

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION
JANUARY 14, 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 Ramirez made a motion to appoint Commissioner Markowski as Chairperson Pro-Tem. Commissioner Wilhelm seconded the motion.

All were in favor. Motion carried.

JOURNAL OF

PROCEEDINGS: The minutes of the Community Development Commission of December 10, 2007 were presented.

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

All were in favor. Motion carried.

The 2008 meeting schedule for the Community Development Commission was presented.

Minutes of the Community Development Commission Meeting
January 14, 2008 Page 2

Public Hearing CDC Case No. 011408-1

Petitioner: Village Of Bensenville

Location: 12 S. Center

Request: Text Amendments:

Amendment to Section 10-11-7-1 C (2)

New Chapter 19, Appearance Code

Chairperson Pro-Tem Markowski called Public Hearing CDC Case No. 011408-1 to order.

Witness: **Scott Viger**
12 S. Center St
Bensenville, IL 60106

Director of Community Development, Scott Viger proposed changes to the Village of Bensenville's Zoning Ordinance. Currently, the Ordinance allows for paved parking areas with additional access on either or both sides of the garage only if the paved parking area does not exceed fifty percent (50%) of the actual rear yard, does not extend beyond the actual garage building line closest to the house and only if the garage entrance is eighteen feet (18') or less from the rear lot line.

The Ordinance also allows two (2) points of access provided the following conditions are met:

- a. Both accesses are from an improved, paved public right of way; and
- b. Access from the street leads to legal parking in the rear yard.

As part of the Villages' Strategic Plan, Mr. Viger stated that the Village would like delete those sections in it's entirety and insert the following:

"May have paved parking areas with additional spaces on either side of the garage. The parking Shall be 9' x 18' per vehicle allowed per the following table"

Garage Spaces	Allowable Parking Space(s)	Total per Property
0	4	4
1	3	4
2	2	4
3	1	4
4	0	4

It was also suggested that all paved parking areas be located no more than 3' from the rear

Minutes of the Community Development Commission Meeting
January 14, 2008 Page 3

(alley) property line. Paved parking areas shall be allowed only if the detached garage entrance is eighteen (18') or less from the rear lot line. The amount of hard surface area would be reduced from approximately 1,300 square feet to 567 square feet.

MOTION: Commissioner Gibbs made a motion to approve the request for the proposed zoning ordinance text amendments. Commissioner McCutcheon seconded the motion.

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

NAYS: None

Motion carried.

Director of Community Development, Scott Viger, gave an illustration of the proposed Text Amendment - Appearance Code. The Village investigated an Appearance Code back in 2004 however, it was never enacted.

Mr. Viger stated that the purpose of this newly proposed appearance code is to enhance the community aesthetic through Urban Design, Goal & Objectives, Residential, Commercial and Public Space Guidelines. It also includes an appendix dealing with the RS-6 / New Urbanism Guidelines as exhibited in the Heritage Square neighborhood.

The goals and objectives are as follows:

- a. To create an identity and character that maintains and enhances the Village's attractiveness, distinguish Bensenville from its surroundings, and support a sense of community.
- b. Maintain residential neighborhoods that are attractive, distinct and safe by achieving the preservation and planting of trees, Encouraging the use of alleys for vehicular and service access to private property and to develop an effective program for paving alleys to enhance their usefulness.
- c. Create and maintain districts that are attractive, convenient and safe by preserving the integrity of buildings and spaces that express the history of Bensenville.
- d. Implementing a public improvement program that includes streets, sidewalks, street furniture, landscaping, lighting and graphics for the commercial districts - to unify and reinforce the image of Bensenville's business districts.

- e. Establish public improvements and amenities that unit neighborhoods and commercial areas into a unified community pattern and image.

The residential guidelines deal mostly with context and compatibility with the adjacent homes and the overall neighborhood.

The commercial guidelines are subdivided into public space, site planning, parking lots, materials & colors, awnings & canopies.

The public space guidelines are divides into three sections; Elements of Urban Design, Types of Public Properties and Streetscape Elements.

The draft ordinance process identifies the Director of Community Development or Village Architect as the review and issuing agent for an Architectural Certificate of Approval. If the Director of Community Development denies the Architectural Certificate of Approval and an appeal is requested, the Community Development Commission (CDC) acts as the hearing body. Should the CDC sustain the denial, the applicant may appeal to the Village Board of Trustees.

MOTION: Commissioner Gibbs made a motion to approve the request for the proposed Text Amendments - Appearance Code. Commissioner McCutcheon seconded the motion.

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

NAYS: *None*

Motion carried.

ADJOURNMENT: Commissioner Ramirez 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 8:30 p.m.



Chairperson Pro-Tem
Community Development Commission