

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

**MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION
November 12, 2007**

CALL TO ORDER: The meeting was called to order at 7:30 p.m.

ROLL CALL: Upon roll call by the Deputy Village Clerk, Nicole Vinci, the following Commissioners were present:

Gibbs, Markowski, McCutcheon, Wilhelm, Ramirez

A quorum was present.

CHAIRPERSON PRO-TEM

APPOINTMENT: Commissioner Ramirez made a motion to appoint Commissioner Markowski as Chairperson Pro-Tem. Commissioner Wilhelm seconded the motion.

All were in favor. Motion carried.

JOURNAL OF

PROCEEDINGS: The minutes of the Community Development Commission of October 08, 2007 were presented.

Motion: Commissioner Wilhelm made a motion to approve the minutes as presented. Commissioner McCutcheon seconded the motion.

All were in favor. Motion carried.

The 2008 meeting schedule for the Community Development Commission was presented.

Motion: Commissioner McCutcheon made a motion to approve the schedule as presented. Commissioner Ramirez seconded the motion.

All were in favor. Motion carried.

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Public Hearing CDC Case No. 111207-2

Petitioner: Monty'S Elegant Banquets, Inc
Location: 703 S. York Bensenville, IL
Request: Conditional use permit for the operation and expansion of a Banquet Hall in a C-2, Zoning District, a variance for the number of required parking spaces, a variance for parking construction requirements and rezoning from RS-4 to C-2.

Chairperson Pro-Tem Markowski called Public Hearing CDC Case No. 111207-2 to order.

Witness:	Attorney Marshall J. Subach	Dr. Quadri
	1035 S. York Road	703 S. York Rd
	Bensenville, IL 60106	Bensenville, IL 60106

Chairperson Pro-Tem Markowski swore in the witnesses.

Attorney Subach stated that Monty's is a long standing Banquet Hall in the Village of Bensenville. The owners are seeking to expand the Banquet Hall by adding a fourth banquet room on the east side of the building. On 6/19/07 a building permit was verbally issued in error for the expansion. On 8/03/07 a Stop Work Order was issued on the construction of the expansion, due to the need a Conditional Use Permit.

Attorney Subach also stated that throughout the process of expanding there will be an increase in the volume of traffic, because the building expansion will allow more customers to be served. The limitations of the one-way lanes for ingress and egress will cause some congestion. The construction will not increase any environmental nuisances, the hall will fit well into the neighboring C-2 Zoning District across the street, there are adequate facilities to serve the proposed facility, and the Banquet Hall will help meet the needs of the community.

75% of the construction was completed before the Stop Work Order was issued.

The owner has a substantial use for the property, will only lose seven parking spaces and willing to eliminate Tandon spaces.

Staff recommended placing a limit on occupancy. For every one car there should be 50ft of dining space.

Dr. Quadri stated that valet parking is customary for every party over 250.

Staff questioned the NFPA 13 requirement, which requires the building to have a sprinkler system.

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Dr. Quadri stated that the Banquet Hall has always been up to code and the new building expansion will as well.

Deputy Village Manager, Steve Marshall, recommended that Monty's lose all Tandon plus 7 parking spaces. ⁶
4+2

Attorney Subach recommended eliminating staff spaces and no seating on the dance floor.

Commissioner Markowski asked if there were any member in the audience who wish to address the floor. There were none.

MOTION: Commissioner Wilhelm made a motion to approve the request for rezoning from RS-4 to C-2. Commissioner McCutcheon seconded the motion.

ROLL CALL:AYES: Gibbs, Markowski, Wilhelm, McCutcheon, Ramirez

NAYS: None

Motion carried.

MOTION; Commissioner Welhelm made a motion to approve the request for a Conditional Use Permit for the operation and expansion of a Banquet Hall in a C-2, Zoning District. Commissioner McCutcheon seconded the motion.

ROLL CALL:AYES: Gibbs, Markowski, Wilhelm, McCutcheon

NAYS: Ramirez

Motion carried.

Commissioner Wilhelm made a motion to grant the variance for 179 parking spaces, with no dining tables on the dance floor, and contingent on the fact that Attorney Subach comes in with a revised parking site plan. Commissioner McCutcheon seconded the motion.

ROLL CALL:AYES: Gibbs, Markowski, Wilhelm, McCutcheon

NAYS: Ramirez

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Motion carried.

Chairperson Pro-Tem Markowski closed Public Hearing CDC Case 111207-2.

Commissioner Ramirez made a motion to revise the minutes of the October 8, 2007 meeting to reflect the following changes. Commissioner Markowski Seconded the motion:

- 1) During the Roll Call Vote; Motion Denied should actually state Motion Carried.

ROLL CALL:AYES: *Gibbs, Markowski, Wilhelm, McCutcheon, Ramirez*

NAYS: None

Motion carried.

ADJOURNMENT: Commissioner Ramirez made a motion to adjourn the meeting. Commissioner Gibbs seconded the motion.

All were in favor. Motion carried.

Chairperson Pro-Tem Markowski adjourned the meeting at 8:43 p.m.

Chairperson Pro-Tem
Community Development Commission