. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, Marcott, Ortiz, Wasowicz

Nays: Rott

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 7:16 p.m.



Ronald Rowe, Chairman
Community Development Commission