

COMMUNITY DEVELOPMENT COMMISSION

Village of Bensenville

VILLAGE HALL

October 7, 2025 6:30 PM

I. Call Meeting to Order

II. Roll Call and Quorum

III. Pledge of Allegiance

IV. Public Comment

V. Approval of Minutes

September 22, 2025 Special Community Development Commission Meeting Minutes

VI. Action Items:

1. CDC CASE #2025-24, Special Use Permit for Outdoor Storage Area at 478 Industrial Drive
2. CDC Case #2025-25, Zoning Variation, Accessory Structure Setback at 243 S. Addison Street

VII. Report from Community and Economic Development

VIII. Adjournment

Any individual with a disability requiring a reasonable accommodation in order to participate in a Community Development Commission Meeting should contact the Village Clerk, Village of Bensenville, 12 S. Center Street, Bensenville, Illinois, 60106 (630-350-3404)

TYPE:Minutes**SUBMITTED BY:**Corey Williamsen**DEPARTMENT:**Village Clerk's Office**DATE:**October 7, 2025**DESCRIPTION:**September 22, 2025 Special Community Development Commission Meeting Minutes**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:****REQUEST:****SUMMARY:****RECOMMENDATION:****ATTACHMENTS:**

Description

Upload Date

Type

DRAFT_250922_Special_CDC**10/1/2025****Cover Memo**

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 Rowe. 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 Rowe. 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 Rowe. 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 Rowe. 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, Deputy Village Clerk
Community Development Commission

DRAFT

TYPE:Public Hearing**SUBMITTED BY:**W. Magdziarz**DEPARTMENT:**CED**DATE:**10/07/25**DESCRIPTION:**CDC CASE #2025-24, Special Use Permit for Outdoor Storage Area at 478 Industrial Drive**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**

X

Financially sound Village

Quality customer-oriented services

Safe and beautiful Village

Enrich the lives of residents

Major business/corporate center

Vibrant major corridors

REQUEST:

The Petitioner, US Navy Transport, Inc. is requesting a Special Use Permit to establish an Outdoor Storage Area on the premises located at 478 Industrial Drive.

SUMMARY:

The Petitioner is requesting a Special Use Permit, Outdoor Storage Area for the property located at 478 Industrial Drive. Outdoor storage areas are a Special Use in the I-2 General Industrial District. 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. No mechanical or repair services are associated with the use. 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.

RECOMMENDATION:

Village staff recommends approval of the Findings of Fact and approval of the request for Special Use Permit for outdoor storage area, subject to the following conditions:

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

ATTACHMENTS:

Description

CDC #2025-24 Binder

Upload Date

10/2/2025

Type

Cover Memo



BENSENVILLE

GATEWAY TO OPPORTUNITY

Community Development Commission
Public Hearing 10.07.25

CDC Case #2025 - 24

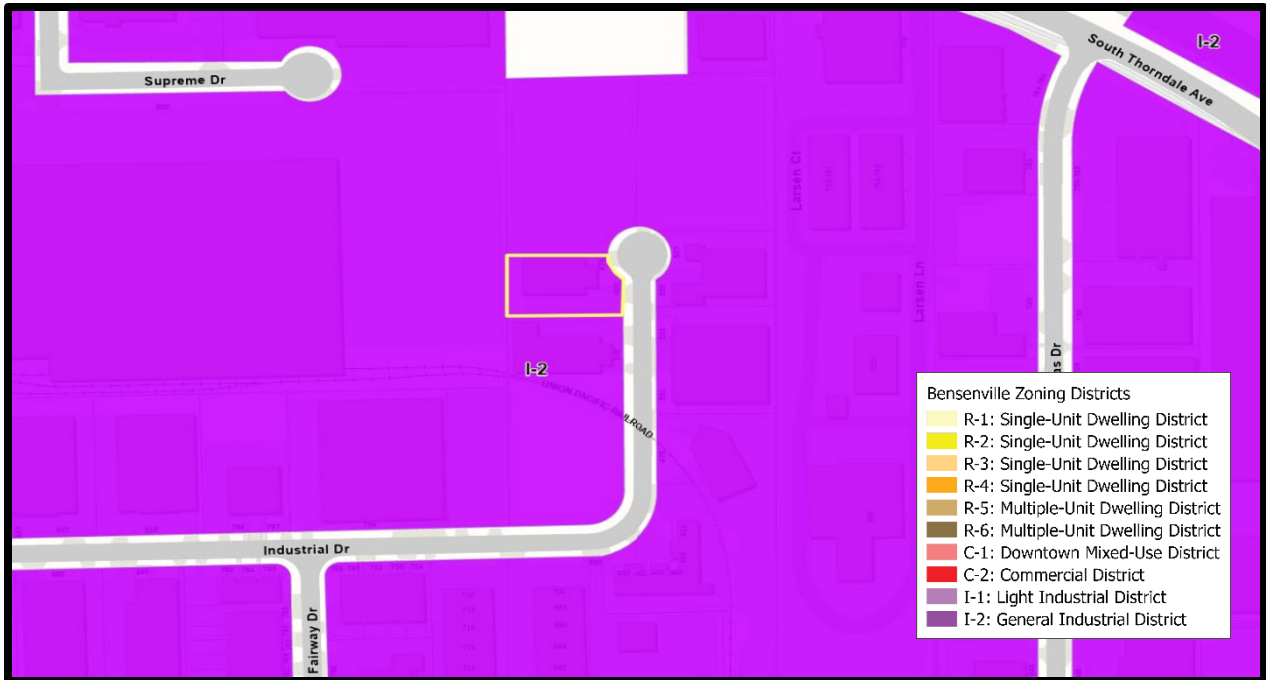
US Navy Transport Inc.
478 Industrial Drive

