

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

**MINUTES OF THE SPECIAL COMMUNITY DEVELOPMENT COMMISSION**

October 11, 2010

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

**ROLL CALL :** Upon roll call, the following Commissioners were present:  
Rowe, Ventura, Moruzzi, Janowiak  
Absent: Markowski, Ramirez, Weldon  
A quorum was present.

**Motion:** Commissioner Ventura made a motion to appoint Commissioner Moruzzi as Chairman Pro Tem. Commissioner Janowiak seconded the motion.

All were in favor.

Motion carried.

**JOURNAL OF PROCEEDINGS:**

The minutes of the Community Development Commission of August 9, 2010 were presented.

**Motion:** Commissioner Rowe made a motion to approve the minutes as presented. Commissioner Ventura seconded the motion.

All were in favor.

Motion carried.

**Public Hearing:** CDC Case Number 2010-18  
**Petitioner:** Bill Platt, Platt Construction Group, Josh Lyon, GPD Group  
**Location:** 1151 S. York Road  
**Request:** Conditional Use Permit; Drive Through Facility (PNC Bank) Variances from the number of required parking spaces, required parking and landscaping setbacks, frontage and foundation strips (landscaping), the number and area of wall signage and the setback for a monument sign

Chairman Pro Tem Moruzzi opened the public hearing at 7:35 PM

Richard Leifert of PNC Bank, Ray Kennedy, Jr. of Gensler Architects, and Josh Lyon of GPD Group were all present and sworn in. 1151 S. York Road is currently a vacant property. PNC Bank will be constructing a brand new building. PNC Bank will close two of the existing four curb cuts. The building will be approximately 3,100 square feet. There will be twelve parking spaces and one handicap parking space. PNC Bank will be entering into an agreement with Regency Properties that will allow PNC Bank to use ten parking spaces owned by Regency. PNC Bank plans to use those spots for employee parking. Once the agreement is executed, the Village will be provided with a copy. The north elevation of the building will face Grand Avenue. PNC Bank will add an additional 13% of green space to the already existing green space. PNC Bank is ready to break ground as soon as all requirements with the Village are met.

There was no public comment.

Staff recommends approval.

Chairman Pro Tem Moruzzi closed the public hearing at 7:50 PM

Motion: Commissioner Ventura made a motion to approve the findings and facts for CDC case # 2010-18. Commissioner Rowe seconded the motion.

Roll Call: Ayes: Rowe, Ventura, Moruzzi, Janowiak

Nays: None

Motion carried.

Motion: Commissioner Rowe made a motion to approve CDC Case #2010-18 a Conditional Use Permit and variances to allow a new drive – through banking facility at 1151 S. York Road subject to the following conditions as found in the staff report:

1. That the property be developed in substantial compliance with the plans submitted as part of this application, prepare by GPD Associates dated 08.17.10.
2. The Conditional Use Permit shall be applicable during the tenancy of PNC Bank or any successor in interest it may have in assumption of the tenancy.
3. The cross access easement between the property in question and the abutting shopping center be recorded with DuPage County and a copy submitted to the Village for our records.

Commissioner Ventura seconded the motion.

Roll Call: Ayes: Rowe, Ventura, Moruzzi, Janowiak

Nays: None

Motion carried.

**Public Meeting:** CDC Case Number 2010-19  
**Petitioner:** 870 CLR Inc.  
**Location:** 870 S. County Line Road  
**Request:** Site Plan and Architectural Review

Chairman Pro tem Moruzzi called the meeting to order at 7:56 PM.

Sal Ursino, owner and Ziggy Bednarz, of George W. Simoulis Architects were both present and sworn in. 870 CLR Inc. is currently out of Rosemont and would like to move their business to Bensenville. They have petitioned for a new building. The warehouse will be approximately 9,000 square feet and the office will be approximately 3,000 square feet. The warehouse area will be raised twenty feet; the office area will be raised thirteen feet. There will be a total of nineteen parking spaces and one will be designated as handicap. Lighting and landscaping will meet Village requirements. There will be two loading docks set back approximately fifty feet. There will be no interference with parking spots. Straight trucks will be left over night in docks.

There was no public comment.

Staff recommends approval.

Motion: Commissioner Ventura made a motion to recommend the Village President and Board of Trustees approve CDC Case #2010-19 a Site Plan and Architectural review for the proposed new construction located at 870 S. County Line Road with the following conditions as found in the staff report:

1. The property be developed in substantial compliance with the site plan submitted as a part of this application prepared by George W. Simoulis, Architect dated 10.11.10.
2. The Site Plan be revised to include a foundation strip for landscaping at the front of the building. Such foundation strip to be reviewed and approved by the Village staff.

3. Additional landscape materials be added to the frontage strip to screen the parking lot in accordance with code. Such frontage strip to be reviewed and approved by the Village staff.
4. A berm be constructed in the rear, subject to final engineering review and approval.
5. A solid fence be added to the rear (west) property line.
6. That there be no outside storage on the property.
7. The trash enclosure fencing to be solid; either with slats inserted in the chain link or be constructed out of wood or masonry.
8. The existing fence on the property shall be removed.
9. All rooftop mechanicals shall be screened in accordance with Village codes and requirements.
10. The freestanding sign location to be moved so that the sign shall be a minimum of five feet from the front property line.
11. The Site Plan is subject to final engineering review and approval.

Commissioner Rowe seconded the motion.

Roll Call: Ayes: Rowe, Ventura, Moruzzi, Janowiak

Nays: None

Motion carried.

Chairman Pro Tem Moruzzi closed the public meeting at 8:10p.m.

#### **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 Rowe made a motion to adjourn the meeting. Commissioner Ventura seconded the motion.

All were in favor

Motion carried.

The meeting was adjourned at 8:50 p.m.

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Chairman Pro Tem

## Community Development Commission