

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

**MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION**

January 12, 2009

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

**ROLL CALL :** Upon roll call, the following Commissioners were present:  
Gibbs, Ramirez, Wilhelm, McCutcheon, Markowski, Kalogeresis  
A quorum was present.

**JOURNAL OF PROCEEDINGS:**

The minutes of the Community Development Commission of December 8, 2008 were presented.

**Motion:** Commissioner McCutcheon made a motion to approve the minutes as amended. Commissioner Kalogeresis seconded the motion. All were in favor.  
Motion carried.

**Public Hearing:** CDC Case Number 081108-2  
**Petitioner:** Gary Lira, Steve Fearday, Joe  
**Location:** 500 Frontier Way  
**Request:** A Conditional Use Permit for Outdoor Storage, and Parking Variances.

Mr. Lira Mr. Fearday and were present and sworn in by President Markowski. Mr. Lira stated that the company has class C trucks and company vans. At the meeting back in November of 2008, he was informed the vans did not need a parking variance, just the class C trucks. As requested by the CDC board, Iron Mountain went back and revised their site plan. The two trucks that are parked in the doc over night is not park of the conditional use permit. Four class C trucks are part of the conditional use request.

Mr. Fearday informed the board that four out of the six trucks leave the facilities daily. That includes Saturday and Sunday. Two trucks stay in the doc as a back up incase a truck breaks down.

Mr. Lira informed the board that Irion Mounian has been doing business since 2002 and has never had a complaint filed against them with the Village of Bensenville.

Chairperson Markowski asked how many employees are in the company. Mr. Fearday informed the board that there are four employees for the morning shift and five employees for the evening shift. There are sixteen drivers. Chairperson Markowski asked where the truck drivers park during the day. Mr. Fairday stated that park their vehicles in the spot of their truck. They currently have twenty one parking spots and one handicap parking. The new plays will make thirty parking spots and one handicap parking spot.

Chairperson Markowski raised concern with double parking of vans on the property. Mr. Fearday informed the board the reason the vans are double parked is due to cold conditions. It only happens in winter because the cars are charge over night to keep the diesel fuel warm.

Mr. Lira confirmed the dumpster issue from previous discussions has been taken care. The damaged asphalt behind the building is not Iron Mountains responsibility and Ms. Bunch has notified the proper company to address the issue. Iron Mountain will fix the broken window that needs to be addressed.

Commissioner Wilhelm asked if the vans could be parked at the other locations owned by Iron Mountain but the distance is an issue.

Mr. Lira stated if Iron Mountain is allowed to re striped the parking lot the variances will not be needed.

Commissioner Wilhelm asked staff if there was an alternative for Iron Mountain if the conditional use was denied. There are no recommendations from staff at this time.

**MOTION:**

Commissioner Ramirez made a motion to approve parking variance and outdoor storage for the trucks on the west side of the parking lot along with the parking in front of the building along with enclosure on dumpster and necessary footage for handicap parking. Including a landscaping outline.

Commissioner Wilhelm seconded the motion.

**ROLL CALL:**

AYES: Gibbs, Ramirez, Wilhelm, McCutcheon

NAYS: Markowski, Kalogeresis

Motion Carried.

**Public Hearing:** CDC Case Number 011209-1  
**Petitioner:** Thomas Valentine, Chris Wrobel  
**Location:** 123 Sivert  
**Request:** A variance for more than one wall sign per street frontage and wall signs above 20'.

Mr. Valentine and Mr. Wrobel were present and sworn in by President Markowski. Mr. Wrobel informed the board the signs are currently installed at 20' 4" and is aware of the village ordinance of 20'. The reason the extra four inches is needed is for the visibility of trucks entering and exiting the facility.

Chairperson Markowski indicated the signs were put up without a permit. Mr. Wrobel confirmed that the permit was applied for on 9/2/08 and under pressure from the customer, the signs were put up on 9/22. Permit was denied on 9/29 after signs were already installed. There are two signs currently installed. One facing York Rd. and one facing Sivert.

Mr. Valentine informed the board the company aware of the issue. They understand the signs were not installed properly and are willing to work on resolving the issue.

Mr. Viger reminded the board there is a monument sign on Sivert and Mr. Valentine confirmed. It is against the Village ordinance to install two signs on a building.

**MOTION:** Commissioner Wilhelm made motion to have the company remove one sign and a variance for one sign to stand at 20' 4".

Comisionor Ramirez seconded the motion.

**ROLL CALL:** AYES: Gibbs, Ramirez, Wilhelm, McCutcheon, Markowski  
NAYS: Kalogeresis  
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 Kalogeresis seconded the motion.

All were in favor

Motion carried.

The meeting was adjourned at 8:51pm

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Chairperson  
Community Development Commission