Special Use Permit, Outdoor Storage Area
Municipal Code Sections 10 – 7 – 2 – 1

1. Aerial Photograph & Zoning Map of Subject Property
2. Legal Notice
3. Exhibits & Staff Report



Village of Bensenville



**LEGAL NOTICE/PUBLIC NOTICE
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Community Development Commission of the Village of Bensenville, DuPage and Cook Counties, will be hold a Public Hearing on October 7, 2025, at 6:30 P.M, in the Board Room at Village Hall, 12. S. Center Street, Bensenville to consider Case No. 2025-24 which is a request for a Special Use Permit, Outdoor Storage Area, (Municipal Code Section 10-7-2), for semi-tractor storage.

The request applies to the property identified with a **PIN 03-11-200-033** and commonly known as **478 Industrial Drive**, Bensenville, Illinois 60106. Margarete Liedtke, 12130 Princeton Drive, Huntley, IL is the owner and applicant for the subject property.

Any individual with a disability requiring a reasonable accommodation in order to participate in any public meeting held under the authority of the Village of Bensenville should contact the Village Clerk, Village of Bensenville, 12 S. Center St., Bensenville, IL 60106, (630) 766-8200, at least three (3) days in advance of the meeting.

The Applicant's application and supporting documentation may be examined by all interested parties in the office of the Community and Economic Development Department, Monday through Friday, in the Village Hall, 12 South Center Street, Bensenville, IL 60106. All interested parties may attend the Public Hearing and be heard. Written comments mailed to the Village Hall, and online comments submitted on the Village website, will be accepted by the Community and Economic Development Department through October 7, 2025 until 5:00 PM.

