

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

**MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION**

August 5, 2025

**MOTION:** Commissioner Rott 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:  
Chambers, Ortiz, Rott, Wasowicz  
Absent: Ciula, Marcotte  
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 July 1, 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.

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 2025-15  
**Petitioner:** Hiab USA, Inc.  
**Location:** 600 Devon Avenue, Unit B  
**Request:** Special Use Permit of Section 10-7-2-1, Motor Vehicle Repair and/or Service

**Motion:** Commissioner Wasowicz made a motion to open CDC Case No. 2025-15. Commissioner Chambers seconded the motion.

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

Absent: Ciula, Marcotte

A quorum was present.

Chairman Pro-Tem Rott opened CDC Case No. 2025-15 at 6:32 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 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 CED staff posted 1 Notice of Public Hearing sign on the property, visible from the public way on Wednesday, July 12, 2025. Mr. Quinn stated on Wednesday, July 12, 2025, CED staff mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within three hundred (300) feet of the subject property. Mr. Quinn stated an Affidavit of Mailing, executed by CED personnel and the list of recipients, is maintained in the CDC file. All are available for viewing and inspection at the CED office during regular business hours.

Mr. Quinn stated the Petitioner is requesting a Special Use Permit for Motor Vehicle Repair and/or Service. Mr. Quinn stated the Petitioner, Hiab USA, Inc., will repair and maintain their proprietary cranes, forklifts, and other load handling equipment at this location. Mr. Quinn stated the roughly 42,000 square foot warehouse space would have 5 truck bays associated with it, along with 15 spaces for overnight storage. Mr. Quinn stated these fall below the thresholds for an outdoor storage Special Use. Mr. Quinn stated the property is zoned I-2 and the future land use plan indicates Industrial. Mr. Quinn stated this is a new building, and

the Petitioner will be the first tenant. Mr. Quinn stated there is one additional unit in the building.

Brad Ruth, Owner of Hiab, USA was present and sworn in by Chairman Pro-Tem Rott. Mr. Ruth provided an overview of his business operations and their desire to move to this new location.

Commissioner Ortiz asked if the purpose of the business was service and rental. Mr. Ruth stated the business is only for service and sale of products.

Commissioner Chambers asked if any hydraulic work is being done. Mr. Ruth stated yes and all necessary requirements will be met during operation.

### **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 Special User Permits 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 Staff recommends Approval of the Findings of Fact and, therefore, approval of the Special Use Permit with the following conditions:

- a. The Special Use Permit be granted solely to Hiab USA, 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. Any outdoor storage shall be maintained in an orderly manner. No outdoor storage of tires shall be permitted.
- c. A triple catch basin shall be installed.
- d. No major engine, body work, or spray painting will be permitted.
- e. All maintenance and repair shall occur inside the building.

There were no questions from the Commission.

Motion: Commissioner Wasowicz made a motion to close CDC Case No. 2025-15. Commissioner Chambers seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Pro-Tem Rott closed CDC Case No. 2025-15 at 6:41 p.m.

**Motion:** Commissioner Wasowicz made a motion to approve Special Use Permit of Section 10-7-2-1, Motor Vehicle Repair and/or Service with Staff's Recommendations. Commissioner Chambers seconded the motion.

**ROLL CALL:** Ayes: Chambers, Ortiz, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

**Public Meeting:** CDC Case Number 2025-16  
**Petitioner:** Core States Energy  
**Location:** 1050 Busse Road (IL-83)  
**Request:** (1) a variation of Section 10-7-4C-7, fence or wall location; (2) a variation of Section 10-7-4C-13a, mechanical equipment location; (3) a variation of Section 10-7-4C-13b, mechanical equipment screening variation; and (4) a variation of Section 10-9-7B, screening requirements.

**Motion:** Commissioner Chambers made a motion to open CDC Case No. 2025-16. Commissioner Wasowicz seconded the motion.

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

Absent: Ciula, Marcotte

A quorum was present.

