

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION
February 12, 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, McCutcheon, Wilhelm

Absent: Ramirez, Zaleske

A quorum was present.

CHAIRPERSON PRO-TEM

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

All were in favor. Motion carried. ..

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PROCEEDINGS: The minutes of the Community Development Commission meeting of January 22, 2007 were presented.

Motion Commissioner Gibbs made a motion to approve the minutes as presented. Commissioner Wilhelm 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. 021207-1

Petitioner: Eric L. Grabowski, Heidner Properties, Inc.

Location: 1201-1221 Irving Park Road

Request: A review of a Master Sign Plan proposed for the existing commercial properties (Plaza 83) at 1201 - 1221 Irving Park Road in C-2, Highway Commercial Zoning District

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Chairperson Pro-Tem Markowski called Public Hearing CDC Case No. 021207-1 to order.

**Witness: Eric L. Grabowski
399 Wall Street, Unit H
Glendale Heights, IL 60139**

Chairperson Pro-Tem Markowski swore in the witness.

Assistant Village Manager for Community Development, Steven Marshall, explained that strip malls are required, by ordinance, to submit a Master Sign Plan. Compliance is generally triggered when there is a sign change or improvement. The ordinance allows old signs to remain but any new or improved signs must follow a Master Sign Plan. All sign plans will go before the Village Board for final approval. Compliance with the Master Sign Plan ordinance will be gradual.

Chairperson Pro-Tem Markowski asked if any of the Commissioners had any further questions and/or comments. There were none.

Chairperson Pro-Tem Markowski asked if any members of the audience had any questions and/or comments. There were none.

MOTION: Commissioner McCutcheon made a motion to approve the Master Sign Plan for the existing commercial properties (Plaza 83) at 1201-1221 Irving Park Road in C-2, Highway Commercial Zoning District as recommended by staff. Commissioner Wilhelm seconded the motion.

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

NAYS: None

Motion carried.

Chairperson Pro-Tem Markowski closed Public Hearing CDC Case No. 021207-1.

Public Hearing CDC Case No. 021207-2

Petitioner: Oscar DeAlba, Equity Property Management, LLC

Location: 13 W. Main Street

Request: A review of a Master Sign Plan proposed for the existing commercial properties (Main Street Plaza) at 13 W. Main Street in C-3, Downtown Mixed Zoning District

Chairperson Pro-Tem Markowski called Public Hearing CDC Case No. 021207-2 to order.

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**Witness: Oscar DeAlba
13 W. Main Street
Bensenville, IL 60106**

Chairperson Pro-Tem Markowski swore in the witness.

Assistant Village Manager for Community Development, Steven Marshall, advised that this case is similar to the previous one. In this case, compliance was triggered by the application for a sign permit for a new tenant at 13 W. Main Street.

Chairperson Pro-Tem Markowski asked if any of the Commissioners had any further questions and/or comments. There were none.

Chairperson Pro-Tem Markowski asked if any members of the audience had any questions and/or comments. There were none.

MOTION: Commissioner Wilhelm made a motion to approve the Master Sign Plan for the existing commercial properties (Main Street Plaza) at 13 W. Main Street in C-3, Downtown Mixed Use Zoning District as recommended by staff. Commissioner McCutcheon seconded the motion.

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

NAYS: None

Motion carried.

Chairperson Pro-Tem Markowski closed Public Hearing CDC Case No. 021207-2.

Public Hearing CDC Case No. 021207-3

Petitioner: Village of Bensenville

Location: 12 South Center Street

Request: To consider a Text Amendment to add "Tattoo/Body Piercing Parlor" to the I-4 General Industrial Section 10-9D-3: Conditional Uses

Chairperson Pro-Tem Markowski called Public Hearing CDC Case No. 021207-3 to order.

Assistant Village Manager for Community Development, Steven Marshall, explained that currently, if a specific use is not listed in the Zoning Codes, the Director of Community Development may determine the use to be similar to any listed use in a particular zoning district. In this instance, the Director of Community Development believes that Tattoo/Body Piercing Parlors fall under the adult use category which is listed in the I-4 Zoning District. The proposed text amendment will specifically list Tattoo/Body Piercing Parlors as a Conditional Use in the I-4

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text amendment will specifically list Tattoo/Body Piercing Parlors as a Conditional Use in the I-4 Zoning District, thereby avoiding confusion in the future. There are currently no Tattoo/Body Piercing Parlors located in the I-4 Zoning District.

Chairperson Pro-Tem Markowski asked if any of the Commissioners had any further questions and/or comments. There were none.

Chairperson Pro-Tem Markowski asked if any members of the audience had any questions and/or comments. There were none.

MOTION: *Commissioner Gibbs made a motion to approve the Text Amendment to add "Tattoo/Body Piercing Parlor" to the I-4 General Industrial Section 10-9D-3: Conditional Uses. Commissioner Wilhelm seconded the motion.*

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

NAYS: None

Motion carried.

Chairperson Pro-Tem Markowski closed Public Hearing CDC Case No. 021207-3.

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

All were in favor. Motion carried.

Chairperson Pro-Tem Markowski adjourned the meeting at 7:45 p.m.



Chairperson Pro-Tem
Community Development Commission

PASSED AND APPROVED by the Community Development Commission this 12th day of March, 2007.