Office of the Village Clerk
Village of Bensenville

**PUBLISHED IN THE BENSENVILLE INDEPENDENT
September 18, 2025**

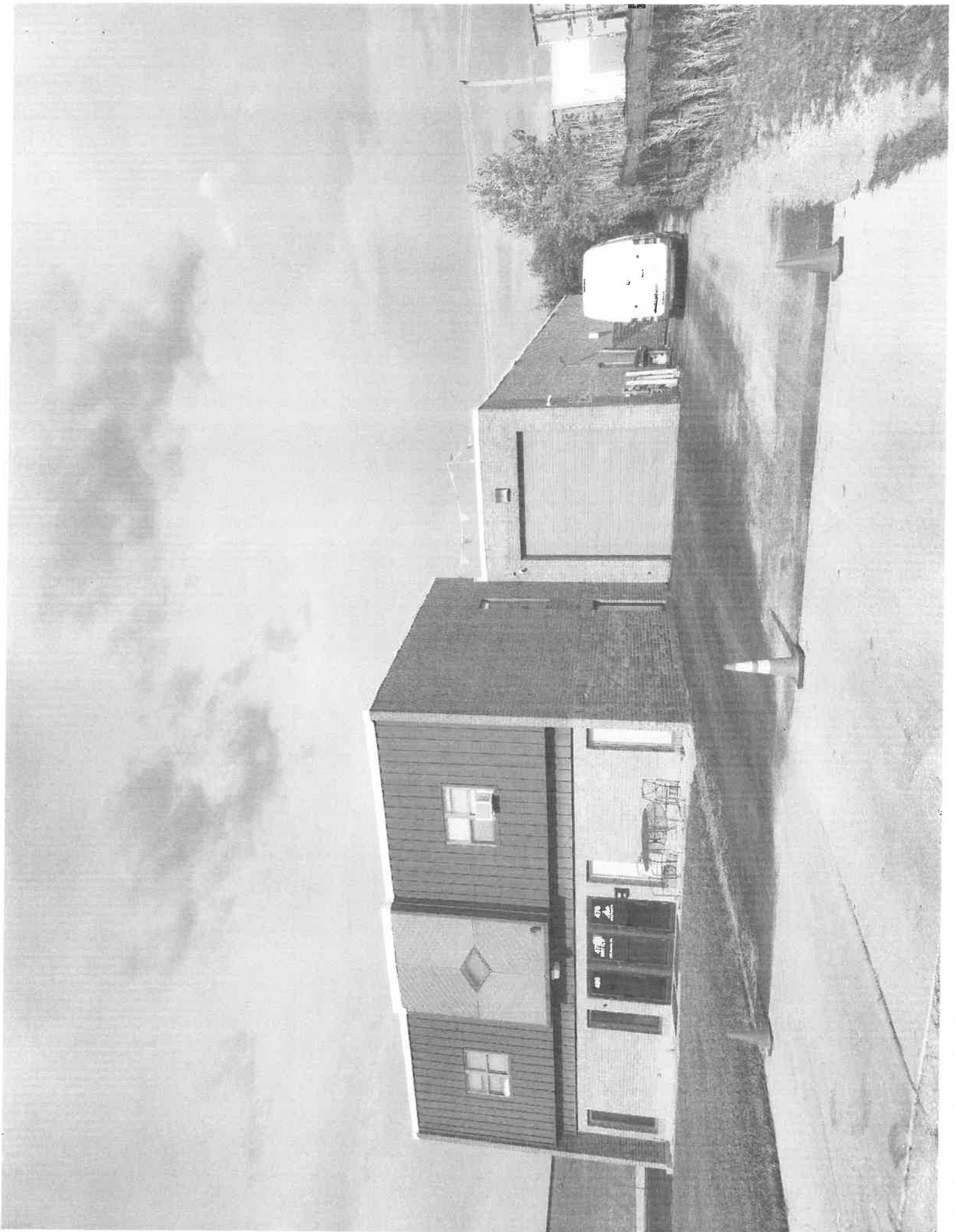
Business Operations Description

The leased unit will be used primarily as an administrative and compliance location for conducting required U.S. Department of Transportation (US DOT) annual inspections on company-owned semi-trucks. These inspections are limited to federally mandated safety checks of specific vehicle components, documentation, and compliance items, and are conducted according to the applicable DOT guidance.

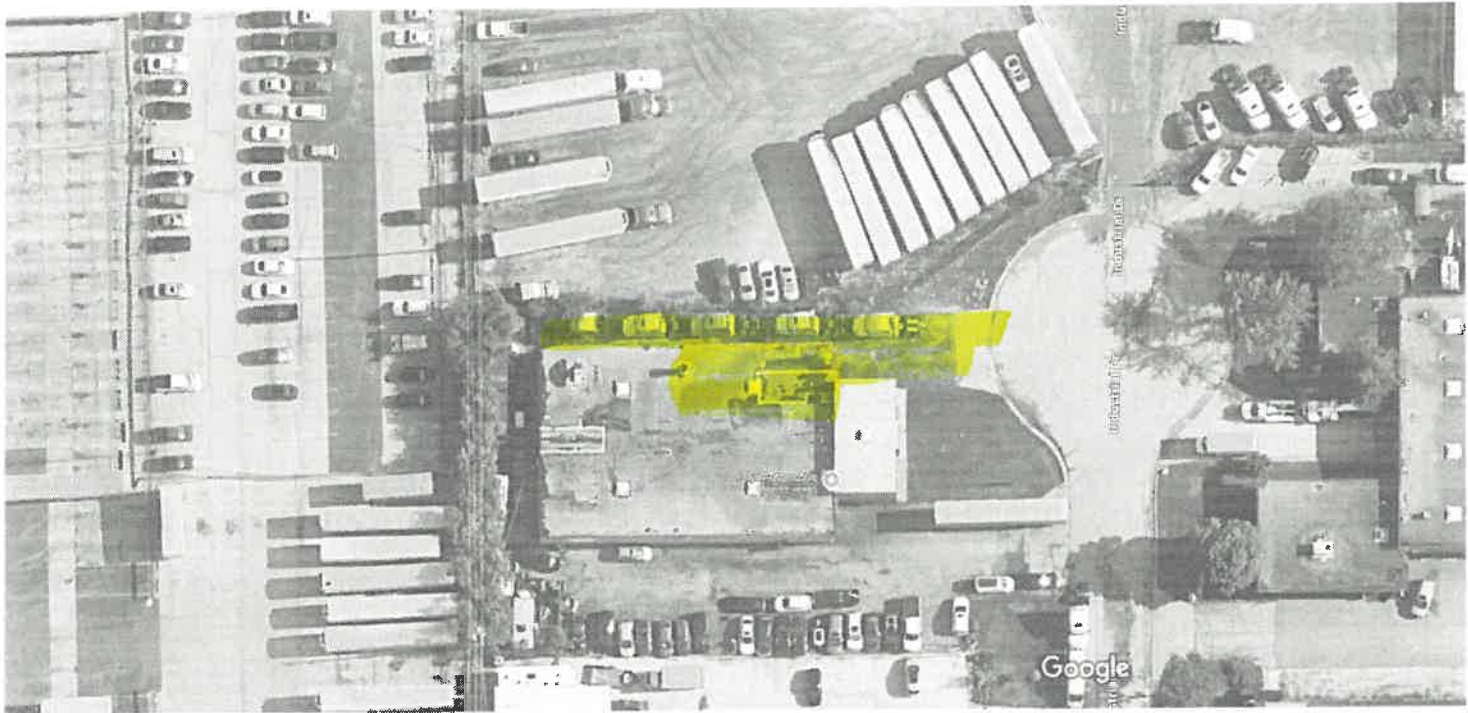
All inspections are performed on fully operational, roadworthy trucks (bobtail only – no trailers) and do not involve mechanical overhauls, oil changes, engine rebuilding, or other heavy maintenance activities. The unit will not be equipped with pits, lifts, or fluid-handling systems, and there will be no engine or drivetrain disassembly. As part of the compliance process, work may include visual examinations, measurement checks, verification of safety systems, and basic adjustments such as wheel alignment to meet DOT standards.

