

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

October 7, 2025

MOTION: Commissioner Marcotte made a motion to appoint Commissioner Rott as Chairman Pro-Tem. Commissioner 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, Marcott, Ortiz, Rott, Wasowicz
Absent: Ciula
A quorum was present.

STAFF PRESENT: W. Magdziarz, M. Ninan, C. Williamsen, Village Attorney, Ryan Morton

JOURNAL OF PROCEEDINGS: The minutes of the Special Community Development Commission Meeting of the September 22, 2025 were presented.

Commissioner Wasowicz asked for "Chairman Rowe" be corrected in the minutes to "Chairman Pro-Tem Wasowicz".

Motion: Commissioner Wasowicz made a motion to approve the minutes as amended. Commissioner Marcotte seconded the motion.

All were in favor. Motion carried.

Director of Community and Economic Development, Walter Magdziarz and Planning & Community Outreach Coordinator, Maia Ninan were present and sworn in by Chairman Pro-Tem Rott.

PUBLIC COMMENT: There was no Public Comment.

Public Hearing: CDC Case Number 2025-24
Petitioner: US Navy Transport, Inc.
Location: 478 Industrial Drive
Request: Special Use Permit: *Section 10-7-2-1, Outdoor Storage Area*

Motion: Commissioner Marcotte made a motion to open CDC Case No. 2025-24. Commissioner Chambers seconded the motion.

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

Absent: Ciula

A quorum was present.

Chairman Pro-Tem Rott opened CDC Case No. 2025-24 at 6:33 p.m.

Planning & Community Outreach Coordinator Maia Ninan, was present and sworn in by Chairman Pro-Tem Rott. Ms. Ninan stated a Legal Notice was published in the Bensenville Independent on September 18, 2025. Ms. Ninan 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. Ms. Ninan stated CED staff posted 1 Notice of Public Hearing sign on the property, visible from the public way on September 18, 2025. Ms. Ninan stated on September 22, 2025, CED staff mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within two hundred fifty (250) feet of the subject property. Ms. Ninan stated an Affidavit of Mailing, executed by CED personnel and the list of recipients, is maintained in the CDC file. Ms. Ninan stated all are available for viewing and inspection at the CED office during regular business hours.

Ms. Ninan stated the Petitioner is requesting a Special Use Permit, Outdoor Storage Area for the property located at 478 Industrial Drive. Ms. Ninan stated outdoor storage areas are a Special Use in the I-2 General Industrial District. Ms. Ninan stated the Applicant indicates in the application that the outdoor parking/storage is only for “bobtails” or the tractor part of a semi-truck that are on the premises for required DOT inspections. Ms. Ninan stated no mechanical or repair services are associated with the use.

Ms. Ninan stated the outdoor storage will be located on the north side of the existing building and is accessory to the principal use in the existing building on the premises.

Adam Szynde, businesses owner was present and sworn in by Chairman Pro-Tem Rott. Mr. Szynde provided an overview of the proposed plans and request for the special use permit.

Commissioner Chambers asked if any work is being done on vehicles at the property. Mr. Szynde stated no.

Commissioner Ortiz asked if there was any interference with traffic flow on the property as a result of the proposed special use permit. Mr. Szynde stated no.

Public Comment

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

Ms. Ninan reviewed the approval standards for proposed Special User 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.

Ms. Ninan stated Staff recommends Approval of the Findings of Fact and, therefore, Approval of the Special Use Permit with the following conditions:

- a) No mechanical or repair services are allowed on the property.
- b) Outdoor storage is limited to semi-truck tractors (“bobtails”).
- c) Outdoor storage must be properly screened in accordance with municipal code.
- d) Outdoor storage shall be limited to the north side of the building, consistent with the location indicated on the approved site plan.
- e) Outdoor storage shall comply with Fire Marshall requirements for access and circulation.

There were no questions from the Commission.

Motion: Commissioner Wasowicz made a motion to close CDC Case No. 2025-24. Commissioner Chambers seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Pro-Tem Rott closed CDC Case No. 2025-24 at 6:40 p.m.

Motion: Commissioner Wasowicz made a motion to Approve Special use Permit; Section 10-7-2-1 with Staff’s Recommendations. Commissioner Marcotte seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2025-25
Petitioner: Tony Cayuela
Location: 243 S. Addison St.
Request: Variation: *Section 10-7-4A-3, Accessory Structure Location*

Motion: Commissioner Chambers made a motion to open CDC Case No. 2025-25. Commissioner Marcotte seconded the motion.