Chairman Pro-Tem Rott opened CDC Case No. 2025-16 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, June 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 CED staff posted 1 Notice of Public Hearing sign on the property, visible from the public way on Wednesday, July 12, 2025. Mr. Quinn stated on Wednesday, July 12, 2025, CED staff mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within three hundred (300) feet of the subject property. Mr. Quinn stated an Affidavit of Mailing, executed by CED personnel and the list of recipients, is

maintained in the CDC file. All are available for viewing and inspection at the CED office during regular business hours.

Mr. Quinn stated the Petitioner is requesting variations to allow mechanical equipment in the front yard of the subject property 1050 Busse Road (IL 83). Mr. Quinn stated the mechanical equipment is necessary for them to install electric vehicle charging stations for multiple parking spots at this property, all located within the front yard. EV charging stations are allowed in all zoning districts (the property is zoned I-2). Mr. Quinn stated the other variations are necessary to ensure that the mechanical equipment is screened in accordance with Village standards. Mr. Quinn stated the subject property is unique; there are three yards with street frontage. Mr. Quinn stated the proposed variations are for the Pilot Gas station, located in the northeast quadrant of the site. Mr. Quinn stated the charging stations would be located between the Pilot sign and the northern driveway. Mr. Quinn stated all four variations are required to locate equipment in the front yard.

Brad Alsup, Owner of Core States Energy was present and sworn in by Chairman Pro-Tem Rott. Mr. Alsup provided an overview of the plans for the installation of the equipment and EV charging stations.

Commissioner Wasowicz asked if the proposed equipment would be shared service with other locations. Mr. Alsup stated this was its own system.

### **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 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.

Mr. Quinn stated Staff recommends the Approval of the Findings of Fact and therefore the approval of the Variations with the following conditions:

- a. Plans must match those submitted by the applicant.
- b. The enclosure should not be allowed to be used for storage of any materials, supplies, or equipment other than the approved mechanical equipment.
- c. The mechanical equipment must be screened in accordance with Village standards.

There were no questions from the Commission.

Motion: Commissioner Chambers made a motion to close CDC Case No. 2025-16. Commissioner Wasowicz seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Pro-Tem Rott closed CDC Case No. 2025-16 at 6:48 p.m.

Motion: Commissioner Wasowicz made a motion to approve (1) a variation of Section 10-7-4C-7, fence or wall location; (2) a variation of Section 10-7-4C-13a, mechanical equipment location; (3) a variation of Section 10-7-4C-13b, mechanical equipment screening variation; and (4) a variation of Section 10-9-7B, screening requirements with Staff's Recommendations. Commissioner Chambers seconded the motion.

**ROLL CALL:** Ayes: Chambers, Ortiz, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

**Public Meeting:** CDC Case Number 2025-17  
**Petitioner:** Aubrey Sign Corporation  
**Location:** 1280 N IL Tr 83  
**Request:** Electronic Message Sign Location Variation  
*Municipal Code 10 – 10 – 5 – 4a – 3*

**Motion:** Commissioner Chambers made a motion to open CDC Case No. 2025-17. Commissioner Wasowicz seconded the motion.

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

Chambers, Ortiz, Rott, Wasowicz

Absent: Ciula, Marcotte

A quorum was present.

Chairman Pro-Tem Rott opened CDC Case No. 2025-17 at 6:50 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 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 CED staff posted 1 Notice of Public Hearing sign on the property, visible from the public way on Wednesday, July 12, 2025. Mr. Quinn stated on Wednesday, July 12, 2025, CED staff mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within three hundred (300) feet of the subject property. Mr. Quinn stated an Affidavit of Mailing, executed by CED personnel and the list of recipients, is maintained in the CDC file. All are available for viewing and inspection at the CED office during regular business hours.

Mr. Quinn stated the Petitioner is requesting a variation to install an electronic message sign within one mile of the property line of a lot containing another EMS. Mr. Quinn stated the nearest lot is the lot directly adjacent north, where an EMS was approved in 2024.



Mr. Quinn stated the EMS will comprise 41 percent of the existing monument sign. The existing sign falls in line with current Village size and landscaping regulations.