The building's interior will also be used for office functions, recordkeeping, and secure storage of tools and equipment necessary for inspection activities (such as inspection lights, gauges, and measurement devices). Outdoor parking of trucks may be required. This would be limited to bobtail units on the north side of the building (see the attached picture from the above – highlighted in yellow) and would be conducted under a special use outdoor storage permit.

Overall, the scope of operations is compliance-driven and low-impact, with minimal noise, no hazardous material handling, and no waste generation beyond standard office refuse.



478 Industrial Dr



Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 Google 29 ft



478 Industrial Dr

Building

-  Directions
-  Save
-  Nearby
-  Send to phone
-  Share

 478 Industrial Dr, Bensenville, IL 60106

Photos







Google Street View
Apr 2025



Image captured Apr 2025 10:20:25 Google



ADVISORY REPORT

CASE #: 2025 – 24
HEARING DATE: October 7, 2025
PROPERTY: 478 Industrial Drive
PROPERTY OWNER: Margarete Liedtke
APPLICANT: US Navy Transport Inc.
PIN: 03-11-200-033

REQUEST:

The Applicant is requesting a Special Use Permit of Section 10-7-2-1, Outdoor Storage Area.

PUBLIC NOTICE:

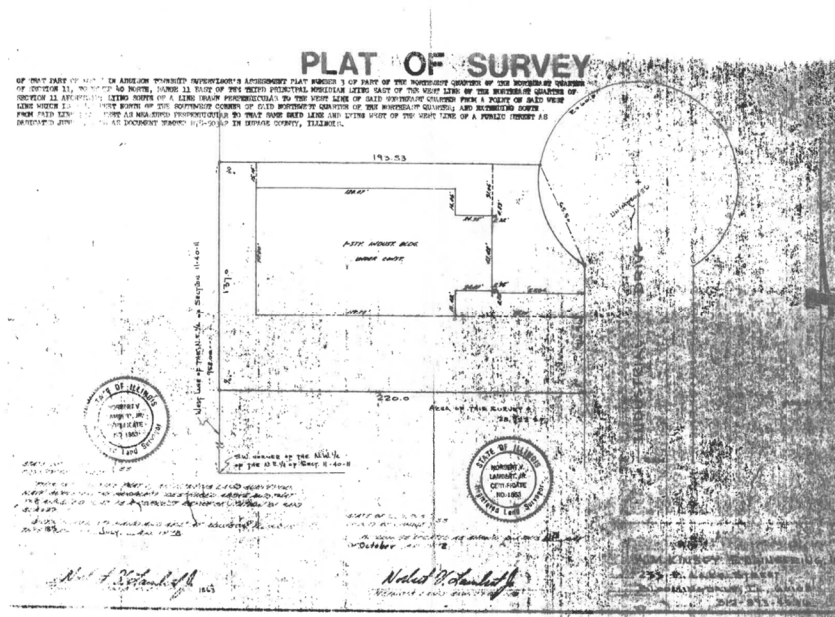
1. A Legal Notice was published in the Bensenville Independent on Thursday, September 18, 2025. A Certified copy of the Legal Notice is maintained in the Community Development Commission (CDC) file and is available for viewing and inspection at the Community & Economic Development Department (CED) during regular business hours.
2. CED staff posted 1 Notice of Public Hearing sign on the property, visible from the public way on Thursday, September 18, 2025.
3. On Monday, 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 and fifty (250) feet of the subject property. 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.

SUMMARY & DESCRIPTION:

The Petitioner is requesting a Special Use Permit, Outdoor Storage Area for the property located at 478 Industrial Drive. Outdoor storage areas are a Special Use in the I-2 General Industrial District. 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. No mechanical or repair services are associated with the use. 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.



Imagery © 2025 Airbus, Map data © 2025



SURROUNDING LAND USES & ZONING:

	Zoning	Land Use	Comprehensive Plan	Jurisdiction
Site	I-2	Industrial	Industrial	Village of Bensenville
North	I-2	Industrial	Industrial	Village of Bensenville
South	I-2	Industrial	Industrial	Village of Bensenville
East	I-2	Industrial	Industrial	Village of Bensenville
West	I-2	Industrial	Industrial	Village of Bensenville

DEPARTMENT COMMENTS:

FINANCE:

Account is paid up to date on our end, there are no liens.

POLICE:

No comments.

ENGINEERING AND PUBLIC WORKS:

No comments.

COMMUNITY & ECONOMIC DEVELOPMENT

FIRE SAFETY:

1. What will be the primary use of the building?
2. What percentage of outdoor storage are they requesting?

BUILDING:

No comments.

