

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION
August 13, 2007

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

ROLL CALL: Upon roll call, the following Commissioners were present:

Gibbs, Markowski, Ramirez, Wilhelm, McCutcheon,

A quorum was present.

CHAIRPERSON PRO-TEM

APPOINTMENT: A motion was made and seconded to appoint Commissioner Markowski as Chairperson Pro-Tem.

All were in favor. Motion carried.

JOURNAL OF

PROCEEDINGS: The minutes of the Community Development Commission of June 11, 2007 were presented.

Motion Commissioner Gibbs 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.

Public Hearing CDC Case No. 061107-1

Petitioner: M. Lang, Inc.

Location: 500 Industrial Drive, Bensenville, IL

Request: Conditional use permit for outside storage for overnight parking for a flat bed truck and trailer.

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Chairperson Pro-Tem Markowski called Public Hearing CDC Case No. 061107-1 to order.

Witness: **M. Lang, Inc.**
900 Industrial Drive
Bensenville, IL 60106

Chairperson Pro-Tem Markowski swore in the witness.

MOTION: Commissioner Wilhelm made a motion to approve the conditional use permit for outside storage for overnight parking for a flat bed truck and trailer. Commissioner Ramirez seconded the motion.

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

NAYS: None

Motion carried.

Chairperson Pro-Tem Markowski closed Public Hearing CDC Case No. 0061107-1

FINDINGS OF

FACT: The Commissioners reviewed the Approval Criteria on page 2 of the Staff Report dated August 13, 2007 for CDC Case No. 0061107-1 and found them to be acceptable.

Public Hearing CDC Case No.070907-1

Petitioner: **Juan Sosa**
Location: **364 Spruce, Bensenville, IL**
Request: **A variance from Ordinance 10-5E-4.A.4 that no principal or accessory structures, together with the driveway, shall cover more than fifty percent (50%) of the lot area.**

Chairperson Pro-Tem Markowski called Public Hearing CDC Case No. 070907-1 to order.

Witness: **Juan Sosa**
364 Spruce
Bensenville, IL 60106

Chairperson Pro-Tem Markowski swore in the witness.

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MOTION: A motion was made and seconded to deny the variance from Ordinance 10-5E-4.A.4 that no principal or accessory structures, together with the driveway, shall cover more than fifty percent (50%) of the lot area.

Discussion: It was clarified that a vote of "Aye" is a vote to deny the request.

ROLL CALL: *AYES: Gibbs, Markowski, Ramirez, Wilhelm, McCutcheon,*
NAYS: None

Motion carried. The request was denied.

Chairperson Pro-Tem Markowski closed Public Hearing CDC Case No. 070907-1.

Public Hearing CDC Case No. 081307-1

Petitioner: Scott Bellgrau
Location: 229 W. Grand, Suite X Bensenville, IL 60106
Request: A variance from Ordinance 10-18-11.A.D.2, that the maximum height of a wall shall not be above the bottom sill of a second story window or above twenty feet (20'), whichever is lowest.

Chairperson Pro-Tem Markowski called Public Hearing CDC Case No. 081307-1 to order.

Witness: Scott Bellgrau
229 W. Grand, Suite X
Bensenville, IL 60106

Chairperson Pro-Tem Markowski swore in the witness.

MOTION: A motion was made and seconded to table case No. 081307-1 until a meeting can be arranged with the property owner, applicant and Progressive Medical Center, to arrive at a compromise that will meet the Village's approval.

Chairperson Pro-Tem Markowski tabled Public hearing CDC Case No. 081307-1.

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Public Hearing CDC Case No.081307-3

Petitioner: Richard Drouin

Location: 125 W. Grand Ave., Bensenville, IL

Request: A variance for a pole sign that will be 23.6' in height and 101.8 sq. ft. in sign area located at the Grand Subaru Dealership, 125 W. Grand Ave.

Chairperson Pro-Tem Markowski called Public Hearing CDC Case No. 081307-3 to order.

Witness: Richard Drouin
125 W. Grand
Bensenville, IL60106

Chairperson Pro-Tem Markowski swore in the witness.

MOTION: Commissioner McCutcheon made a motion to approve a variance for a pole sign that will be 23.6' in height and 101.8 sq. ft. in sign area located at the Grand Subaru Dealership, 125 W. Grand Ave. Commissioner Wilhelm seconded the motion.

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

NAYS: *Gibbs*

Motion carried.

Chairperson Pro-Tem Markowski closed Public Hearing CDC Case No. 081307-3.

FINDINGS OF

FACT: The Commissioners reviewed the Approval Criteria on pages 2 and 3 of the Staff Report dated August 13, 2007 for CDC Case No. 081307-3 and found them to be acceptable.

Public Hearing CDC Case No. 081307-4

Petitioner: Jose B. Urbano

Location: 164 Addison Bensenville, IL 60106

Request: Conditional Use Permit and Variance for a currency exchange at 164 Addison.

Chairperson Pro-Tem Markowski called Public Hearing CDC Case No. 081307-4 to order.

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Witness: Jose B Urbano
164 Addison
Bensenville, IL 60106

Chairperson Pro-Tem Markowski swore in the witness.

A lengthy discussion took place regarding the definition of a currency exchange and a wire transfer.

MOTION: Commissioner McCutcheon made a motion to approve a Conditional Use Permit and Variance for a currency exchange at 164 Addison. Commissioner Ramirez seconded the motion.

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

NAYS: Markowski, Wilhelm

Motion carried.

Chairperson Pro-Tem Markowski closed Public Hearing CDC Case No. 081307-4.

**FINDINGS OF
FACT:** The Commissioners reviewed the Approval Criteria on pages 3 and 4 of the Staff Report dated August 13, 2007 for CDC Case No. 081307-4 and found them to be acceptable.

Public Hearing CDC Case No. 081307-5

Petitioner: Genesis Group, Inc.
Location: 811 Thorndale Bensenville, IL 60106
Request: Conditional Use Permit for outdoor storage at 811 Thorndale.

Chairperson Pro-Tem Markowski called Public Hearing CDC Case No. 081307-5 to order.

Witness: Genesis Group
811 Thorndale Ave
Bensenville, IL 60106

Chairperson Pro-Tem Markowski swore in the witness.

MOTION: Commissioner Gibbs made a motion and Commissioner McCutcheon seconded the motion to approve a Conditional Use

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Permit for outdoor storage at 811 Thorndale with the following requirements:

1. Required parking must be met.
2. Dolly Pads under 10'.
3. Maintaining property and signage.
4. Installing jersey barriers in front of 6 parking spots on the SE corner.
5. More green space in front of property.

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

NAYS: None

Motion carried.

Chairperson Pro-Tem Markowski closed Public Hearing CDC Case No. 081307-5.

FINDINGS OF

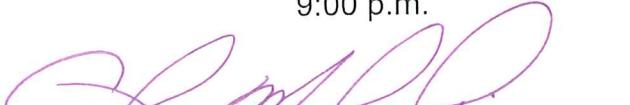
FACT:

The Commissioners reviewed the Approval Criteria on pages 3 and 4 of the Staff Report dated August 13, 2007 for CDC Case No. 081307-5 and found them to be acceptable.

ADJOURNMENT: A motion was made and seconded to adjourn the meeting.

All were in favor. Motion carried.

Chairperson Pro-Tem Markowski adjourned the meeting at 9:00 p.m.



Chairperson Pro-Tem
Community Development Commission