

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

February 8, 2010

CALL TO ORDER: The meeting was called to order at 7:30 PM

ROLL CALL : Upon roll call, the following Commissioners were present:
Markowski, Gibbs, Janowiak, Ramirez, Moruzzi, Ventura, Weldon
Absent: None
A quorum was present.

JOURNAL OF PROCEEDINGS:

The minutes of the Community Development Commission of January 11, 2010 were presented.

Motion: Commissioner Ramirez made a motion to approve the minutes as presented. Commissioner Weldon seconded the motion.

All were in favor.

Motion carried.

Public Hearing: CDC Case Number 2010-04
Petitioner: Peterbilt Illinois-Chicago, Inc.
Location: 140-142 Thorndale Avenue
Request: Sign Variance, Number of Wall Signs and Sign Area

Kurt Jorgensen, Director of Business Development for Peterbilt, was present and sworn in by Chairman Markowski. Peterbilt is seeking approval for an additional wall sign. The sign will be placed below the Peterbilt sign at seven feet, one inch. The sign is required by franchise as part of their agreement. Staff recommends approval. There was no public comment.

Motion: Commissioner Ventura made a motion to approve a sign variance, number of wall signs, and sign area. Commissioner Weldon seconded the motion.

Roll Call: Ayes: Markowski, Ramirez, Janowiak, Moruzzi, Ventura, Weldon, Gibbs
Nays: None
Motion carried.

Public Hearing: CDC Case Number 121409-2
Petitioner: Paul Dickey
Request: Rezoning from RS-1 to RS-5 and Two Lot Preliminary & Final Plat of Subdivision

Paul Dickey and Daniel Brant were both present and sworn in by Chairman Markowski. The petitioners addressed the Community Development Commissioners for the third time regarding this issue. Water and sewer connections will come off of Second Ave. The houses will be brought up to code standards. Staff recommends approval.

Public Comment

Hugo Carreto and Joe Mayer were both present and sworn in by Chairman Markowski. The two gentleman are concerned that if 404 Briar gets approved for rezoning, other houses on the block will petition to be rezoned. They are concerned that small house will give the area a bad look. The homeowners purchased their houses because of the big lot sizes.

Motion: Commissioner Moruzzi made a motion to approve the rezoning from RS-1 to RS-5 and two lot preliminary & final plat of subdivision. Commissioner Weldon seconded the motion.

Roll Call: Ayes: Markowski, Ramirez, Janowiak, Moruzzi, Ventura, Weldon
Nays: Gibbs
Motion carried.

Public Hearing: CDC Case Number 2010-03
Petitioner: Mid-Northern Holdings, LLC
Location: 207-227 & 229 W. Grand Ave
Request: Variance; Sign and Amendments to Master Sign Plans

This case has been continued until 2/22/2010

Public Hearing: CDC Case Number 2010-05
Petitioner: PRI Group, LLC
Location: 600 N. Thomas Drive
Request: Conditional Use Permit; Outdoor Storage and Fence Variance

Jeff Goosmire and Tony Varchetto were both present and sworn in by Chairman Markowski. The case was continued on January 11, 2010. New drawings were submitted to the Commissioners. The fence will be placed further away from the building due to the size of the entrance. PRI has been operating out of the location for two months. A truck scale is being installed. There is a knox box installed. Staff recommends approval. There was no public comment.

Motion: Commissioner Ventura made a motion to approve a conditional use permit; outdoor storage and fence variance. Commissioner Janowiak seconded the motion.

Roll Call: Ayes: Markowski, Ramirez, Janowiak, Moruzzi, Ventura, Weldon, Gibbs

Nays: None

Motion carried.

Public Hearing:

CDC Case Number 2010-06

Petitioner:

Earth Inc.

Location:

1102 N. Ellis Street

Request:

Conditional Use Permit; Outdoor Storage & Yard Variance

Bruce Larsen and Thomas Kanzler were both present and sworn in by Chairman Markowski. Earth Inc has been in Bensenville for thirty years. They would like to park their company trucks on their property. A portion of the property is currently paved, the other portion is gravel. Earth Inc feels that with the new paving, it will help with the Village flooding issues. Earth Inc has a recorded access agreement with JAM Trucking. There is currently barb wire in the fencing and exit lights that need to be replaced, all property maintenance issues will be taken care of. They are currently working with the Village on their violations. The new pavement will be striped and maintained annually. Staff recommends approval. There was no public comment.

Motion:

Commissioner Weldon made a motion to approve a conditional use permit; outdoor storage & yard variance. Commissioner Ventura seconded the motion.

Roll Call:

Ayes: Markowski, Ramirez, Janowiak, Moruzzi, Ventura, Weldon, Gibbs

Nays: None

Motion carried.

Public Hearing:

CDC Case Number 2010-08

Petitioner:

Amigo Tire

Location:

120 E. Green Street

Request:

Conditional Use Permit; Motor Vehicle Repair; Minor

This case has been continued until 2/22/2010

Report from Community Development:

Mr. Viger reviewed both recent Village Board actions and prior CDC cases along with upcoming cases.

ADJOURNMENT:

There being no further business before the Community Development Commission, Commissioner Ventura made a motion to adjourn the meeting. Commissioner Gibbs seconded the motion.

All were in favor
Motion carried.
The meeting was adjourned at 9:05 p.m.

Chairman
Community Development Commission