PLANNING:

1. The 2015 Comprehensive Plan indicates "Industrial".
2. The current zoning is I-2 General Industrial District.
3. The applicant is seeking a Special Use Permit to allow an Outdoor Storage Area at 478 Industrial Drive.
4. Per Municipal Code Section 10 – 11 – 2, an "Outdoor Storage Area" is an "area for the storage of materials, equipment, machinery, or motor vehicles used in the conduct of a business."
5. Per Municipal Code Section 10 – 7 – 3X, Outdoor Storage Area, the following standards apply:
 - a. Location: Outdoor storage areas shall be located on an improved surface in the interior side yard or rear yard.
 - b. Height: Materials stored in an outdoor storage area shall not exceed eight feet (8') in height within twenty feet (20') of any lot line.
 - c. Uses: Outdoor storage areas are allowed as an accessory use provided such areas do not occupy more than twenty five percent (25%) of the gross lot area. Outdoor storage areas are allowed as a principal use in association with the following principal uses: garden center, motor vehicle rental, motor vehicle repair and/or service, motor vehicle sales, heavy industrial, light industrial, medium industrial, machinery and equipment sales and rental, and warehousing, storage, or distribution facility. Outdoor storage areas may be allowed as a principal use in association with other principal uses with prior written approval by the Zoning Administrator.
 - i. *The proposed principal use on the property is motor vehicle operations facility.*
 - ii. *The gross lot area is 27,694.98 square feet. The approximate proposed 2573 square foot outdoor storage area is less than the 25% gross lot area standard.*
 - d. Screening: The requirements of section 10-9-7, "Screening Requirements", of this title shall apply to outdoor storage areas. No stackable materials or goods shall be piled or stacked so that they are visible above the height of the screen.
6. Per Municipal Code Section 10-9-7B, Screening Requirements, the following standards apply:
 - a. Location: Refuse areas shall be located in the interior side yard or rear yard. Refer to subsections 10-7-3W, "Outdoor Storage Area", and 10-7-4C13, "Mechanical Equipment", of this title for location requirements for outdoor storage and ground-mounted mechanical equipment standards.
 - b. Opaque Fence Or Wall: The refuse area or outdoor storage area shall be completely screened by an opaque masonry wall or fence on three (3) sides, and 4 an opaque gate on the fourth side. The wall of a principal structure may serve as a screening wall.
 - i. Height: The fence or wall shall not exceed eight feet (8') in height.
 - ii. Complementary Design: Screening elements should complement the architectural style of the primary building on-site and use building materials similar to those used for the primary building.

- iii. Gate: The enclosure of the refuse area or outdoor storage area shall be gated, and remain locked except during times of refuse deposit or collection.
- iv. Landscape Elements: Landscape shrubs or native grasses may be installed on three (3) sides of the area, with plantings located between the fencing and back of curb, and screening the full length of each side. Installed shrubs shall form a continuous hedge comprised of individual small shrubs of an appropriate species that are adaptable to being grown as a hedge, with a minimum width of twenty four inches (24"), spaced thirty six inches (36") on center.

SUPPORTS THE FOLLOWING VILLAGE GOALS:

☐	Financially sound Village	☐	Enrich the lives of residents
X	Quality customer-oriented services	☐	Major business/corporate center
☐	Safe and beautiful Village	☐	Vibrant major corridors

Applicant Response: ***

APPROVAL STANDARDS FOR SPECIAL USE:

- Public Welfare:** The proposed Special Use will not endanger the health, safety, comfort, convenience and general welfare of the public.
- 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.
- 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.
- 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.
- 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.

Approval Standards for Special Use Permits	Meets Standard	
	Yes	No
1. Public Welfare	X	
2. Neighborhood Character	X	
3. Orderly Development	X	
4. Use of Public Services and Facilities	X	
5. Consistent with Title and Plan	X	

RECOMMENDATIONS:

1. 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.

Respectfully Submitted,
Department of Community & Economic Development

TYPE:Public Hearing**SUBMITTED BY:**W. Magdziarz**DEPARTMENT:**CED**DATE:**10/07/25**DESCRIPTION:**CDC Case #2025-25, Zoning Variation, Accessory Structure Setback at 243 S. Addison Street

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SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

☐
☐
☐

Financially sound Village

Quality customer-oriented services

Safe and beautiful Village

☒
☐
☐

Enrich the lives of residents

Major business/corporate center

Vibrant major corridors

REQUEST:

The Petitioner is requesting a zoning variation of Section 10-7-4A-3 to reduce the required setback for an accessory structure from 3 feet to zero feet in the rear yard adjacent an alley.

SUMMARY:

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). The affected rear lot line is adjacent an alley. 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. The applicant is in the process of constructing the "shed" which is more accurately described as an addition to the existing detached garage.

RECOMMENDATION:

Village staff recommends approval of the Findings of Fact and approval of the variation request subject to the following conditions:

1. That the accessory structure cannot exceed 12 feet in height.
2. That the accessory structure cannot exceed the size indicated on the approved plans.
3. That the garage addition shall have an all-weather siding material affixed to the exterior walls.

