

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

February 14, 2011

CALL TO ORDER: The meeting was called to order at 7:00 p.m.

ROLL CALL : Upon roll call, the following Commissioners were present:
Markowski, Rowe, Janowiak, Moruzzi, Ramirez, Weldon, Ventura
Absent: None
A quorum was present.

JOURNAL OF PROCEEDINGS:

The minutes of the Community Development Commission of January 10, 2011 were presented.

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

All were in favor.

Motion carried.

Public Hearing: CDC Case Number 2010-30
Petitioner: Bensenville Park District
Location: 654 E. Jefferson Street
Request: Rezoning RS-1 Low Density Single Family to RS-5 High Density Single Family

John Wassinger, Bensenville Park District President, was present and sworn in by Chairman Markowski. The Bensenville Park District is requesting the four (4) subdivided lots be rezoned from Low Density Single-Family Residential District (RS-1) back to their previous High Density Single-Family Residential District (RS-5). The Village altered the zoning of the site from high density single family to low density single family with the adoption of the 1993 Zoning Map.

Although the RS-1 classification is congruent with the Village's adjacent property (Redmond Recreational Complex), the four (4) subdivided lots in question are also similar to the abutting properties to the west, which are zoned RS-5. If approved, the request for the rezoning will allow the Bensenville Park District to sell the vacant lots as four homesites rather than one. Public Works Staff is concerned with the floodplain elevation due to the fact that the property is prone to flooding during major storms. Commissioner Moruzzi raised concern regarding the floodplain. Mr. Wassinger stated that any potential buyer of the property will have full disclosure before purchase.

Public Comment:

Mark Keane – 910 Hillside Drive

Mr. Keane stated that he does not believe the property can be sold as high density single family lot. Mr. Keane expressed his concerns with building property on a floodplain.

Mr. Wassinger stated that there was no immediate plans for the property and would like to have options for any potential buyer.

Community and Economic Director, Scott Viger, stated that before anything is constructed on the property, the engineering and flood issues as well as the rezoning all need to be resolved. The question is which one happens first. Staff believes accomplishing the rezoning first is appropriate.

Motion:

Commissioner Janowiak made a motion to approve the findings of facts for CDC Case #2010-30. Commissioner Rowe seconded the motion.

Roll Call:

Ayes: Markowski, Rowe, Janowiak, Moruzzi, Ramirez, Weldon, Ventura

Nays: None

Motion carried.

Motion: Commissioner Rowe made a motion to approve CDC Case # 2010-30. Commissioner Ventura seconded the motion.

Roll Call: Ayes: Markowski, Rowe, Janowiak, Moruzzi, Ramirez, Weldon, Ventura

Nays: None

Motion carried.

Report from Community Development:

Mr. Viger reviewed both recent Village Board actions and prior CDC cases along with upcoming cases.

ADJOURNMENT:

There being no further business before the Community Development Commission, Commissioner Ramirez made a motion to adjourn the meeting. Commissioner Moruzzi seconded the motion.

All were in favor

Motion carried.

The meeting was adjourned at 7:33 p.m.

Chairman
Community Development Commission