

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

**MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION**

April 7, 2020

**CALL TO ORDER:** The meeting was called to order by Chairman Rowe at 6:30p.m.

**ROLL CALL :** Upon roll call the following Commissioners were present:  
Rowe, King\*, Marcotte\*, Rodriguez\*, Wasowicz\*  
Absent: Ciula, Czarnecki  
A quorum was present.

**STAFF PRESENT:** K. Fawell, K. Pozsgay\*, S. Viger\*, C. Williamsen

*\*attended the meeting via conference phone*

**JOURNAL OF**

**PROCEEDINGS:** The minutes of the Community Development Commission Meeting of the March 3, 2020 were presented.

**Motion:** Commissioner Wasowicz made a motion to approve the minutes as presented. Commissioner King seconded the motion.

All were in favor. Motion carried.

Village Planner, Kelsey Fawell, was present and sworn in by Chairman Rowe.

**PUBLIC**

**COMMENT:** There was no Public Comment.

**Public Hearing:** CDC Case Number 2020-01

**Petitioner:** Mike Burcker

**Location:** 1201-1221 West Irving Park Road

**Request:** Variation, Monument Sign Size: Area

Municipal Code § 10 – 10 – 5 – 8.C

Variation, Monument Sign Size: Height

Municipal Code § 10 – 10 – 5 – 8.C

Variation, Monument Sign Size: Electronic Message Center Sign

Location Municipal Code § 10 – 10 – 5 – 4.a.3

Motion: Commissioner Wasowicz made a motion to open CDC Case No. 2020-01. Commissioner Marcotte seconded the motion.

**ROLL CALL :** Upon roll call the following Commissioners were present:  
Rowe, King, Marcotte, Rodriguez, Wasowicz  
Absent: Ciula, Czarnecki  
A quorum was present.

Chairman Rowe opened CDC Case No. 2020-01 at 6:33 p.m.

Motion: Commissioner Marcotte made a motion to continue CDC Case No. 2020-01 until May 5, 2020. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, King, Marcotte, Rodriguez, Wasowicz

Nays: None

All were in favor. Motion carried.

**Continued  
Public Hearing:  
Petitioner:  
Location:  
Request:**

CDC Case Number 2020-04  
Jovita & Juventino Landin  
1307 West Brookwood Street  
Variation, Driveway Location  
Municipal Code Section 10 – 8 – 8 – A  
Variation, Maximum Driveway Width  
Municipal Code Section 10 – 8 – 8 – 1

Motion: Commissioner Marcotte made a motion to re-open CDC Case No. 2020-04. Commissioner Wasowicz seconded the motion.

**ROLL CALL :** Upon roll call the following Commissioners were present:  
Rowe, King, Marcotte, Rodriguez, Wasowicz  
Absent: Ciula, Czarnecki  
A quorum was present.

Chairman Rowe re-opened CDC Case No. 2020-04 at 6:35 p.m.

Village Planner, Kelsey Fawell was present and previously sworn in by Chairman Rowe. Ms. Fawell stated the applicant informed Staff they would like to withdraw their petition.

Motion: Commissioner Marcotte made a motion to close CDC Case No. 2020-04. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, King, Marcotte, Rodriguez, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2020-04 at 6:36 p.m.

Motion: Commissioner Kings made a motion to withdraw CDC Case No. 2020-04. Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Rowe, King, Marcotte, Rodriguez, Wasowicz

Nays: None

All were in favor. Motion carried.

**Public Hearing:** CDC Case Number 2020-05  
**Petitioner:** Ranger Sound, LLC  
**Location:** 450 South Dominec Court  
**Request:** Special Use Permit, Indoor Entertainment  
Municipal Code Section 10 – 7 – 2 – 1  
Variation, Off-Street Parking Requirements  
Municipal Code Section 10 – 8 – 2 – 1

Motion: Commissioner Wasowicz made a motion to open CDC Case No. 2020-05. Commissioner Marcotte seconded the motion.

**ROLL CALL :** Upon roll call the following Commissioners were present:  
Rowe, King, Marcotte, Rodriguez, Wasowicz  
Absent: Ciula, Czarnecki  
A quorum was present.

