

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

**MINUTES OF THE SPECIAL COMMUNITY DEVELOPMENT COMMISSION**

February 22, 2010

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

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

**JOURNAL OF PROCEEDINGS:**

The minutes of the Community Development Commission of February 8, 2010 were presented.

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

All were in favor.

Motion carried.

**Public Hearing:** CDC Case Number 2010-03  
**Petitioner:** Mid-Northern Holding, LLC  
**Location:** 207-227 & 229 W. Grand Ave.  
**Request:** Variance; Sign and Amendments to Master Sign Plan

Emin Tuluce was present and sworn in by Chairman Markowski. The tenants of Plaza De Campana are not being recognized from Grand Ave. Tenants are complaining their businesses are suffering due to no advertisement from Grand Ave. The proposed drawing allows six panels. Select tenants will be placed on the sign. Some Commissioners would like to have four panels allowed. Mr. Tuluce agreed to accept four tenant panels that was the will of the board. There was no public comment. Staff recommends approval.

**Motion:** Commissioner Weldon made a motion to approve a variance as presented and the condition that the signs are in substantial compliance with the plans submitted as part of the application; sign amendments to master sign plan. Commissioner Ventura seconded the motion.

**Roll Call:** Ayes: Janowiak, Moruzzi, Ventura, Weldon, Gibbs

Nays: Markowski, Ramirez

Motion carried.

**Public Hearing:** CDC Case Number 2010-08  
**Petitioner:** Amigo Tire  
**Location:** 120 E. Green Street  
**Request:** Conditional Use Permit; Motor Vehicle Repair; Minor

**This case has been continued until 3/08/2010**

**Public Hearing:** CDC Case Number 2010-0  
**Petitioner:** KTR Capital Partners/PODs  
**Location:** 1120-1140 N. Ellis Ave.  
**Request:** Conditional Use Permit Outdoor Storage & Variance

Brian D. Milberg, Matthew J. Stauber, and Timothy Kelly were all present and sworn in by Chairman Markowski. KTR Capital Partners has thirty six locations around O'Hare. This is their first time dealing with the Village of Bensenville. The proposed tenant will be PODs. The pods will be stacked in front of the loading dock doors. Two pods will be stacked on top of one another. The pods will be empty when they are stored outside. 120-150 pods will be stored outside. Pods that are full along with company trucks will be stored inside. Bensenville Fire Protection District #2 Chief has no objections of PODs moving in to this location. All maintenance issues are up to code. Commissioners are requesting that striping is done that pods will be kept in. Staff recommends approval.

**Public Comment – Paul Lambardo – 1121 N. Ellis**

Mr. Lambardo is a business owner in town. He has concerns with the outdoor storage of the pods. If something is accidentally left in the pod and a fire is started. Mr. Lambardo would like to see the pods stored inside. Mr. Lambardo has a conditional use permit to allow outside storage of trucks and trailers at his property but feels pods without wheels is different. .

Motion: Commissioner Moruzzi made a motion to approve a conditional use permit for outdoor storage and a variance with the three conditions enumerated with the staff report and the addition of striping the parking lot. Commissioner Ventura seconded the motion.

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

Nays: Gibbs

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 Ventura seconded the motion.

All were in favor

Motion carried.

The meeting was adjourned at 9:12 p.m.

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Chairman  
Community Development Commission