

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

**MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION**

March 7, 2023

**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, Ciula, Czarnecki, King, Wasowicz  
Absent: Chambers, Marcotte  
A quorum was present.

**STAFF PRESENT:** N. Arquette, C. Williamsen

**JOURNAL OF**

**PROCEEDINGS:** The minutes of the Community Development Commission Meeting of the February 7, 2023 were presented.

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

All were in favor. Motion carried.

Village Planner, Nick Arquette was present and sworn in by Chairman Rowe.

**PUBLIC**

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

**Public Hearing:** CDC Case Number 2023-03  
**Petitioner:** Mark and Jaqueline Bussert  
**Location:** 440-444 S. Church Road  
**Request:** Preliminary and Final Plat of Subdivision  
Municipal Code Section 11 – 3

**Motion:** Commissioner King made a motion to open CDC Case No. 2023-03. Commissioner Wasowicz seconded the motion.

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

Chairman Rowe opened CDC Case No. 2023-03 at 6:32 p.m.

Village Planner, Nick Arquette, was present and sworn in by Chairman Rowe. Mr. Arquette stated a Legal Notice was published in the Daily Herald on January 19, 2023. Mr. Arquette 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. Arquette stated Village personnel posted two Notice of Public Hearing signs on the property, visible from the public way on January 20, 2023. Mr. Arquette stated on January 20, 2023 Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 250' of the property in question. Mr. Arquette stated an affidavit of mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours.

Mr. Arquette stated the Petitioners are seeking approval of a Plat of Subdivision in order to subdivide two adjacent north/south parcels (440 & 444 S Church Road) into two adjacent east/west parcels. Mr. Arquette stated the subdivision will allow for the existing home structure to remain on the new west parcel, and the petitioner also plans to construct a new home on the eastern new parcel after the execution of the plat of subdivision. Mr. Arquette stated utilities on the property will need to be reconfigured to meet all requirements. Mr. Arquette stated the proposed western lot will have frontage on 2<sup>nd</sup> Court, and the proposed eastern lot will have frontage on both 2<sup>nd</sup> Court and S Church Road. Mr. Arquette stated the case, originally heard at the February 7, 2023 Community Development Commission, has been remanded to the March 7, 2023 Community Development Commission meeting, as the materials have changed from the original submittal.

Mark Bussert, Property Owner, was present and sworn in by Chairman Rowe. Mr. Bussert stated he plan to build within the area as described by Staff. Mr. Bussert stated he is currently working with an architect on the design on the proposed home. Mr. Bussert stated he has no objections with Staff's recommendations.

There were no questions from the Commissioners.

### **Public Comment**

Chairman Rowe asked if there were any members of the Public that would like to make comment. There were none.

Mr. Arquette stated:

1. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Preliminary and Final Plat of Subdivision with the following conditions:
  - a. Petitioner shall coordinate with the Village Engineer regarding required land improvements for subdivisions in tandem with permit application for driveway paving and removal, and for proposed new home construction. The projects will be subject to the subdivision requirements in Village Code Section 11-5, such as street grading and improvements, pedestrian ways, and the requirements set forth for public utilities. The projects will also be subject to applicable stormwater requirements;
  - b. All public improvements or improvements on public property or on property intended to be dedicated for public use, shall hereafter be constructed in the Village by private contract only after permit or approval shall have been obtained.
  - c. Permits shall be obtained from the governing body for the installation of communication, electric power, gas, television cable and other utility services in public or private rights-of-way or easements.
  - d. The western parcel must connect the existing sanitary sewer out to the public sanitary sewer on 2<sup>nd</sup> Court.
  - e. Applicant must run new water and sewer service for any new home structure on the east parcel to the adjacent Village mains. The existing sanitary connection to Church Road will need to be cut out and a new cut in tee will be required.
  - f. Future development of the eastern parcel may require Best Management Practices (BMPs) per DuPage County Stormwater requirements. The Village will require the BMP be placed into a Stormwater Management Easement that will need to be reflected on the plat and recorded with the County.
  - g. Existing gravel driveway on western parcel leading to 2<sup>nd</sup> Court must be paved in its current configuration and dimensions. If changes are contemplated to the driveway dimensions, applicant must conform to all current zoning code requirements.

- h. Existing asphalt drive and concrete apron leading to Church Road from the proposed western parcel shall be removed and restored to greenspace. Curbing must be replaced where existing concrete apron is removed. All Right-of-Way work must be submitted to and approved by the Village Engineer.
- i. Any future homes or structures on the eastern parcel shall be setback to a buildable line at least 20' from the east property line fronting Church Road.

There were no questions from the Commission.

**Motion:** Commissioner King made a motion to close CDC Case No. 2023-03. Commissioner Wasowicz seconded the motion.

**ROLL CALL:** Ayes: Rowe, Ciula, Czarnecki, King, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2023-03 at 6:39 p.m.

**Motion:** Commissioner King made a motion to approve the Preliminary and Final Plat of Subdivision, Municipal Code Section 11-3 with Staff's Recommendations. Commissioner Wasowicz seconded the motion.

**ROLL CALL:** Ayes: Rowe, Ciula, Czarnecki, King, Wasowicz

Nays: None

All were in favor. Motion carried.

**Report from  
Community  
Development:**

Mr. Arquette reviewed the 2023 Zoning Map.

Mr. Arquette reviewed both recent CDC cases along with upcoming cases.

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

All were in favor. Motion carried.

The meeting was adjourned at 6:42 p.m.



---

Ronald Rowe, Chairman  
Community Development Commission