Chairman Rowe opened CDC Case No. 2020-05 at 6:37 p.m.

Motion: Commissioner Marcotte made a motion to continue CDC Case No. 2020-05 until May 5, 2020. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, King, Marcotte, Rodriguez, Wasowicz

Nays: None

All were in favor. Motion carried.

**Public Hearing:** CDC Case Number 2020-06  
**Petitioner:** Village of Bensenville  
**Request:** Text Amendments, Municipal Code Section Title 10 (Zoning Ordinance), Chapter 7 (Uses) and Chapter 10 (Signs).

**Motion:** Commissioner Marcotte made a motion to open CDC Case No. 2020-06. Commissioner Wasowicz seconded the motion.

**ROLL CALL :** Upon roll call the following Commissioners were present:  
Rowe, King, Marcotte, Rodriguez, Wasowicz  
Absent: Ciula, Czarnecki  
A quorum was present.

Chairman Rowe opened CDC Case No. 2020-06 at 6:39 p.m.

**Motion:** Commissioner Marcotte made a motion to continue CDC Case No. 2020-06 until May 5, 2020. Commissioner King seconded the motion.

**ROLL CALL:** Ayes: Rowe, King, Marcotte, Rodriguez, Wasowicz

Nays: None

All were in favor. Motion carried.

**Public Meeting:**  
**Location:** 201 South York Road  
**Request:** Re-subdivision

**Motion:** Commissioner Marcotte made a motion to open the Public Meeting. Commissioner Wasowicz seconded the motion.

**ROLL CALL :** Upon roll call the following Commissioners were present:  
Rowe, Ciula, Czarnecki, King, Wasowicz  
Absent: Marcotte, Rodriguez  
A quorum was present.

Chairman Rowe opened the Public Meeting at 6:41 p.m.

Village Planner, Kelsey Fawell was present and previously sworn in by Chairman Rowe. Ms. Fawell stated Staff recommends the approval of the proposed re-subdivision.

**Public Comment**

There was no Public Comment

There were no questions from the Commission.

**Motion:** Commissioner Marcotte made a motion to close the Public Meeting. Commissioner Wasowicz seconded the motion.

**ROLL CALL:** Ayes: Rowe, King, Marcotte, Rodriguez, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed the Public Meeting at 6:43 p.m.

**Motion:** Commissioner Wasowicz made a combined motion to approve the findings of fact and the proposed re-subdivision as presented. Commissioner Marcotte seconded the motion.

**ROLL CALL:** Ayes: Rowe, King, Marcotte, Rodriguez, Wasowicz

Nays: None

All were in favor. Motion carried.

**Public Meeting:**

**Location:** Grand Avenue / County Line Road

**Request:** Re-subdivision

**Motion:** Commissioner Marcotte made a motion to open the Public Meeting. Commissioner Wasowicz seconded the motion.

**ROLL CALL :** Upon roll call the following Commissioners were present:  
Rowe, King, Marcotte, Rodriguez, Wasowicz  
Absent: Ciula, Czarnecki  
A quorum was present.

Chairman Rowe opened the Public Meeting at 6:44 p.m.

Village Planner, Kelsey Fawell was present and previously sworn in by Chairman Rowe. Ms. Fawell stated Staff recommends the approval of the proposed re-subdivision.

**Public Comment**

There was no Public Comment

There were no questions from the Commission.

Motion: Commissioner Marcotte made a motion to close the Public Meeting. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, King, Marcotte, Rodriguez, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed the Public Meeting at 6:51 p.m.

Motion: Commissioner Wasowicz made a combined motion to approve the findings of fact and the proposed re-subdivision as presented. Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Rowe, King, Marcotte, Rodriguez, Wasowicz

Nays: None

All were in favor. Motion carried.

**Report from  
Community  
Development:**

Ms. Fawell 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 King seconded the motion.

All were in favor. Motion carried.

The meeting was adjourned at 6:52 p.m.



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Ronald Rowe, Chairman  
Community Development Commission