

Community Development Commission Meeting Minutes

May 6, 2025

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

May 6, 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, Ciula, Marcotte, Rott, Wasowicz
Absent: Chambers, Ortiz
A quorum was present.

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

JOURNAL OF PROCEEDINGS: The minutes of the Special Community Development Commission Meeting of the April 8, 2025 were presented.

Motion: Commissioner Rott made a motion to approve the minutes as presented. Commissioner Marcotte 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 2025-10
Petitioner: SCC Contractors Group, Inc.
Location: 1069 Bryn Mawr Avenue
Request: Special Use Permit, Outdoor Storage Area
Municipal Code 10 – 7 – 2 – 1

Motion: Commissioner Rott made a motion to open CDC Case No. 2025-10. Commissioner Marcotte seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:

Rowe, Ciula, Marcotte, Rott, Wasowicz

Absent: Chambers, Ortiz

A quorum was present.

Chairman Rowe opened CDC Case No. 2025-10 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, April 17, 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 April 17, 2025. Mr. Quinn stated on April 16, 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, SCC Contractors Group, Inc., is seeking approval of a Special Use Permit, Outdoor Storage Area. Mr. Quinn stated the Petitioner they have a 5,000 square foot office space within the building at 1069 Bryn Mawr Avenue, with a storage area in the rear of the property that is 7,800 square feet. Mr. Quinn stated the Petitioner outdoor storage is allowed as an additional primary use to their current business. Mr. Quinn stated the Petitioner any outdoor storage that exceeds 25% of the property (in multi-tenant buildings the unit) requires a Special Use Permit. Based on an aerial view of the property, it does not appear as if the outdoor storage area is screened or striped for truck parking.

Victor Sandoval, owner of SCC Contractors Group, Inc. was present and sworn in by Chairman Rowe. Mr. Sandoval stated he does not have a business on the property. Mr. Sandoval stated his wife has a company they occupies a business at the location. Mr. Sandoval stated he owns a construction company they is registered in another town. Mr. Sandoval stated he spoke to the property owner about storing his equipment on site. Mr. Sandoval stated their agreement is that Mr. Sandoval repair the parking lot in exchange to store his equipment when its not being used.

Commissioner Rowe asked what will be stored outside. Mr. Sandoval stated three trucks and two trailers.

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 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 Findings of Fact consistent with all standards being met, and therefore recommends the approval of the Special Use Permit with the following conditions:
 - a. The Special Use Permit be granted solely to SCC Contractors Group, Inc. 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 portion of the property designated as the outdoor storage area must be paved.
- c. Engineering plans and stormwater report water report must be provided for proposed site grading modifications, storage lot paving, and PCBMP facility.

Commissioner Rott asked for the reason Staff is requiring asphalt. Mr. Quinn explained parking on an unapproved surface is not allowed in Bensenville.

Motion: Commissioner Rott made a motion to close CDC Case No. 2025-10. Commissioner Marcotte seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2025-10 at 6:41 p.m.

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

ROLL CALL: Ayes: Rowe, Ciula, Marcott, Rott

Nays: Wasowicz

Motion carried.

Public Hearing: CDC Case Number 2025-11

Petitioner: City of Elmhurst

Location: 3N784 Church Road / 1008 Church Road

Request: Variation, Pole Sign

Municipal Code Section 10 – 10 – 7 – 9

Motion: Commissioner Rott made a motion to open CDC Case No. 2025-11. Commissioner Wasowicz seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:

Rowe, Ciula, Marcotte, Rott, Wasowicz

Absent: Chambers, Ortiz

A quorum was present.

Chairman Rowe opened CDC Case No. 2025-11 at 6:43 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, April 17, 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 April 17, 2025. Mr. Quinn stated on April 16, 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 is requesting a Variation to allow a pole sign at the Churchville Schoolhouse property. Mr. Quinn stated the proposed sign is mounted on two decorative posts rather than a base, so as to maintain the desired antiquated aesthetic of the site. Mr. Quinn stated Village Zoning Ordinance prohibits pole signs in all zoning districts. Mr. Quinn stated a variance was approved at this location for this purpose in Ordinance #45-2020.

Dave Oberg, employee of City of Elmhurst was present and sworn in by Chairman Rowe. Mr. Oberg stated he appeared in front to the Commission in 2020 and the proposed sign was unanimously approved. Mr. Oberg stated there were no funds for the sign at the time and the variance had since lapsed before the sign could be

installed. Mr. Oberg stated they have raised enough funds to install the sign. Mr. Oberg stated the same design that was presented in 2020 is what the plan currently is.

Commissioner Rott asked since donations were received for the sign, would advertising be part of the sign? Mr. Oberg stated absolutely not.

Commissioner Marcotte asked if the sign would be lit. Mr. Oberg stated it would not be lit, it would ruin the esthetics of the property.

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 variation 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 Staff recommends the Approval of Findings of Fact consistent with all standards being met, and therefore recommends the Approval of the Variation at 3N784 Church Road with the following conditions:

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1. Sign shall be in accordance with plans submitted with the CDC application;
2. A landscape plan shall be submitted to and approved by the Zoning Administrator;
3. All Village of Bensenville sewers must be shown on final plans prior to permit approval;
4. The address must be updated to a Village of Bensenville address.

There were no questions from the Commission.

Motion: Commissioner Wasowicz made a motion to close CDC Case No. 2025-11. Commissioner Rott seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2025-11 at 6:49 p.m.

Motion: Commissioner Rott made a motion to approve Variation, Pole Sign, Municipal Code 10-10-7-9 with Staff's Recommendations. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, Ciula, Marcotte, 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 Marcotte made a motion to adjourn the meeting. Commissioner Rott seconded the motion.

All were in favor. Motion carried.

The meeting was adjourned at 6:56 p.m.

Corey Williamsen

Corey Williamsen, Deputy Village Clerk
Community Development Commission