Brian Oswald, Owner of On Time Messenger was present and sworn in by Chairman Pro-Tem Rott. Mr. Oswald provided an overview of the proposed sign. Mr. Oswald stated they have been in business for twenty-eight (28) years. Mr. Oswald stated they repair the sign every five years due to effects from sunlight and general wear & tear. Mr. Oswald stated the purpose of the added EMC sign would allow a community message system along with promotion of their business.

There were no questions from the Commission.

### **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 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 Approval of Findings of Fact, and therefore recommends the Approval of the Variation, Electronic Message Sign Location with the following conditions:

- a) All illumination standards outlined in Village Code Section 10-10-5B-4d must be adhered to.
- b) All landscaping standards outlined in Village Code Section 10-10-5B-8c must be adhered to.

There were no questions from the Commission.

**Motion:** Commissioner Chambers made a motion to close CDC Case No. 2025-17. Commissioner Wasowicz seconded the motion.

**ROLL CALL:** Ayes: Chambers, Ortiz, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Pro-Tem Rott closed CDC Case No. 2025-17 at 6:56 p.m.

**Motion:** Commissioner Chambers made a motion to approve Electronic Message Sign Location Variation, *Municipal Code 10 – 10 – 5 – 4a – 3* with Staff's Recommendations. Commissioner Wasowicz seconded the motion.

**ROLL CALL:** Ayes: Chambers, Ortiz, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

**Public Meeting:** CDC Case Number 2025-18  
**Petitioner:** Perfect Express Corp  
**Location:** 611 N IL Rt 83  
**Request:** Special Use Permit of Section 10-7-2-1, Professional Office

**Motion:** Commissioner Wasowicz made a motion to open CDC Case No. 2025-18. Commissioner Chambers seconded the motion.

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

Chambers, Ortiz, Rott, Wasowicz

Absent: Ciula, Marcotte

A quorum was present.

Chairman Pro-Tem Rott opened CDC Case No. 2025-18 at 6:57 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 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 CED staff posted 1 Notice of Public Hearing sign on the property, visible from the public way on Wednesday, July 12, 2025. Mr. Quinn stated on Wednesday, July 12, 2025, CED staff mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within three hundred (300) feet of the subject property. Mr. Quinn stated an Affidavit of Mailing, executed by CED personnel and the list of recipients, is maintained in the CDC file. All are available for viewing and inspection at the CED office during regular business hours.

Mr. Quinn stated the Petitioner is requesting a Special Use Permit, Professional Office to allow the primary use of an I-2 building to be a professional office. Mr. Quinn stated according to the Applicant, the purpose of the Special Use Permit is to occupy the roughly 8,450 square foot first floor for office space for an air freight brokerage business, a U.S Customs brokerage, and other related businesses. Mr. Quinn stated there are two other floors to the building. Mr. Quinn stated the adjacent property south is zoned C-2, where the proposed use would be allowable by right. Mr. Quinn stated there appear to be at least 60 parking spaces on the property, fulfilling the parking requirements. Mr. Quinn stated a similar SUP for the same tenants was approved in 2023.

Mark Baumhart, Real Estate Broker and Patrick Chan, Owner of Perfect Express Corp were present and sworn in by Chairman Pro-Tem Rott. Mr. Baumhart stated this was approved two years ago but due to the amount of work that needed to be complete, his client did not move forward quick enough and the approved ordinance has since lapsed its time.

Commissioner Chambers asked if there have been any changes to plans since the last case. Mr. Baumhart stated no but all safety measures have been met.

Commissioner Wasowicz asked if there would be any fright movement on site. Mr. Chan stated no, only office space.

Chairman Pro-Tem asked how many employees would occupy the site. Mr. Chan stated 10-15 on the first floor. Mr. Baumhart stated they are still seeking occupants for the second and third floor.

### **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 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 Staff recommends Approval of the Findings of Fact and, therefore, approval of the Special Use Permit with the following conditions:

- a. The Special Use Permit be granted solely to Perfect Express Corp. 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. No trucks, trailers or shipping containers may be parked, stored, serviced, repaired, modified, or utilized on the Subject Property for any operations in relation to the proposed professional office use. The professional office use shall be the sole use of the tenant space in connection with the requested special use permit. No other truck related uses shall be permitted on the property separate from the proposed special use.
- c. Any incidents or violations relating to truck use on the property shall cause the revocation of the special use permit, and the petitioner will be required to re-apply permit on the property.
- d. Building shall not be occupied until all improvements as required by the Fire Marshal and Building Official have been satisfactorily completed.
- e. No outdoor storage shall be permitted on the premises.

