

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

December 14, 2009

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 November 9, 2009 were presented.

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

All were in favor.
Motion carried.

Public Hearing: CDC Case Number 110909-2
Petitioner: Clearwire, LLC
Location: 1260 N. Ellis Street
Request: Amended Conditional Use Permit #35-2009

Jack Hickey of Black & Veatch , representing Clearwire, LLC was present and sworn in by Chairman Markowski. Clearwire is seeking approval for the installation of three microwaves to the existing tower. No additional land is needed. The site will be visited once a month by a Clearwire employee for maintenance purposes. The overall height of the tower is 118 feet. The microwaves are being installed at 112 feet. The microwaves support the new 4g network. Staff recommends approval.

Chairman Markowski asked if there were any members of the audience that would like to give testimony. There were none.

Motion: Commissioner Ramirez made a motion to approve Amended Conditional Use Permit #35-2009. Commissioner Ventura seconded the motion.

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

Nays: None

Motion carried.

Public Hearing: CDC Case Number 121409-1
Petitioner: Moran Signs, Inc.
Location: 800 W. Irving Park Road
Request: Variance to Allow a Third Wall Sign

Guadalupe Moran, 225 James Street was present and sworn in by Chairman Markowski. Ms. Moran was representing Cascade Banquets, located at 800 W. Irving Park Road. Cascade is requesting a variance to allow a third wall sign. Two signs already exist and meet code requirements. The third wall sign will be the same as the two existing signs. There has been no discussion in removing the standing sign. Staff recommends approval.

Chairman Markowski asked if there were any members of the audience that would like to give testimony. There were none.

Motion: Commissioner Moruzzi made a motion to approve a variance to allow a third wall sign. Commissioner Weldon seconded the motion.

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

Nays: Ramirez, Gibbs

Motion carried.

Public Hearing: CDC Case Number 121409-2
Petitioner: Paul Dickey
Location: 404 Briar Lane
Request: Rezoning from RS1-RS5 and Two Lot Preliminary & Final Plat of Subdivision

This case has been continued until January 11, 2010

Public Hearing: CDC Case Number 121409-3
Petitioner: Northeast Wholesale Retail Group
Location: 1139 S. York Road
Request: Conditional Use Permit to allow a “Smoke Shop”

Brian Martin and Mike Streit were both present and sworn in by Chairman Markowski. Northeast Wholesale would like to open a fine cigar and tobacco shop. The currently have two stores. There will be no traffic issues. No environmental nuisance. The store would like to put signs up; all signs will meet the approved Master Sign Plan. The unit has a sprinkler system installed. Per Illinois Law, smoking is allowed in a building when 80% of sales are tobacco related, although they have no plans to create a smoking environment. Staff recommends approval.

Chairman Markowski asked if there were any members of the audience that would like to give testimony. There were none.

Motion: Commissioner Ramirez made a motion to a conditional use permit to allow a “smoke shop.” Commissioner Ventura seconded the motion.

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

Nays: Gibbs

Motion carried.

Public Hearing: CDC Case Number 121409-5
Petitioner: Peterbilt Illinois-Chicago, Inc.
Location: 140-142 Thorndale Ave.
Request: Sign Variance, Wall Sign Height

Kurt Jorgensen of Peterbilt was present and sworn in by Chairman Markowski. Peterbilt is requesting an allowance of an additional six feet in height for a wall sign. The sign will be mounted above the brick of the building. The property is currently being leased. Peterbilt plans on being at this location for a long time. Staff recommends approval.

Chairman Markowski asked if there were any members of the audience that would like to give testimony. There were none.

Motion: Commissioner Weldon made a motion to approve a sign variance, wall sign height. Commissioner Moruzzi seconded the motion.

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

Nays: None

Motion carried.

Motion: Commissioner Ramirez made a motion to approve the Community Development Commissioners meeting schedule for 2010. Commissioner Weldon seconded the motion.

All were in favor.

Motion carried.

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 8:32 p.m.

Chairman
Community Development Commission