

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

**MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION**

October 1, 2024

**CALL TO ORDER:** The meeting was called to order by Chairman Rowe at 6:30p.m.

**ROLL CALL :** Upon roll call the following Commissioners were present:  
Rowe, Chambers, King, Wasowicz  
Absent: Ciula, Marcotte, Rott  
A quorum was present.

**STAFF PRESENT:** K. Pozsgay, K. Quinn, C. Williamsen

**JOURNAL OF**

**PROCEEDINGS:** The minutes of the Community Development Commission Meeting of the September 3, 2024 were presented.

**Motion:** Commissioner King made a motion to approve the minutes as presented. Commissioner Wasowicz seconded the motion.

All were in favor. Motion carried.

Director of Community and Economic Development, Kurtis Pozsgay and Village Planner, Kevin Quinn were present and sworn in by Chairman Rowe.

**PUBLIC**

**COMMENT:** There was no Public Comment.

**Public Hearing:** CDC Case Number 2024-27

**Petitioner:** Bryan & Shannon Wess

**Location:** 250 Mohawk Drive

**Request:** Variation, Driveway Width

*Municipal Code Section 10 – 8 – 8 – 1*

**Motion:** Commissioner Wasowicz made a motion to open CDC Case No. 2024-27. Commissioner Chambers seconded the motion.

**ROLL CALL :** Upon roll call the following Commissioners were present:  
Rowe, Chambers, King, Wasowicz  
Absent: Ciula, Marcotte, Rott  
A quorum was present.

Chairman Rowe opened CDC Case No. 2024-27 at 6:32 p.m.

Village Planner, Kevin Quinn, was present and sworn in by Chairman Rowe. Mr. Quinn stated a Legal Notice was published in the Bensenville Independent on September 12, 2024. Mr. Quinn stated a certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours. Mr. Quinn stated Village personnel posted one Notice of Public Hearing sign on the property, visible from the public way on September 12, 2024. Mr. Quinn stated on September 11, 2024 Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 3000' of the property in question. Mr. Quinn stated an affidavit of mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours.

Mr. Quinn stated the Petitioners, Bryan & Shannon Wess, are seeking a variance to expand their driveway width 8 feet to 20 feet. Mr. Quinn stated the Petitioners have stated they would like the expanded driveway to accommodate the in-home healthcare and caretaking services needed to care for a child. Mr. Quinn stated the property is in an R-2 Single-Unit Dwelling District. Mr. Quinn stated the proposed plans do not exceed the 50% coverage limit.

Bryan Wess, homeowner, was present and sworn in by Chairman Rowe. Mr. Wess stated the reason for widening his driveway was to accommodate in home health care for his child. Mr. Wess stated both him and his wife work from home and additional car space is needed.

There were no questions from the Commission.

**Public Comment**

Chairman Rowe asked if there were any members of the Public that would like to make comment. There were none.

Mr. Quinn reviewed the approval standards for proposed Variation consisting of:

**1. Public Welfare:** The proposed variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.

**Applicant's Response:** Yes, the proposed variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.

**2. Compatible with Surrounding Character:** The proposed variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed variation.

**Applicant's Response:** Yes, the proposed variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed variation.

**3. Undue Hardship:** The proposed variation alleviates an undue hardship created by the literal enforcement of this title.

**Applicant's Response:** Yes, the proposed variation alleviates an undo hardship created by the literal enforcement of this title. My wife and I welcomed twins this summer, and will be relying on family and in home childcare. We both work primarily from home, and one of our children has a serious medical condition that will require additional visitors for early intervention, home health, and various therapies in our home on a daily basis.

**4. Unique Physical Attributes:** The proposed variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.

**Applicant's Response:** Yes, the proposed variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.

**5. Minimum Deviation Needed:** The proposed variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject property.

**Applicant's Response: Yes, the proposed variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject property.**

**6. Consistent with Ordinance and Plan:** The proposed variation is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

**Applicant's Response: Yes, the proposed variation is consistent with the intent of the Comprehensive Plan, this title, and other land use policies of the Village.**

Mr. Quinn stated:

1. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Variation, Driveway Width at 250 Mohawk Dr. with the following conditions:
  - a. In the future, if any work is done to add a garage, parking pad, or driveway to the rear of the property, the front driveway must be removed and meet current code standards.