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

Absent: Ciula

A quorum was present.

Chairman Pro-Tem Rott opened CDC Case No. 2025-25 at 6:42 p.m.

Planning & Community Outreach Coordinator Maia Ninan, was present and sworn in by Chairman Pro-Tem Rott. Ms. Ninan stated a Legal Notice was published in the Bensenville Independent on September 18, 2025. Ms. Ninan 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. Ms. Ninan stated CED staff posted 1 Notice of Public Hearing sign on the property, visible from the public way on September 18, 2025. Ms. Ninan stated on September 22, 2025, CED staff mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within two hundred fifty (250) feet of the subject property. Ms. Ninan stated an Affidavit of Mailing, executed by CED personnel and the list of recipients, is maintained in the CDC file. Ms. Ninan stated all are available for viewing and inspection at the CED office during regular business hours.

Ms. Ninan stated the Petitioner is requesting a zoning variation to reduce the rear lot line setback for an accessory structure from the required 3-feet to zero (0). Ms. Ninan stated the affected rear lot line is adjacent an alley. Ms. Ninan stated the variation request is the result of an enforcement action initiated by a citizen request for action which was taking issue with the appearance of the structure, not the location. Ms. Ninan stated the applicant is in the process of constructing the “shed” which is more accurately described as an addition to the existing detached garage.

Tony Cayuela, property owner was present and sworn in by Chairman Pro-Tem Rott. Mr. Cayuela stated the shed is completed and all are happy with it.

Andres Cayuela, son of applicant was present and sworn in by Chairman Pro-Tem Rott. Mr. Cayuela stated he lives with his father and has four children who also live at the home. Mr. Cayuela stated the area where the shed was built was overgrown with weeds and collects trash from the alley. Mr. Cayuela stated the family cleaned the area up and decided to build a shed off the garage. Mr. Cayuela stated a neighbor complained to the Village regarding their shed. Mr. Cayuela stated the shed was a project that took longer to complete than expected.. Mr. Cayuela stated he was unaware of the permitting process with the Village. Mr. Cayuela stated once he was made aware of the permit requirement he worked with Village Staff and got the proper permitting and the construction was approved. Mr. Cayuela stated all that remains in the need for siding. Mr. Cayuela stated Village Staff informed him he needed to apply for the variance because of how close the shed is to the fence (rear property line). Mr. Cayuela stated the shed is 3x8

Commissioner Marcotte asked if there was potential for his children to get stuck between the fence and the shed. Mr. Cayuela stated no, his children are old enough not to make that mistake.

Public Comment

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

Ms. Ninan 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.

Ms. Ninan stated Staff recommends the Approval of the Findings of Fact and therefore approval of the Shed Variation with the following conditions:

- a) The accessory structure cannot exceed twelve (12) feet in height.
- b) The shed cannot exceed the size indicated on the approved plans.
- c) The garage addition shall have an all-weather siding material affixed to the exterior walls.

Chairman Pro-Tem Rott asked if the current shed on property met Staff's requirements. Ms. Ninan stated yes.

Commissioner Wasowicz asked if the permits issued were retroactive. Mr. Ninan stated yes.

Motion: Commissioner Wasowicz made a motion to close CDC Case No. 2025-25. Commissioner Marcotte seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Pro-Tem Rott closed CDC Case No. 2025-25 at 6:55 p.m.

Motion: Commissioner Chambers made a motion to Approve Variation; Section 10-7-4A-3 with Staff's Recommendations. Commissioner Marcotte seconded the motion.

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

Nays: Wasowicz

Motion carried.

**Report from
Community
Development:**

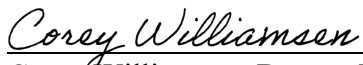
Ms. Ninan advised the CDC of upcoming cases to consider at the November meeting

Mr. Magdziarz asked Commissioners to respond to his meeting poll for a Special Meeting to conduct a Commissioner training workshop with Illinois American Planning Association personnel. Mr. Magdziarz stated he is attempting for a November 12 meeting but based on the trainers' schedules, it may have to wait until early 2026.

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

All were in favor. Motion carried.

The meeting was adjourned at 7:00 p.m.



Corey Williamsen, Deputy Village Clerk
Community Development Commission