

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

MINUTES OF THE SPEICAL COMMUNITY DEVELOPMENT COMMISSION

September 22, 2025

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

All were in favor. Motion carried.

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

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

STAFF PRESENT: W. Magdziarz, M. Ninan, M. Ribando, Village Attorney, Maryclare Touhy

JOURNAL OF PROCEEDINGS: The minutes of the Community Development Commission Meeting of the August 5, 2025 were presented.

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

All were in favor. Motion carried.

Director of Community and Economic Development, Walter Magdziarz was present and sworn in by Chairman Pro-Tem Rott.

PUBLIC COMMENT: There was no Public Comment.

Public Meeting: CDC Case Number 2025-14
Petitioner: Harris Family Property LLC
Location: 450 Evergreen Street
Request: Fence or Wall Location, Variation
Municipal Code 10 – 7 – 4C – 7
Mechanical Equipment Location, Variation
Municipal Code 10 – 7 – 4C – 13a
Mechanical Equipment Screening, Variation
Municipal Code 10 – 7 – 4C – 13b
Driveway Visibility, Variation
Municipal Code 10 – 8 – 8D
Screening Requirements Height, Variation
Municipal Code 10 – 9 – 7B – 2a

Motion: Commissioner Rott made a motion to open CDC Case No. 2025-14. Commissioner Marcotte seconded the motion.

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

Absent: Ortiz

A quorum was present.

Chairman Pro-Tem Wasowicz opened CDC Case No. 2025-14 at 6:32 p.m.

Motion: Commissioner Rott made a motion to continue CDC Case No. 2025-14. Commissioner Marcotte seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Public Meeting: CDC Case Number 2025-20
Petitioner: Joshua Yee
Location: 245 May Street
Request: (1) a variation of Section 10-7-4C-9a-1, garage location; and (2) variations of Section 10-8-8G-4.

Motion: Commissioner Rott made a motion to open CDC Case No. 2025-20. Commissioner Marcotte seconded the motion.

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

Absent: Ortiz

A quorum was present.

Chairman Pro-Tem Wasowicz opened CDC Case No. 2025-20 at 6:38 p.m.

Director of Community and Economic Development, Walter Magdziarz, was present and sworn in by Chairman Pro-Tem Wasowicz. Mr. Quinn stated a Legal Notice was published in the Daily Herald on September 5, 2025. Mr. Magdziarz 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. Magdziarz stated CED staff posted 1 Notice of Public Hearing sign on the property, visible from the public way on September 8, 2025. Mr. Magdziarz stated on September 8, 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. Magdziarz 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. Magdziarz stated the Petitioner is requesting Variations to locate a garage in the corner side yard of the property. Mr. Magdziarz stated the lot is uniquely designed- the principal entrance is also located in the corner side yard of the property, which leaves a narrow rear yard directly north of the house. Mr. Magdziarz stated the proposed garage would be 484 square feet, not exceeding the maximum square footage of 880 square feet. Mr. Magdziarz stated it would be located 12 feet from the corner side lot line, and the corner side setback is 10 feet. Mr. Magdziarz stated accessory structures are allowed within the setback. Mr. Magdziarz stated variations are also requested to locate a paved parking area in the corner side yard, as opposed to the rear yard, and for that paved parking area to be wider and larger than permitted.

Joshua Yee, property owner was present and sworn in by Chairman Pro-Tem Wasowicz. Mr. Yee provided an overview of the proposed plans and request for variations.

Commissioner Rott asked what type of material is planned. Mr. Yee stated asphalt to match existing material.

Public Comment

Chairman Pro-Tem Wasowicz asked if there were any members of the Public that would like to make comment. There were none.

Mr. Magdziarz 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.

Village staff is of the opinion that the approval standards below have been met.

Mr. Magdziarz stated Staff recommends the Approval of the Findings of Fact and therefore the approval of the Garage Location Variation subject to the following conditions:

- a) That the side elevation facing May Street shall have one or more windows.
- b) That the garage be constructed in substantial compliance with the site plan submitted with the variation request.
- c) That the Applicant comply with all requirements of the building permit upon issuance.

Mr. Magdziarz stated Staff recommends the Approval of the Findings of Fact and therefore the approval of the Paved Parking Area Variations subject to the new paved area be constructed in substantial compliance with the site plan submitted with the variation application.

There were no questions from the Commission.

Motion: Commissioner Chambers made a motion to close CDC Case No. 2025-20. Commissioner Rott seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Pro-Tem Wasowicz closed CDC Case No. 2025-20 at 6:49 p.m.