There were no questions from the commission.

Motion: Commissioner King made a motion to close CDC Case No. 2024-27. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2024-27 at 6:36 p.m.

Motion: Commissioner Chambers made a motion to approve Variation, Driveway Width; Municipal Code Section 10-8-8-1 with Staff's Recommendations. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Wasowicz

Nays:

All were in favor. Motion carried.

**Public Hearing:** CDC Case Number 2024-05  
**Petitioner:** Dr. Rooter and Plumbing  
**Location:** 764 Thomas Drive  
**Request:** Special Use Permit, Motor Vehicle Repair and/or Service  
*Municipal Code 10 – 7 – 2 – 1*  
Special Use Permit, Outdoor Storage  
*Municipal Code 10 – 7 – 2 – 1*

**Motion:** Commissioner Chambers made a motion to open CDC Case No. 2024-05. Commissioner Wasowicz seconded the motion.

**ROLL CALL :** Upon roll call the following Commissioners were present:  
Rowe, Chambers, King, Wasowicz  
Absent: Ciula, Marcotte, Rott  
A quorum was present.

Chairman Rowe opened CDC Case No. 2024-05 at 6:37 p.m.

Village Planner, Kevin Quinn, was present and sworn in by Chairman Rowe. Mr. Quinn stated a Legal Notice was published in the Bensenville Independent on September 12, 2024. Mr. Quinn stated a certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours. Mr. Quinn stated Village personnel posted one Notice of Public Hearing sign on the property, visible from the public way on September 12, 2024. Mr. Quinn stated on September 11, 2024 Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 3000' of the property in question. Mr. Quinn stated an affidavit of mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours.

Mr. Quinn stated the Petitioner, Doctor Rooter and Plumbing, represented by Miguel Ayala, is seeking approval of a special use permit to allow motor vehicle repair and/or service, as well as outdoor storage on-site. Mr. Quinn stated at this site, they would store their work trucks and run their office. Mr. Quinn stated they also perform repair on equipment and vehicles. Mr. Quinn stated there is currently vehicle parking inside the property as well. Mr. Quinn stated none of the spots slated for truck storage are currently striped for truck storage. Mr. Quinn stated the property is located within an I-2 Zoning District, where outdoor storage areas are

allowed with a special use permit. Mr. Quinn stated several aspects of the property do not conform with code.

Miguel Ayala of Doctor Rooter and Plumbing, was present and sworn in by Chairman Rowe. Mr. Avala stated the proposed special use permit will allow the company to work on their own maintenance of their vehicles. Mr. Avala stated the prior tenant of the property had a special use permit for auto repair and that is why Doctor Rooter and Plumbing purchased the property. Mr. Avala stated all major auto repair will be handled by dealerships and not onsite.

Commissioner Chambers asked if there would be any type of sanitary work done on vehicles. Mr. Avala stated there would not be.

### **Public Comment**

Chairman Rowe asked if there were any members of the Public that would like to make comment. There were none.

Mr. Quinn reviewed the approval standards for proposed Special Use Permit consisting of:

1. **Public Welfare:** The proposed special use will not endanger the health, safety, comfort, convenience and general welfare of the public.

**Applicant's Response: The proposed special use will not endanger the health, safety, comfort, convenience and general welfare of the public.**

2. **Neighborhood Character:** The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.

**Applicant's Response: The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.**

3. **Orderly Development:** The proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.

**Applicant's Response: The proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.**

4. **Use of Public Services and Facilities:** The proposed special use will not require utilities, access roads, drainage and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.

**Applicant's Response: The proposed special use will not require utilities, access roads, drainage and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.**

5. **Consistent with Title and Plan:** The proposed special use is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

**Applicant's Response: The proposed special use is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.**

Mr. Quinn stated:

1. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Special Use Permit, Motor Vehicle Repair and/or Service with the following conditions:
  - a. The Special Use Permit be granted solely to Doctor Rooter and Plumbing and shall be transferred only after a review by the Community Development Commission

(CDC) and approval of the Village Board. In the event of a re-occupancy of this property, the new occupants shall appear before a Public Meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and/or ownership to the new occupant without amendment to the Special Use Permit, or if the CDC deems that the new occupant contemplates a change in use which is inconsistent with the Special Use Permit, the new occupant shall be required to petition for a new Public Hearing before the CDC for a new Special Use Permit.