Commissioner Wasowicz asked if new tenants would need to apply for a special use permit to occupy the second and third floor.

Mr. Quinn stated yes, because of how the building is zoned.

Mr. Baumhart stated he would like to speak with Staff to possibly rezone the property.

**Motion:** Commissioner Chambers made a motion to close CDC Case No. 2025-18. Commissioner Wasowicz seconded the motion.

**ROLL CALL:** Ayes: Chambers, Ortiz, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Pro-Tem Rott closed CDC Case No. 2025-18 at 7:07 p.m.

**Motion:** Commissioner Wasowicz made a motion to approve Special Use Permit of Section 10-7-2-1, Professional Office with Staff's Recommendations. Commissioner Chambers seconded the motion.

**ROLL CALL:** Ayes: Chambers, Ortiz, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

**Public Meeting:** CDC Case Number 2025-19  
**Petitioner:** Victoria Camacho  
**Location:** 185 May Street  
**Request:** Variation of Section 10-7-4C-7, fence or wall location

**Motion:** Commissioner Chambers made a motion to open CDC Case No. 2025-19. Commissioner Wasowicz seconded the motion.

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

Chambers, Ortiz, Rott, Wasowicz

Absent: Ciula, Marcotte

A quorum was present.

Chairman Pro-Tem Rott opened CDC Case No. 2025-19 at 7:08 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 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 CED staff posted 1 Notice of Public Hearing sign on the property, visible from the public way on Wednesday, July 12, 2025. Mr. Quinn stated on Wednesday, July 12, 2025, CED staff mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within three hundred (300) feet of the subject property. Mr. Quinn stated an Affidavit of Mailing, executed by CED personnel and the list of recipients, is maintained in the CDC file. All are available for viewing and inspection at the CED office during regular business hours.

Mr. Quinn stated the Petitioner is requesting a Variation to construct a fence in the front yard of their property. Mr. Quinn stated based on an aerial image, the Petitioner's backyard is roughly 3.5 feet wide. Mr. Quinn stated the Petitioner desires to construct a 125-foot-long fence that runs the width of the lot at 75 feet. Mr. Quinn stated the fence starts at the rear of the home, heading west, ending roughly 20 feet before the property line. Mr. Quinn stated it then turns south for 75 feet before heading east to connect with the home again. Mr. Quinn stated the fence, as proposed, encroaches into the front setback.

Victoria Camacho, Property Owner was present and sworn in by Chairman Pro-Tem Rott. Ms. Camacho stated she would like to install the fence for the safety of her daughter.

Commissioner Ortiz asked what type of material would be used for the fence. Ms. Camacho stated white vinyl.

### **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 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 Approval of Findings of Fact, and therefore recommends the Approval of the Variation, Fence or Wall Location subject to the following conditions:

- a) The fence shall not encroach into the front setback and must stop at least 30 feet from the property line.
- b) Fence shall be 5-foot vinyl with an additional foot of lattice.

There were no questions from the Commission.

Motion: Commissioner Wasowicz made a motion to close CDC Case No. 2025-19. Commissioner Chambers seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Pro-Tem Rott closed CDC Case No. 2025-19 at 7:16 p.m.

Motion: Commissioner Chambers made a motion to approve variation of Section 10-7-4C-7, fence or wall location with Staff's Recommendations. Commissioner Wasowicz seconded the motion.



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

Nays: None

All were in favor. Motion carried.

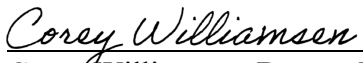
**Report from  
Community  
Development:**

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 Chambers seconded the motion.

All were in favor. Motion carried.

The meeting was adjourned at 7:18 p.m.

  
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Corey Williamsen, Deputy Village Clerk  
Community Development Commission