Motion: Commissioner Rott made a motion to approve (1) a variation of Section 10-7-4C-9a-1, garage location; and (2) variations of Section 10-8-8G-4 with Staff's Recommendations. Commissioner Chambers seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Public Meeting: CDC Case Number 2025-21

Petitioner: Doug Cisko

Location: 301 Miner Street

Request: (1) a Variation of Section 10-7-4C-7, fence or wall location.

Motion: Commissioner Rott made a motion to open CDC Case No. 2025-21. Commissioner Chambers seconded the motion.

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

Absent: Ortiz

A quorum was present.

Chairman Pro-Tem Wasowicz opened CDC Case No. 2025-21 at 6:51 p.m.

Director of Community and Economic Development, Walter Magdziarz, was present and sworn in by Chairman Pro-Tem Wasowicz. Mr. Quinn stated a Legal Notice was published in the Daily Herald on September 5, 2025. Mr. Magdziarz 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. Magdziarz stated CED staff posted 1 Notice of Public Hearing sign on the property, visible from the public way on September 8, 2025. Mr. Magdziarz stated on September 8, 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. Magdziarz 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. Magdziarz stated the Petitioner is requesting a Variation to construct a fence in the corner side yard of their property. Mr. Magdziarz stated the proposed fence will be six-foot-tall white vinyl. Mr. Magdziarz stated it will run 57 feet west of the house (parallel to Memorial), in line with the front façade of the building. Mr. Magdziarz stated it will then run 28 feet parallel to Miner Street before turning east for 57 feet before ending at the house. Mr. Magdziarz stated while it runs to the property line on Miner Street, it stays in-line with the house façade (facing Memorial).

Doug Cisko, property owner was present and sworn in by Chairman Pro-Tem Wasowicz. Mr. Cisko stated he has an autistic son that tends to run away and he does not have a backyard his son can play in. Mr. Cisko stated recommendations from his therapist want him to be outside getting fresh air.

Mr. Cisko stated a recent change in stop signs in his area has increased danger in the area as well.

Commissioner Rott asked what has changed with his son for the need for a fence. Mr. Cisko stated he is older and faster than before and is hard to keep him contained on his property.

Public Comment

Chairman Pro-Tem Wasowicz asked if there were any members of the Public that would like to make comment. There were none.

Mr. Magdziarz 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.

Village staff is of the opinion that the approval standards below have been met.

Mr. Magdziarz 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 stop not less than 30 feet from the western property line (Miner Street).
- b) Fence shall be 5-foot vinyl with an additional foot of lattice.

Commissioner Rott asked if there is a sidewalk on Miner Street. Mr. Magdziarz stated there is not. Mr. Magdziarz stated this lot is very unusual to others in the area.

Joe Durazzo, Fence Contactor was present and sworn in by Chairman Pro-Tem Wasowicz. Mr. Durazzo provided clarification of the provided proposal should there be a sidewalk on Miner Street.

Mr. Cisko stated if the CDC approves what Staff is proposing, what is the point? Mr. Cisko stated he's lived in Bensenville for ten years and has multiple instances with his son running away.

Commissioner Rott asked if the applicant can build the proposed fence wider to allow more room. Mr. Magdziarz stated Staff would like the fence line to stay in line with the property line.

Commissioner Marcotte proposed a compromise of allowing the applicant to build the proposed fence fifteen feet from the western property line (Miner Street).

Mr. Cisko stated he's talked to his neighbors and no one has any objections to his original proposed requests and questioned why the Community Development is not allowing him to build the proposed fence as requested.

Motion: Commissioner Chambers made a motion to close CDC Case No. 2025-21. Commissioner Marcotte seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Pro-Tem Wasowicz closed CDC Case No. 2025-21 at 7:32 p.m.

Motion: Commissioner Marcotte made a motion to approve (1) a variation of Section 10-7-4C-7, fence or wall location with Staff's Recommendations by amending condition a. to allow the fence to be aligned with the western most part of the service walk of the house imminently to the south (305 Miner Street). Commissioner Chambers seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Public Meeting: CDC Case Number 2025-22
Petitioner: Wilson Court LLC
Location: 200 Wilson Court
Request: Special Use Permit of Section 10-7-2-1, Motor Vehicle Repair and/or Service

Motion: Commissioner Marcotte made a motion to open CDC Case No. 2025-22. Commissioner Chambers seconded the motion.

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

Absent: Ortiz

A quorum was present.

Chairman Pro-Tem Wasowicz opened CDC Case No. 2025-22 at 7:40 p.m.

