

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

**DRAFT MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION**  
**December 10, 2007**

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

**ROLL CALL:** Upon roll call, the following Commissioners were present:  
Gibbs, Markowski, McCutcheon, Ramirez, Wilhelm

A quorum was present.

**CHAIRPERSON PRO-TEM**

**APPOINTMENT:** A motion was made by Commissioner Ramirez and seconded by Commissioner Wilhelm to appoint Commissioner Markowski Chairperson Pro Tem.

All were in favor. Motion carried.

**JOURNAL OF PROCEEDINGS:** The minutes of the Community Development Commission of November 12, 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.

Chairperson Pro-Tem Markowski explained the hearing process and the role of the Community Development Commission.

**Continued Public Hearing CDC Case # 121007 - 1**

**Petitioner:** Jesus Rodriguez

**Location:** 675 John Street

**Request:** Resubdivision of Lot 17 in the Bensenville farms Subdivision in to two lots  
Variance from Section 11 – 4- 1 A Street Plan to allow 60' ROW in lieu of the 66' required

Mr. John Cvetkovski of 1015 Seventh Avenue, Lombard, Illinois representing the Petitioner was present and was sworn by the Chair. Mr. Cvetkovski stated that the request included garages that are approximately 100 square feet over the maximum allowable; this was an oversight and can be easily corrected. The two homes proposed are architectural pleasing with brick front facades and a combination of brick and siding on the sides. One home is for

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the applicant Mr. Rodriguez and is approximately 5,000 square feet; the second is a little smaller and is for a member of Mr. Rodriguez's family. They are currently getting bids to construct the homes and believe that the market value of each will be between \$700,000 and \$800,000. The architectural plans submitted in support of the request actually indicate the attached three car garages as 17 and approximately 100 square feet larger than the maximum allowed. Mr. Cvetkovski indicated that this could and would be easily corrected. Mr. Cvetkovski completed his presentation and offered to take any questions.

Chair Pro Temp Markowski asked about the grading of the site. J. Cvetkovski replied that no extraordinary grading is envisioned and the applicant will work with the village engineer to properly grade the property and the construction of these two homes would not interfere with the neighbors.

Chair Pro Temp Markowski commenting on the lack of public attendance at the meeting inquired about public notice. Village Planner Marcy Bunch stated that public notice in compliance with the Village Code was done.

Mr. McCutcheon commented that the petitioner is proposing beautiful homes.

Mr. Gibbs asked about the fate of the existing large tree behind the existing house. J. Cvetkovski was not sure if the tree could be retained or if it would need to be removed.

Mr. Ramirez, referring to the staff report asked if the water bill had been paid. J. Cvetkovski indicated that the bill had not yet been paid but that the applicant would in fact take care of that in the next week. Staff will confirm that the outstanding bill will be paid prior to this matter going before the Village Board Committee of the Whole.

Chair Pro Temp Markowski instructed the applicant to bring material and color samples to that Village Board Committee of the Whole. A brief discussion ensued regarding site lighting, the consensus was that as this is a single family detached request and is not a Planned Unit Development that that information was not necessary. It was stated that as long as any lighting that is ultimately installed is typical residential lighting and not "spotlights" it should be acceptable.

General discussion on the variance from the Subdivision Ordinance, the Street Plan variance refers to the right – of – way width. Residential streets require a right – of – way (ROW) of 66' the existing John Street ROW is 60'. The subdivision is the mechanism open to the Village to require additional ROW dedication with half of the needed dedication coming from each side, in this case 3'. No such additional ROW is being sought. The second identified variance dealing with street pavement width is not needed.

Chair Pro Temp Markowski noting that there was no one in the audience desiring to be heard, entertained a motion.

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**Motion:** Commissioner Gibbs made a motion to recommend to the Village President and Board of Trustees approval of the resubdivision of Lot 17 in the Bensenville Farms subdivision under Section 11-3-2 of the Municipal Code and a Variance from Municipal Code Section 11-4-1(A) Street Plan to allow a 60' right - of - way in lieu of 66', with the conditions that the water bill be paid and that no zoning bulk variances will be requested. Commissioner Ramirez seconded the motion.

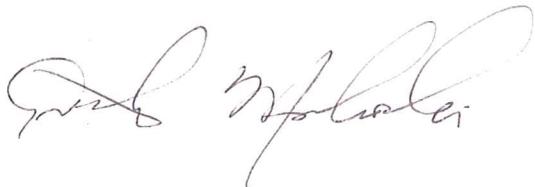
**Roll Call:** Ayes: McCutcheon, Wilhelm, Ramirez, Gibbs, Markowski

Nays: None

**Motion Passed, the recommendation will be forwarded to the Village President and Board of Trustees.**

There being no further business before the Community Development Commission Commissioner Ramirez moved to adjourn the meeting. Commissioner Wilhelm seconded the motion. All Agreed Motion Carried.

The December 10, 2007 meeting of the Bensenville Community Development Commission was adjourned at 7:48 PM.

A handwritten signature in black ink, appearing to read "John Wilhelm".