

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION
March 10, 2008

CALL TO ORDER: The meeting was called to order at 7:30 p.m.

ROLL CALL: Upon roll call by the Deputy Village Clerk, Nicole Vinci, the following Commissioners were present:

Gibbs, Markowski, McCutcheon, Wilhelm, Ramirez

A quorum was present.

CHAIRPERSON PRO-TEM

APPOINTMENT: Commissioner Wilhelm made a motion to appoint Commissioner Markowski as Chairperson Pro-Tem. Commissioner Ramirez seconded the motion.

All were in favor. Motion carried.

**JOURNAL OF
PROCEEDINGS:**

The minutes of the Community Development Commission of January 14, 2008 were presented.

Motion: Commissioner Markowski made a motion to approve the minutes as presented. Commissioner Wilhelm seconded the motion.

All were in favor. Motion carried.

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Public Hearing CDC Case No. 031008-1

Petitioner: Ryszard Tytko
Location: 1230 Edgewood
Request: A variance to allow a 400 sq. ft. shed in lieu of 100 sq. ft. maximum,
Village Ordinance Section 10-14-12.B.3.

Chairperson Pro-Tem Markowski called Public Hearing CDC Case No. 031008-1 to order.

Witness: Ryszard Tytko
1230 Edgewood
Bensenville, IL 60106

Petitioner Ryszard Tytko stated that he would like for the CDC Commission to approved a variance that would allow him to have a large storage shed to hold all of his lawn equipment needed to maintain his property. He also stated if the variance is not granted he would be forced to keep all of his equipment outside.

Commissioner Markowski told the petitioner that the dimensions are against code.

Mr. Tytko stated that he has been a resident within the Village of Bensenville and would like to make amends. He also stated that he doesn't want to create any problems and has never been in trouble with the Village.

Commissioner Markowski advised the Petitioner of his rights to appeal to the Village Board if his was dissatisfied with the decisions made at today's hearing.

Village Planner, Marcy Bunch, stated that the shed's size has to be reduced to be in compliance with the Bensenville Village Code.

MOTION: Commissioner Wilhelm made a motion to deny a variance to allow a 400 sq. ft. shed in lieu of 100 sq. ft. maximum, Village Ordinance Section 10-14-12.B.3. Commissioner Gibbs seconded the motion.

ROLL CALL:AYES: *Gibbs, Markowski, Wilhelm, McCutcheon, Ramirez*

NAYS: *None*

Motion denied.

Chairperson Pro-Tem Markowski closed Public Hearing CDC Case 031008-1.

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Public Hearing CDC Case No. 031008-2

Petitioner: Joanne Almiro of Almiro Enterprises, Inc.
Location: 710-720 W. Irving Park Road
Request: Master Sign Plan approval for Bensenville Plaza

Chairperson Pro-Tem Markowski called Public Hearing CDC Case No. 031008-2 to order.

Witness: Joanne Almiro
710-720 W. Irving Park Road
Bensenville, IL 60106

Petitioner Joanne Almiro stated that she is seeking approval of a Master Sign plan for the retail shopping center at 710 -720 W. Irving Park Road. She also state that she is in the process of removing the monument sign, removing the tenant panel, installing new fire alarms and all of the other noted deficiencies from the Code Enforcement department.

MOTION: Commissioner Ramirez made a motion to approve the request for Master Sign Plan approval for the Bensenville Plaza. Commissioner McCutcheon seconded the motion.

ROLL CALL: AYES: Gibbs, Markowski, Wilhelm, McCutcheon, Ramirez

NAYS: None

Motion carried.

Chairperson Pro-Tem Markowski closed Public Hearing CDC Case 031008-2.

Public Hearing CDC Case No. 031008-3

Petitioner: Paul Dickey
Location: 404 Briar Lane
Request: To subdivide a parcel into two lots and rezone the property from RS-1 to RS-5

Chairperson Pro-Tem Markowski called Public Hearing CDC Case No. 031008-3 to order.

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Witness: **Paul Dickey** **Daniel Grant**
 710-720 W. Irving Park Road
 Bensenville, IL 60106

Petitioner Paul Dickey stated that he is seeking to subdivide a parcel into two lots so that he may sell one. The original parcel consist of 19,200 sq. ft. If divided the west lot would be 7,800 sq. ft., and the east lot would be 11,400 sq. ft. As a result of the subdividing the parcels the two lots would be smaller than the minimum lot area of 16,000 sq. ft. required by RS-1, a re-zoning will be needed.

Director of Community Development, Scott Viger, stated that RS-5's should be north of 2nd Avenue.

Petitioner stated that he mailed certified letters to his neighbors informing them of his request and the hearing.

Resident Mr. Mayor who lives in un-incorporated Bensenville stated that he was against the re-zoning of the parcel and would like for everything to remain the same.

Resident Adam Jusic who lives in un-incorporated Bensenville stated that he was for the re-zoning of the parcel.

Resident Mr. Carreto stated that he is a Village resident who is for re-zoning the parcel.

Opposing resident Mr. Mayor asked what would prevent lots south of this from trying to re-zone.

Director of Community Development, Scott Viger, stated that the final decisions will rest with the County and all the land would presumably be annexed.

Anthony Giannini owns a vacant lot close by and stated that he is in favor of subdividing the parcel.

MOTION: Commissioner Wilhelm made a motion to to subdivide a parcel into two lots and rezone the property from RS-1 to RS-5. Commissioner Ramirez seconded the motion.

ROLL CALL:AYES: *Markowski, Wilhelm, McCutcheon, Ramirez*

NAYS: Gibbs

Motion carried.

Chairperson Pro-Tem Markowski closed Public Hearing CDC Case 031008-3.

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ADJOURNMENT: Commissioner McCutcheon made a motion to adjourn the meeting.
Commissioner Wilhelm seconded the motion.

All were in favor. Motion carried.

Chairperson Pro-Tem Markowski adjourned the meeting at 7:40 p.m.

Chairperson Pro-Tem
Community Development Commission

A handwritten signature in dark ink, appearing to read "Markowski", is written over the printed name of the Chairperson Pro-Tem.