ATTACHMENTS:

Description

Upload Date

Type

CDC #2025-25 Binder**10/2/2025****Cover Memo**



BENSENVILLE

GATEWAY TO OPPORTUNITY

Community Development Commission
Public Hearing 10.07.25

CDC Case #2025 - 25

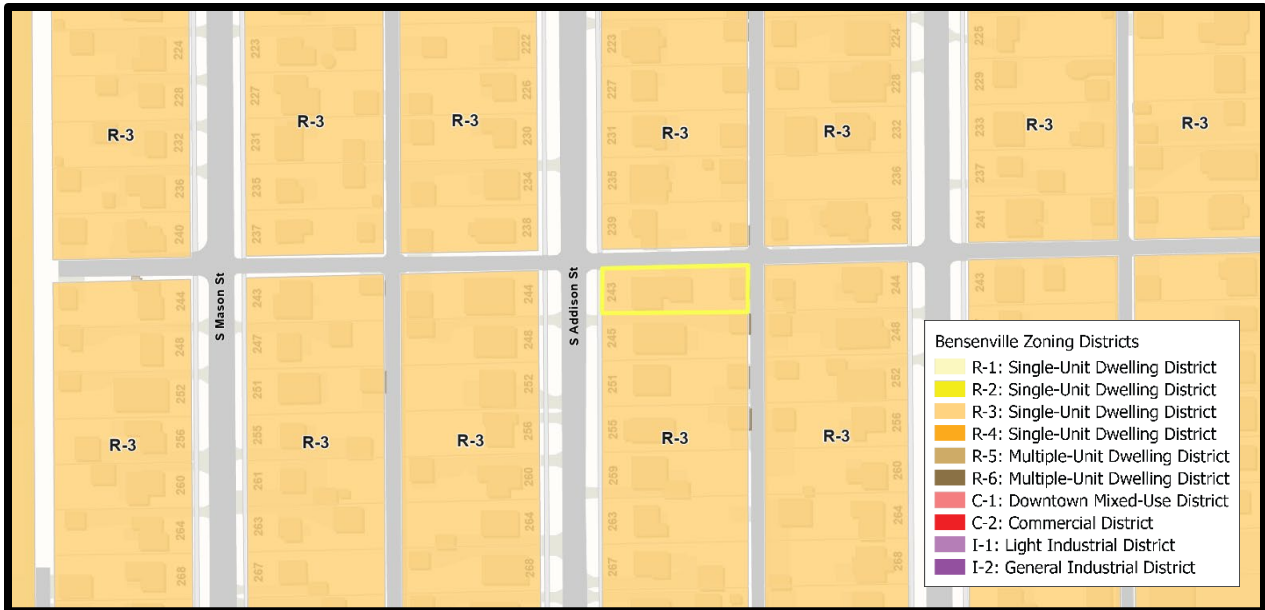
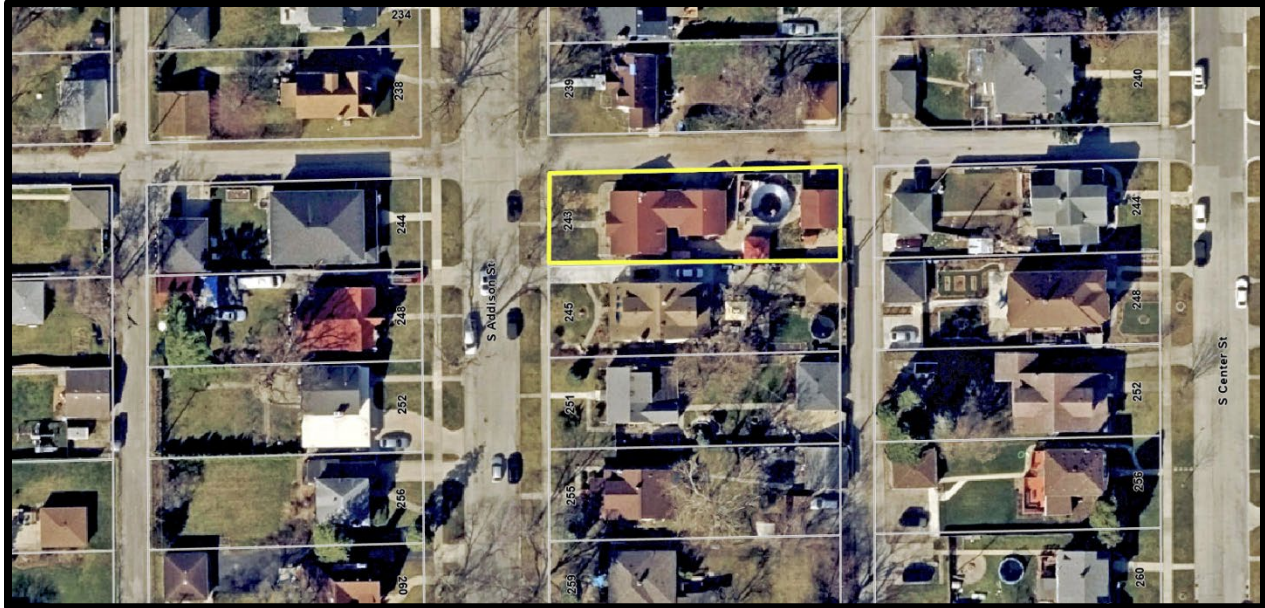
Tony Cayuela
243 S Addison Street