Director of Community and Economic Development, Walter Magdziarz, was present and sworn in by Chairman Pro-Tem Wasowicz. Mr. Quinn stated a Legal Notice was published in the Daily Herald on September 5, 2025. Mr. Magdziarz 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. Magdziarz stated CED staff posted 1 Notice of Public Hearing sign on the property, visible from the public way on September 8, 2025. Mr. Magdziarz stated on September 8, 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. Magdziarz 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. Magdziarz stated the Petitioner is requesting a Special Use Permit, Motor Vehicle Repair and/or Service for the property located at 200 Wilson Court. Mr. Magdziarz stated the Petitioner wishes to only repair their personal business fleet of vehicles. Mr. Magdziarz stated to accomplish this, the Petitioner wishes to build a 1,368 square foot addition on the existing building to house a maintenance bay. Mr. Magdziarz stated this does not require a variation for coverage or setbacks- the addition will be built on existing impervious coverage. Mr. Magdziarz stated the proposed addition does not violate any neighboring properties' sight-vision triangle.

Reynolds Botzoc, business owner was present and sworn in by Chairman Pro-Tem Wasowicz. Mr. Botzoc stated the proposed special use permit is only for company vehicles and will not be advertised to the general public. Mr. Botzoc stated they have been in business for ten years and would also like to update the property as well.

There were no questions from the Commission.

Public Comment

Chairman Pro-Tem Wasowicz asked if there were any members of the Public that would like to make comment. There were none.

Mr. Magdziarz 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. Magdziarz stated Staff recommends Approval of the Findings of Fact and, therefore, approval of the Special Use Permit with the following conditions:

1. The Special Use Permit be granted solely to Wilson Court 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.
2. Any outdoor storage shall be maintained in an orderly manner. No outdoor storage of tires shall be permitted.
3. No outdoor storage shall be allowed in front of the proposed addition.
4. A triple catch basin shall be installed.
5. No spray painting will be permitted.
6. All maintenance and repair shall occur inside the building.

There were no questions from the Commissioners.

Motion: Commissioner Marcotte made a motion to close CDC Case No. 2025-22. Commissioner Chambers seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Pro-Tem Wasowicz closed CDC Case No. 2025-22 at 7:47 p.m.

Motion: Commissioner Marcotte 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, Ciula, Marcotte, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Public Meeting: CDC Case Number 2025-23
Petitioner: Village of Bensenville
Location: Village of Bensenville
Request: (1) a Zoning Text Amendment to Municipal Code Section Title 10 (Zoning Ordinance), Chapter 10 (Signs)

Motion: Commissioner Marcotte made a motion to open CDC Case No. 2025-23. Commissioner Rott seconded the motion.

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

Absent: Ortiz

A quorum was present.

Chairman Pro-Tem Wasowicz opened CDC Case No. 2025-23 at 7:47 p.m.

Director of Community and Economic Development, Walter Magdziarz, was present and sworn in by Chairman Pro-Tem Wasowicz. Mr. Quinn stated a Legal Notice was published in the Daily Herald on September 5, 2025. Mr. Magdziarz 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. Magdziarz stated The Village of Bensenville is seeking the text amendments described herein to refine and clarify the Zoning Ordinance. Mr. Magdziarz stated in late 2018, the Village underwent a complete overhaul of its current Zoning Ordinance, which had been adopted in 1999. Mr. Magdziarz 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. Magdziarz stated the proposed amendment is summarized as follows:

- Establishment of governmental facilities as an allowed location for electronic message signs within all Residential Zoning Districts.
- The removal of separation requirements for electronic message signs.

There were no questions from the Commission.

Public Comment

Chairman Pro-Tem Wasowicz asked if there were any members of the Public that would like to make comment. There were none.

Mr. Magdziarz reviewed the approval standards for proposed 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. Magdziarz 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 10 (Signs).

There were no questions from the Commissioners.

Motion: Commissioner Marcotte made a motion to close CDC Case No. 2025-23. Commissioner Chambers seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Pro-Tem Wasowicz closed CDC Case No. 2025-23 at 7:50 p.m.

Motion: Commissioner Marcotte made a motion to approve (1) a Zoning Text Amendment to Municipal Code Section Title 10 (Zoning Ordinance), Chapter 10 (Signs) with Staff's Recommendations Commissioner Chambers seconded the motion.

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

Nays: None

All were in favor. Motion carried.

**Report from
Community
Development:**

Mr. Magdziarz advised the CDC that there will be at least two cases to consider at the October meeting. He also asked Commissioners to respond to his meeting poll for a Special Meeting to conduct a Commissioner training workshop with Illinois American Planning Association personnel.

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

All were in favor. Motion carried.

The meeting was adjourned at 7:57 p.m.

Corey Williamsen

Corey Williamsen, Deputy Village Clerk
Community Development Commission