- b. A triple catch basin must be installed.  
c. All repair work must be done inside the building.  
d. A commodity vs density study must be undertaken to determine if the current sprinkler system is adequate.  
e. A sprinkler contractor must inspect the building.  
f. A fire alarm inspector must inspect the building.  
g. Motor vehicle repair and/or service shall only be for the applicant's fleet of trucks.  
h. All building signage must be coordinated and properly permitted.
2. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Special Use Permit, Outdoor Storage with the following conditions:
  - a. The Special Use Permit be granted solely to Doctor Rooter and Plumbing and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of a re-occupancy of this property, the new occupants shall appear before a Public Meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and/or ownership to the new occupant without amendment to the Special Use Permit, or if the CDC deems that the new occupant contemplates a change in use which is inconsistent with the Special Use Permit, the new occupant shall be required to petition for a new Public Hearing before the CDC for a new Special Use Permit.
  - b. Parking must be removed on the far north side of the lot along Thorndale.
  - c. No parking in the front of the fire department connection on the east side of the building.
  - d. No parking can violate the site vision triangle ordinance.

- e. Outdoor storage must be properly screened.
- f. Outdoor storage can only occur on approved surface.  
Any gravel areas of lot not approved for outdoor storage must return to green space.

There were no questions from the commission.

Motion: Commissioner Chambers made a motion to close CDC Case No. 2024-05. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2024-05 at 6:45 p.m.

Motion: Commissioner Chambers made a motion to approve Special Use Permit, Vehicle Repair and/or Service; Municipal Code Section 10-7-2-1 with Staff's Recommendations. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Wasowicz

Nays:

All were in favor. Motion carried.

Motion: Commissioner Chambers made a motion to approve Special Use Permit, Outdoor Storage; Municipal Code Section 10-7-2-1 with Staff's Recommendations. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Wasowicz

Nays:

All were in favor. Motion carried.

**Public Hearing:** CDC Case Number 2024-26  
**Petitioner:** Ron Walsh  
**Location:** 185 Massel Court  
**Request:** Variation, Garage Size  
    *Municipal Code Section 10 – 7 – 4C – 9*  
    Variation, Driveway Width  
    *Municipal Code Section 10 – 8 – 8 – 1*  
    Variation, Driveway Parking Pad  
    *Municipal Code Section 10 – 8 – 8G – 3*

**Motion:** Commissioner Wasowicz made a motion to open CDC Case No. 2024-26. Commissioner Chambers seconded the motion.

**ROLL CALL :** Upon roll call the following Commissioners were present:  
Rowe, Chambers, King, Wasowicz  
Absent: Ciula, Marcotte, Rott  
A quorum was present.

Chairman Rowe opened CDC Case No. 2024-26 at 6:47 p.m.

Village Planner, Kevin Quinn, was present and sworn in by Chairman Rowe. Mr. Quinn stated a Legal Notice was published in the Bensenville Independent on September 12, 2024. Mr. Quinn stated a certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours. Mr. Quinn stated Village personnel posted one Notice of Public Hearing sign on the property, visible from the public way on September 12, 2024. Mr. Quinn stated on September 11, 2024 Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 3000' of the property in question. Mr. Quinn stated an affidavit of mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours.

Mr. Quinn stated the Petitioner, Ron Walsh, is seeking approval of three variances. Mr. Quinn stated these variances are to allow the expansion of the driveway and to increase the storage capability of the garage. Mr. Quinn stated the proposed expanded garage and driveway are for a single-family residence. Mr. Quinn stated the property is in an R-1 Single-Unit Dwelling District. Mr. Quinn stated the proposed plans do not exceed the 50% coverage limit and are all within the necessary setbacks. Mr. Quinn stated the variance for garage size is to rectify an earlier staff error.

Ron Walsh, property owner, was present and sworn in by Chairman Rowe. Mr. Walsh stated he was building a new home and reviewed the plans.

There were no questions from the Commission.