Variation, Accessory Structure Location
Municipal Code Sections 10 – 7 – 4A – 3

1. Aerial Photograph & Zoning Map of Subject Property
2. Legal Notice
3. Exhibits & Staff Report



Village of Bensenville



**LEGAL NOTICE/PUBLIC NOTICE
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Community Development Commission of the Village of Bensenville, DuPage and Cook Counties, will be hold a Public Hearing on October 7, 2025, at 6:30 P.M, in the Board Room at Village Hall, 12. S. Center Street, Bensenville to consider Case No. 2025-25 which is a request for a zoning variation to reduce the required 3-foot accessory structure rear lot line setback to 0-feet, (Municipal Code Section 10-4-7-A-3).

The request applies to the property identified with a **PIN 03-14-420-011** and commonly known as **243 S. Addison Street**, Bensenville, Illinois 60106. Tony Cayuela, of the same address, is the owner and applicant for the subject property.

Any individual with a disability requiring a reasonable accommodation in order to participate in any public meeting held under the authority of the Village of Bensenville should contact the Village Clerk, Village of Bensenville, 12 S. Center St., Bensenville, IL 60106, (630) 766-8200, at least three (3) days in advance of the meeting.

The Applicant's application and supporting documentation may be examined by all interested parties in the office of the Community and Economic Development Department, Monday through Friday, in the Village Hall, 12 South Center Street, Bensenville, IL 60106. All interested parties may attend the Public Hearing and be heard. Written comments mailed to the Village Hall, and online comments submitted on the Village website, will be accepted by the Community and Economic Development Department through October 7, 2025 until 5:00 PM.

Office of the Village Clerk
Village of Bensenville

**PUBLISHED IN THE BENSENVILLE INDEPENDENT
September 18, 2025**



PLAT OF SURVEY

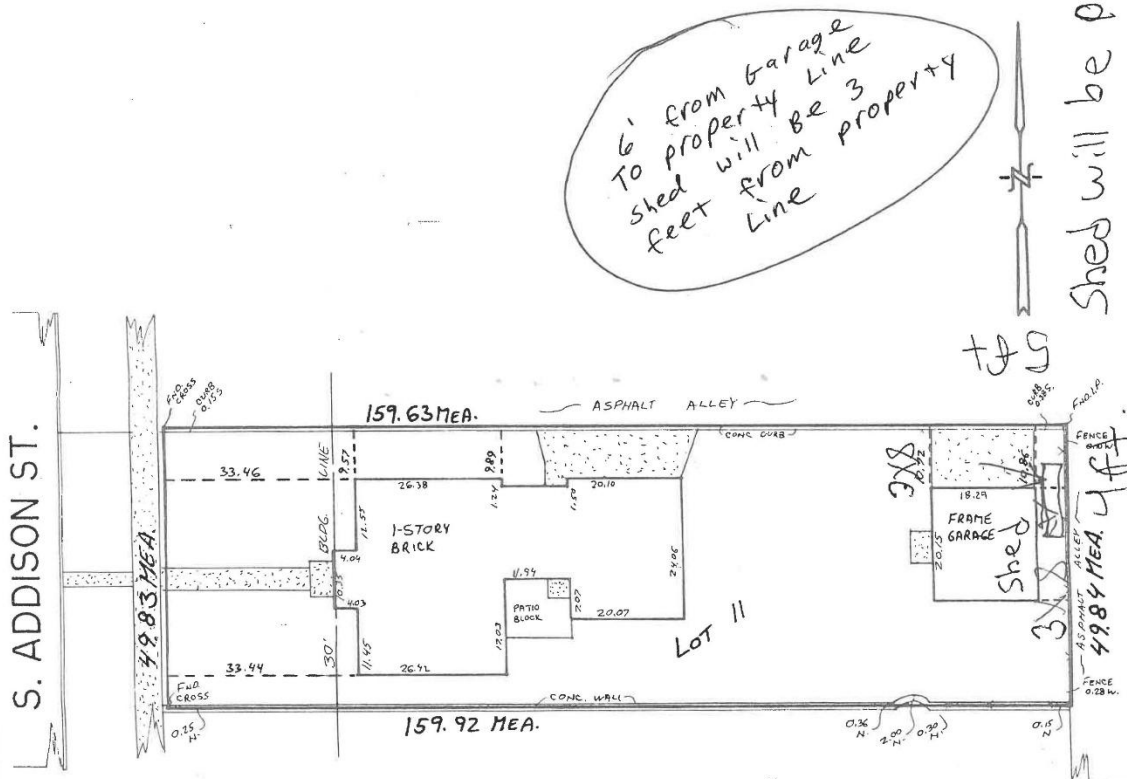
DALE A. FLOYD

9N544 ARROWMAKER PASS

ELGIN, IL 60123

PHONE: 847-742-7691

LOT 11 IN W.F. FRANZEN'S SUBDIVISION "B" OF THE WEST 395.8 FEET OF THE EAST 1,000.5 FEET OF THAT PART OF THE SOUTH EAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF WOOD AVENUE, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 17, 1926 AS DOCUMENT 221528, IN DUPAGE COUNTY, ILLINOIS. COMMONLY KNOWN AS: 243 S. ADDISON, RENSENVILLE, ILLINOIS.



