

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

August 10, 2009

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

ROLL CALL : Upon roll call, the following Commissioners were present:
Ramirez, Kalogeresis, Markowski, Gibbs
Absent: Geils
A quorum was present.

JOURNAL OF PROCEEDINGS:

The minutes of the Community Development Commission of August 3, 2009 were presented.

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

All were in favor.
Motion carried.

Public Hearing: CDC Case Number 071309-2
Petitioner: Go To Logistics
Location: 1200 N. Ellis
Request: Planned Unit Development, Conditional Use Permit for Outdoor Storage and Motor Vehicle Repair, both Major and Minor, and Variances for design standards for width of loading spaces and trailers storage.

The petitioners for Go To Logistics have verbally told Village staff they are not purchasing the property and wish to withdraw their petition.

This case has been closed.

Public Hearing: CDC Case Number 080309-1
Petitioner: City of Elmhurst.
Location: 3N784 Church Rd
Request: Variances for lot size, lot width, side and rear yards and principle setback for accessory storage in an RS-1 Zoning District prior Annexation to the Village of Bensenville.

Brian F. Bergheger, Elmhurst Historical Museum Director; Tom Schlensker, Leed AP, Williams Architects; and Harlan J. Spiroff of Kubiesa, Spiroff, Gosselar, Acker & DeBlasio, P.C. Law Offices, were all present and sworn in by Chairman Markowski. Mr. Spiroff gave a brief overview of the area and the requests made by the City of Elmhurst. The property will be located in the RS-1 Zoning District. Mr. Bergheger gave a brief history of the property. The schoolhouse was built around 1846 on property donated by the Fischer Family. In 1930 the school was closed and relocated. In 1999 the schoolhouse was listed on the National Register of Historic Buildings.

There will be an addition of restrooms at the rear of the building and a ramp for the handicapped. A new landing with stairs at the front of the building will also be installed. The interior and the ceilings will be redone, along with an air conditioning and heating system. New lighting will be installed in the building, as well. All the work that is being done to the property is removable. There is currently no water on the property, except for the well.

The hours for the museum have yet to be determined. The building will be used mainly for field trips by children. The parking lot is shared with the cemetery and it has the first right to use the lot, when a conflict occurs. The property will fall within the jurisdiction of the Bensenville Police Department. Staff has not informed the Police Department.

Paul DeMichele – Trustee on the Fire Protection District # 1, was present and protested the annexation. Mr. DeMichele was not prepared to make a presentation; but will do so at future Committee and Village Board Meetings. He stated that the restoration work has offended several residents. He does not want to see the historical meaning of the property lost due to the renovations.

Motion: Commissioner Kalogeresis made a motion to approve CDC case # 071309-1 requesting variances for lot size, lot width, side and rear yards and principle setback for accessory structure in an RS-1 Zoning District prior to annexation to the Village of Bensenville.

Commissioner Ramirez seconded the motion.

Roll Call: Ayes: Markowski, Gibbs, Kalogeresis, Ramirez
Nays: None
Motion carried.

Public Hearing: CDC Case Number 081009-1

Petitioner: Devon SRG, LLC

Location: 100-300 Devon

Request: Conditional Use Permit for Outdoor Storage

Ryan Fader, property manager, was present and sworn in by Chairman Markowski. The building has been in existence since 1980. Sitex Realty Group purchased the property two years ago. The company wants to come into compliance with Village Code. Three tenants at this location have outdoor storage; but do not have a Conditional Use Permit. Without approval of their outdoor storage, the companies will not be able to operate. They do not have any outstanding tickets. The dumpsters will be enclosed and the area will be cleaned up. The barb wire on the fence has already been removed.

Motion: Commissioner Ramirez made a motion to approve the conditional use permit for outdoor storage.

Commissioner Gibbs seconded the motion.

Roll Call: Ayes: Markowski, Gibbs, Kalogeresis, Ramirez
Nays: None
Motion carried.

Public Hearing: CDC Case Number 081009-2
Petitioner: Ellis Street Partners, LLC
Location: 1120-1140 N. Ellis
Request: Variance for the height of four wall signs and a Master Sign Plan

Jeffrey S. Gumbiner, President of Washington Properties, was present and sworn in by Chairman Markowski. Mr. Gumbiner made the presentation. The company would like to increase the height of the four wall signs above 20 feet to 28 feet due to the height of the building, 34'10". Staff recommends approval.

Motion: Commissioner Gibbs made a motion to approve the variance for the height of four wall signs and a master sign plan.

Commissioner Kalogereresis seconded the motion.

Roll Call: Ayes: Markowski, Gibbs, Kalogereresis, Ramirez
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 Kalogereresis made a motion to adjourn the meeting. Commissioner Ramirez seconded the motion.

All were in favor
Motion carried.
The meeting was adjourned at 8:56 p.m.

Chairman
Community Development Commission