

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

## **MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION**

October 12, 2009

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

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

### **JOURNAL OF PROCEEDINGS:**

The minutes of the Community Development Commission of September 21, 2009 were presented.

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

All were in favor.  
Motion carried.

**Public Hearing:** CDC Case Number 101209-1  
**Petitioner:** WL IL – Brentwood Commons  
**Location:** 1127 S. York Road  
**Request:** Master Sign Plan and Sign Variances.

Peggy A. McDermott, Sr. Property Manager, & Nicholas A. Wibbenmeyer, Vice President, Regional Officer, were both present and sworn in by Chairman Markowski. Regency Center will only offer a sign to tenants that are currently in 5,000 square feet or greater. There are currently four tenant spaces over 5,000 square feet. A pending lease has been created for a long vacant tenant space pending the approval of a master sign plan and sign variance. Regency Centers will attach rules and regulations to lease agreements with tenants in regards to the signs.

**Motion:** Commissioner Ramirez made a motion to approve a Master Sign Plan and Sign Variance. Commissioner Weldon seconded the motion.

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

**Public Hearing:** CDC Case Number 031008-3  
**Petitioner:** Paul Dickey  
**Location:** 404 Briar Lane  
**Request:** Rezoning RS – 1 to RS – 5 and a Two Lot Subdivision

Paul Dickey and Daniel Grant were both present and sworn in by Chairman Markowski. Mr. Dickey and Mr. Grant were previously in front of the Commissioners in 2008 for the same request. The Commissioners recommended approval with a 5 to 1 vote. The case never got passed the Village Board meeting. The Post Office and gas company have the two properties listed separate with two different mailing addresses. According to the plat of survey, the two houses are listed as one. If subdivided, the setbacks will be within existing zoning requirements. The garage and driveway will be removed. The metal shed shown on the plat of survey has already been removed. Both houses on the property currently have use the Village's water and sewer.

**Motion:** Commissioner Moruzzi made a motion to approve the rezoning RS – 1 to RS – 5 and two lot subdivision. Commissioner Ventura seconded the motion.

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

**Public Hearing:** CDC Case Number 092109-1  
**Petitioner:** City of Elmhurst  
**Location:** 3N784 Church Road  
**Request:** Variances for Lot Width, Lot Area Required Yards

Harlan J. Spiroff was present and sworn in by Chairman Markowski. Mr. Spiroff reviewed all the variances the City of Elmhurst has previously requested in past meetings. Plans for the property has not changed. The City of Elmhurst does not want to purchase additional property to the north. Financially they can't afford it. If grants are not used, they will be lost. Mr. Spiroff shared a brief story with the Commissioners regarding his family history with the Village of Bensenville.

Paul DeMichele was present and sworn in by Chairman Markowski. Mr. DeMichele presented to the Commissioners a letter from a local resident in addition to the City of Elmhurst zoning requirements. Mr. DeMichele is in favor of the schoolhouse being used for educational purposes but does not want to see the original structure altered.. Mr. DeMichele suggests the City of Elmhurst purchase property to the north and claims no one from Elmhurst has contacted the owner.

John Wassinger was present and sworn in by Chairman Markowski. Mr. Wassinger shared a brief story regarding the property with the Commissioners. Mr. Wassinger is in favor for the variances to the schoolhouse.

**Motion:** Chairman Markowski made a motion to approve Variances for Lot Width, Lot Area Required Yards. Commissioner Moruzzi seconded the motion

**Roll Call:** Ayes: Markowski, Gibbs, Ramirez, Moruzzi, Ventura, Weldon  
Nays: None  
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 Ramirez made a motion to adjourn the meeting. Commissioner Ventura seconded the motion.

All were in favor  
Motion carried.  
The meeting was adjourned at 8:34 p.m.

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Chairman  
Community Development Commission