S. ADDISON ST.

SCALE: 1" = 20' NOTE: Survey not valid without embossed seal.

Compare all points before building by same and at once report any difference

Structure located 8-20-99

Illinois Professional Land Surveyor No. 035-002876
Job No. 000899-45

State of Illinois S.S.
County of Kane

I, DALE A. FLOYD, Do hereby certify that the above described property has been surveyed under my supervision, in the manner represented on the plat hereon drawn. Dimensions are shown in feet and decimal parts thereof.

Elgin, Illinois 8-27 A.D. 1999

Illinois Professional Land Surveyor No. 035-002876

ADVISORY REPORT

CASE #: 2025 – 25
HEARING DATE: October 7, 2025
PROPERTY: 243 S. Addison Street
PROPERTY OWNER: Tony Cayuela
APPLICANT: Same as above.
PIN: 03-14-420-011

REQUEST:

The Applicant is requesting a variation of Section 10-7-4A-3, accessory structure location.

PUBLIC NOTICE:

1. A Legal Notice was published in the Bensenville Independent on Thursday, September 18, 2025. A Certified copy of the Legal Notice is maintained in the Community Development Commission (CDC) file and is available for viewing and inspection at the Community & Economic Development Department (CED) during regular business hours.
2. CED staff posted 1 Notice of Public Hearing sign on the property, visible from the public way on Thursday, September 18, 2025.
3. On Monday, 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 three hundred (300) feet of the subject property. 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.

SUMMARY & DESCRIPTION:

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). The affected rear lot line is adjacent an alley. 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. The applicant is in the process of constructing the “shed” which is more accurately described as an addition to the existing detached garage.

ENGINEERING AND PUBLIC WORKS:

No comments.

COMMUNITY & ECONOMIC DEVELOPMENT:

FIRE SAFETY:

BUILDING:

It appears he already has a shed in the rear yard, (not permitted and appears too close to property line) and it appears he is over lot coverage without the addition of this new shed or garage extension.

Applicant Response: The structure in the rear yard is a tree house that has been there since we moved in.

PLANNING:

1. The 2015 Comprehensive Plan indicates “Single Family Residential”.
2. The current zoning is R-3 Single Unit Dwelling District.
3. The applicant is seeking a variation to reduce the rear lot line setback for an accessory structure from the required 3-ft to 0-ft.
4. Per Municipal Code Section 10-7-4A, General Provisions For Accessory Structures and Uses, the following standards apply:
 - a. Construction Phasing: No accessory structure shall be constructed prior to the construction of the principal building to which it is accessory.
 - b. Location: Accessory structures may be located in the front, corner side, interior side, and rear yards, unless otherwise specifically prohibited by this title. Accessory structures shall not be allowed in any easement.
 - c. Setback: Accessory structures shall be located a minimum of three feet (3') from any interior lot line or rear lot line, except fences and walls.
 - i. *The petitioner is requesting a variation from this standard to allow an accessory structure against the rear lot line.*
 - d. Height: The maximum height of an accessory structure shall be twelve feet (12'), unless otherwise specifically permitted in this title.
5. The applicant is seeking to construct a shed in the rear yard.
6. Per Municipal Code Section 10-7-4C-21, Shed, the following standards apply:
 - a. Location: Sheds are allowed in rear yards.
 - b. Area: In the R-1, R-2, R-3, R-4, R-5, and R-6 Districts, the maximum area of a shed shall be one hundred twenty (120) square feet.
 - i. *The proposed shed adheres to these standards.*
7. Per Municipal Code Section 10-6-12, R-3 Single-Unit Dwelling District, the maximum permitted impervious surface coverage on any lot within this district shall not exceed fifty percent (50%).
 - a. *The resulting lot coverage of the accessory structure remains below the maximum permitted fifty percent (50%) impervious surface coverage.*

SUPPORTS THE FOLLOWING VILLAGE GOALS:

☐	Financially sound Village	☒	Enrich the lives of residents
☐	Quality customer-oriented services	☐	Major business/corporate center
☐	Safe and beautiful Village	☐	Vibrant major corridors

APPROVAL STANDARDS FOR VARIATIONS:

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.

Approval Standards for Special Use Permits	Meets Standard	
	<i>Yes</i>	<i>No</i>
1. Public Welfare	X	
2. Compatible with Surrounding Character	X	
3. Undue Hardship	X	
4. Unique Physical Attributes	x	
5. Minimum Deviation Needed	X	
6. Consistent with Ordinance and Plan	X	

RECOMMENDATIONS:

1. 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 12' 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.

Respectfully Submitted,
Department of Community & Economic Development