

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

September 21, 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 August 10, 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.

The minutes of the Community Development Commission of September 14, 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 092109-1
Petitioner: City Of Elmhurst
Location: 3N784 Church Road
Request: Variances for lot size, lot width, side and rear accessory structure in an RS-1 Zoning District upon Annexation to the Village of Bensenville

Harlan J. Spiroff, Attorney for the City of Elmhurst and Brian F. Bergheger, Elmhurst Historical Museum Director, were both present and sworn in by Chairman Markowski. The City of Elmhurst was previously in front of the Commissioners on August 10, 2009. The School closed in 1930. It was reopened for one year in 1954 due to over crowding in Bensenville Schools. In the 1960's the building was maintained by the Fischer Family. In the 1980's the City of Elmhurst acquired the property. The School will be open year round for field trips and public view. The City of Elmhurst has been approved for grants from the State of Illinois. If the grants are not used, they may be recalled. Stairs will be added to the building along with a handicap accessible ramp. Air conditioning and heating will be added to the building. The outhouse will be moved ten feet from the building and additional bathrooms will be built in the rear. The Commissioners recommended to the City of Elmhurst to attempt to purchase the property to the North. If the property is acquired, an additional building can be built that will be air conditioned and heated, with bathroom. The City of Elmhurst didn't plan to purchase the property and does not believe the money is in their budget.

Paul DeMichele – 17W275 Red Oak – was present and sworn in by Chairman Markowski. Mr. DeMichele is in objection to the annexation of the property. He is currently a trustee on the Fire Protection District 1, the Fire District is not in favor of the annexation.

Jim Fischer – 3N720 Church Road – was present and sworn in by Chairman Markowski. Mr. Fischer gave a brief presentation about the history of the School house and its importance to the Fischer Family. The Fischer Family gave the property to the City of Elmhurst with the agreement the school will remain as is. The Fischer Family has done a great deal of work to the property in the 1960s and does not want to see it loose its historic meaning. The Fischer Family agrees with the idea to allow students the opportunity to see what school was like. They do not want to see any additions to the building. They would like to see a separate facility built and have nothing be done to the original structure.

Motion: Commissioner Ventura made a motion to approve the variances for lot size, lot width, side and rear accessory structure in an RS-1 Zoning District upon Annexation to the Village of Bensenville. Commissioner Moruzzi seconded the motion.

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

Public Hearing: CDC Case Number 092109-2
Petitioner: O'Hare Tech Center
Location: 1316-1328 W. Irving Park Road
Request: Master Sign Plan

Marshall J. Subach, Attorney for O'Hare Tech Center and Tom Stiefbold, Owner of O'Hare Tech Center, were both present and sworn in by Chairman Markowski. O' Hare Tech Center has been in Bensenville for forty four years. Two new companies want to add wall signs. The proposed master sign plan currently states that permanent window signs are allowed. O'Hare Tech Center would like to amend their request to allow them to have a permit company name and store hours on the front door. All other signs meet code standards temporary. Free standing signs are brought indoors at night.

Motion: Commissioner Moruzzi made a motion to approve the master sign plan with the amendment to allow preeminent window signs on the doors. Commissioner Ramirez 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 Ventura made a motion to adjourn the meeting. Commissioner Ramirez seconded the motion.

All were in favor
Motion carried.
The meeting was adjourned at 9:11 p.m.

Chairman
Community Development Commission