### **Public Comment**

Chairman Rowe asked if there were any members of the Public that would like to make comment. There were none.

Mr. Quinn reviewed the approval standards for proposed Variations consisting of:

**1. Public Welfare:** The proposed variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.

**Applicant's Response: Yes, the proposed variance does not apply.**

**2. Compatible with Surrounding Character:** The proposed variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed variation.

**Applicant's Response: Yes, the proposed variance does not apply.**

**3. Undue Hardship:** The proposed variation alleviates an undue hardship created by the literal enforcement of this title.

**Applicant's Response: Yes, the proposed variance does not apply.**

**4. Unique Physical Attributes:** The proposed variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.

**Applicant's Response: Yes, the proposed variance does not apply.**

**5. Minimum Deviation Needed:** The proposed variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject property.

**Applicant's Response: Yes, the proposed variance does not apply.**

**6. Consistent with Ordinance and Plan:** The proposed variation is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

**Applicant's Response: Yes, the proposed variance does not apply.**

Mr. Quinn stated:

1. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Variance, Garage Size with the following conditions:
  - a. The proposed garage must match the designs submitted to CED drawn by M. Grabis of Grabis Civil Engineering on 4.06.24.
2. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Variance, Driveway Width with the following conditions:
  - a. The proposed driveway must match the designs submitted to CED drawn by M. Grabis of Grabis Civil Engineering on 4.06.24.
3. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Variance, Driveway Parking Pad with the following conditions:
  - a. The proposed driveway parking pad must match the designs submitted to CED drawn by M. Grabis of Grabis Civil Engineering on 4.06.24.

There were no questions from the commission.

Motion: Commissioner King made a motion to close CDC Case No. 2024-26. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2024-26 at 6:52 p.m.

Motion: Commissioner Chambers made a motion to approve Special Use Permit, Vehicle Repair and/or Service; Municipal Code Section 10-7-2-1 with Staff's Recommendations. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Wasowicz

Nays:

All were in favor. Motion carried.

Motion: Commissioner Chambers made a motion to approve Variation, Garage Size; Municipal Code Section 10-7-4C-9 with Staff's Recommendations. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Wasowicz

Nays:

All were in favor. Motion carried.

Motion: Commissioner Wasowicz made a motion to approve Variation, Driveway Width; Municipal Code Section 10-8-8-1 with Staff's Recommendations. Commissioner Chambers seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Wasowicz

Nays:

All were in favor. Motion carried.

Motion: Commissioner Wasowicz made a motion to approve Variation, Driveway Parking Pad; Municipal Code Section 10-8-8G-3 with Staff's Recommendations. Commissioner Chambers seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Wasowicz

Nays:

All were in favor. Motion carried.

**Public Meeting:** CDC Case Number 2022-24 SUP Transfer Review  
**Petitioner:** Navigation Global LLC  
**Location:** 621 N IL Rt. 83  
**Request:** Special Use Permit, Motor Vehicle Repair and/or Service  
Municipal Code Section 10 – 7 – 2 – 1

**Motion:** Commissioner Chambers made a motion to open the Public Meeting. Commissioner Wasowicz seconded the motion.

**ROLL CALL :** Upon roll call the following Commissioners were present:  
Rowe, Chambers, King, Wasowicz  
Absent: Ciula, Marcotte, Rott  
A quorum was present.

Chairman Rowe opened the Public Meeting at 6:54 p.m.

Mr. Quinn stated the previous tenant, BXT, Inc., performed maintenance on their fleet of vehicles within the building. Mr. Quinn stated truck repair uses require Special Use Permit Approval within the I-2 General Industrial District. Mr. Quinn stated property ownership installed new drive-in doors and two triple catch basins within the building as a part of renovations to the facility. Mr. Quinn stated BXT, Inc. was a freight logistics company with a sales office and was the only tenant on the premises. Mr. Quinn stated they have closed and are no longer the occupants of the property.

Mr. Quinn stated the Petitioner, Navigation Global LLC, is requesting a transfer of the Special Use Permit, Motor Vehicle Repair and/or Service, previously granted to a tenant at the same property. Mr. Quinn stated they plan on utilizing the established parking configuration- outdoor storage will only take place in the area striped for truck trailer and bobtail parking. Mr. Quinn stated parking will not take place on Fairway Drive. Mr. Quinn stated repair services will be limited to the inside of the facility and will be limited to Navigation Global LLC's fleet of vehicles. Mr. Quinn stated the property is within an I-2 General Industrial District.

