

Community Development Commission Meeting Minutes

July 1, 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

July 1, 2025

MOTION: Commissioner Marcotte made a motion to appoint Commissioner Rott as Chairman Pro-Tem. Commissioners Wasowicz seconded the motion.

All were in favor. Motion carried.

CALL TO ORDER: The meeting was called to order by Chairman Pro-Tem Rott at 6:30p.m.

ROLL CALL : Upon roll call the following Commissioners were present:
Ciula, Chambers, Marcotte, Ortiz, Rott, Wasowicz
Absent: None
A quorum was present.

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

JOURNAL OF PROCEEDINGS: The minutes of the Community Development Commission Meeting of the May 6, 2025 were presented.

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

All were in favor. Motion carried.

Director of Community and Economic Development, Walter Magdziarz and Village Planner, Kevin Quinn were present and sworn in by Chairman Pro-Tem Rott.

PUBLIC COMMENT: There was no Public Comment.

Public Meeting: CDC Case Number 2025-12
Petitioner: Village of Bensenville
Location: Village of Bensenville
Request: Text Amendments, Municipal Code Section Title 10 (Zoning
Ordinance), Chapter 7 (Uses)
Municipal Code Section 10 – 3 – 6

Motion: Commissioner Wasowicz made a motion to open CDC Case No. 2025-12. Commissioner Marcotte seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Chambers, Ciula, Marcotte, Ortiz, Rott, Wasowicz

Absent: None

A quorum was present.

Chairman Pro-Tem Rott opened CDC Case No. 2025-12 at 6:35 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, June 12, 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 the Village of Bensenville is seeking the text amendments described herein to refine and clarify the Zoning Ordinance. Mr. Quinn stated in late 2018, the Village underwent a complete overhaul of its current Zoning Ordinance, which had been adopted in 1999. Mr. Quinn stated since the introduction of the current Ordinance, Staff has been able to identify certain shortcomings while enforcing the regulations and implementing the refurbished zoning application procedures. Mr. Quinn stated the proposed amendment is summarized as follows:

- Establishment of parking garages as an allowable accessory use in certain residential and commercial zoning districts.
- Establishment of design and location requirements for parking garages as an allowable accessory use.

Commissioner Ortiz asked if parking would be free to Bensenville Residents. Mr. Quinn stated the proposed ordinance would allow for these garages on private property and would be out of the Village's control for charging.

Commissioner Chambers asked if any recent approved projects would be effected by the proposed change. Mr. Quinn stated no.

Commissioner Marcotte raised concern with the lack of parking downtown Bensenville and the lack of accessibility for handicap individuals.

Public Comment

Chairman Pro-Tem Rott 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 Zoning Text Amendment consisting of:

1. **Public Welfare:** The proposed amendments will not endanger the health, safety, comfort, convenience, and general welfare of the public.
2. **Amendment Objective:** The proposed amendments correct an error, add clarification, or reflect a change in policy.
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.

Mr. Quinn stated Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Text Amendments to the Municipal Code Section Title 10 (Zoning Ordinance), Chapter 7 (Uses).

There were no questions from the Commission.

Motion: Commissioner Chambers made a motion to close CDC Case No. 2025-12. Commissioner Wasowicz seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Pro-Tem Rott closed CDC Case No. 2025-12 at 6:44 p.m.

Motion: Commissioner Wasowicz made a motion to approve Text Amendments, Municipal Code Section 10 (Zoning Ordinance), Chapter 7 (Uses), Municipal Code Section 10-3-6 with Staff's Recommendations. Commissioner Chambers seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Public Meeting: CDC Case Number 2025-13
Petitioner: Village of Bensenville
Location: Village of Bensenville
Request: Text Amendments, Municipal Code Section Title 10 (Zoning Ordinance), Chapter 7 (Uses)
Municipal Code Section 10 – 3 – 6

Motion: Commissioner Wasowicz made a motion to open CDC Case No. 2025-13. Commissioner Marcotte seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Chambers, Ciula, Marcotte, Ortiz, Rott, Wasowicz

Absent: None

A quorum was present.

Chairman Pro-Tem Rott opened CDC Case No. 2025-13 at 6:45 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, June 12, 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 the Village of Bensenville is seeking the text amendments described herein to refine and clarify the Zoning Ordinance. Mr. Quinn stated in late 2018, the Village underwent a complete overhaul of its current Zoning Ordinance, which had been adopted in 1999. Mr. Quinn stated since the introduction of the current Ordinance, Staff has been able to identify certain shortcomings while enforcing the regulations and implementing the refurbished zoning application procedures. Mr. Quinn stated the proposed amendment is summarized as follows:

- Establishment of mobile food facilities as allowable in all zoning districts with a temporary use permit.
- Amends the use standards for mobile food facilities to adjust maintenance standards while adding new signage and location standards.

Commissioner Ortiz asked what the charge would be for a permit. Mr. Quinn stated this is a pilot program for now and the permit would be free.

Commissioner Chambers asked if there would be large events for food truck gatherings. Mr. Quinn stated he is unaware of such, but could be something Bensenville Leadership decides to do in the future.

Chairman Pro-Tem Rott asked what requirements would be needed. Mr. Quinn stated DuPage County Health Commissioner Certifications will be required upon submitting a permit.

Public Comment

Lisa Bratland – 915 John Street, Bensenville, Illinois 60106

Ms. Bratland was present and sworn in by Chairman Pro-Tem Rott. Ms. Bratland raised concern with the proposed text amendment stating this will increase the potential for rats in Bensenville. Ms. Bratland asked if other towns are allowing this. Mr. Bratland raised concern with allowing these types of events to occur after Village hours when the inspectors are off and unable to enforce.

Mr. Quinn reviewed the approval standards for proposed Zoning Text Amendment consisting of:

1. **Public Welfare:** The proposed amendments will not endanger the health, safety, comfort, convenience, and general welfare of the public.
2. **Amendment Objective:** The proposed amendments correct an error, add clarification, or reflect a change in policy.
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.

Mr. Quinn stated Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Text Amendments to the Municipal Code Section Title 10 (Zoning Ordinance), Chapter 7 (Uses).

There were no questions from the Commission.

Motion: Commissioner Marcotte made a motion to close CDC Case No. 2025-13. Commissioner Wasowicz seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Pro-Tem Rott closed CDC Case No. 2025-13 at 7:02 p.m.

Motion: Commissioner Wasowicz made a motion to approve Text Amendments, Municipal Code Section 10 (Zoning Ordinance), Chapter 7 (Uses), Municipal Code Section 10-3-6 with Staff's Recommendations. Commissioner Chambers seconded the motion.

ROLL CALL: Ayes: Chambers, Ciula, Marcott, Ortiz, 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 Wasowicz made a motion to adjourn the meeting. Commissioner Marcotte seconded the motion.

All were in favor. Motion carried.

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

Corey Williamsen

Corey Williamsen, Deputy Village Clerk
Community Development Commission