There were no questions from the Commission.

#### **Public Comment**

Chairman Rowe asked if there were any members of the Public that would like to make comment. There were none.

Mr. Quinn reviewed the approval standards for proposed Special Use Permit consisting of:

- 1) **Public Welfare:** The proposed special use will not endanger the health, safety, comfort, convenience and general welfare of the public.

**Applicant's Response: No, the proposed special use for fleet maintenance will not endanger the health, safety, comfort, convenience and general welfare of the public.**

- 2) **Neighborhood Character:** The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.

**Applicant's Response: Yes, the proposed special use for fleet maintenance is compatible within Industrial Zoning and with the character of the adjacent properties also zoned Industrial within the immediate vicinity.**

- 3) **Orderly Development:** The proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.

**Applicant's Response: No, the proposed special use for fleet maintenance will not impede the normal and orderly development and improvement of adjacent properties and other properties within the immediate vicinity of the proposed special use.**

- 4) **Use of Public Services and Facilities:** The proposed special use will not require utilities, access roads, drainage and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.

**Applicant's Response: No, the proposed special use will not require utilities, access roads, drainage and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or**

**facilities in such a way as to place undue burdens upon existing development in the area.**

5) **Consistent with Title and Plan:** The proposed special use is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

**Applicant's Response: Yes, the proposed special use is consistent with the surrounding industrial zoning within the Comprehensive Plan, this title, and the other land use policies of the Village.**

Mr. Quinn stated:

Staff recommends the Approval of the above Findings of Fact and therefore the Approval of Transfer of the Special Use Permit to allow Motor Vehicle Repair and/or Service within the building at 621 N IL Route 83 with the following conditions:

1. The Special Use Permit be granted solely to Navigation Global LLC. and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of a re-occupancy of this property, the new occupants shall appear before a Public Meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and/or ownership to the new occupant without amendment to the Special Use Permit, or if the CDC deems that the new occupant contemplates a change in use which is inconsistent with the Special Use Permit, the new occupant shall be required to petition for a new Public Hearing before the CDC for a new Special Use Permit;
2. All Motor Vehicle Repair and/or Service shall be completed within the building located at 621 N IL Route 83;
3. Outdoor Storage area shall be used solely by Navigation Global LLC. for the storage of fleet vehicles, off-site truck parking shall not be permitted within the designated outdoor storage area.
4. Bobtail parking shall be limited to the 22 Bobtail parking spaces located on the north side of the building. No bobtails may be parked within standard vehicle parking spaces along the west parking row and along the west side of the primary structure.

5. Outdoor storage on the site located south of the existing building must be the sole location for storage of fleet trailers. Dedicated standard automobile parking spaces shall not be used for bobtails or trailers.
6. Motor vehicle repair and/or service shall only be for the applicant's fleet of trucks.
7. The applicant shall send a list of the vehicles in their fleet eligible for service, to be updated quarterly.

There were no questions from the commission.

**Motion:** Commissioner Wasowicz made a motion to close the Public Meeting. Commissioner Chambers seconded the motion.

**ROLL CALL:** Ayes: Rowe, Chambers, King, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed the Public Meeting at 7:02 p.m.

**Motion:** Commissioner Chambers made a motion to approve Special Use Permit, Vehicle Repair and/or Service; Municipal Code Section 10-7-2-1 with Staff's Recommendations. Commissioner Wasowicz seconded the motion.

**ROLL CALL:** Ayes: Rowe, Chambers, King, Wasowicz

Nays:

All were in favor. Motion carried.

**Report from  
Community  
Development:** Mr. Quinn reviewed both recent CDC cases along with upcoming cases.

**ADJOURNMENT:** There being no further business before the Community Development Commission, Commissioner Chambers made a motion to adjourn the meeting. Commissioner Wasowicz seconded the motion.

All were in favor. Motion carried.

The meeting was adjourned at 7:04 p.m.



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Ronald Rowe, Chairman  
Community Development Commission