

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

MINUTES OF THE SPECIAL COMMUNITY DEVELOPMENT COMMISSION

July 12, 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:
Markowski, Weldon, Rowe, Ramirez, Ventura, Moruzzi
Absent: Janowiak
A quorum was present.

JOURNAL OF PROCEEDINGS:

The minutes of the Special Community Development Commission of June 7, 2010 were presented.

Chairman Markowski requested his statements be added to the minutes regarding the paintball facilities.

Motion: Commissioner Weldon made a motion to approve the minutes as amended. Commissioner Janowiak seconded the motion.

All were in favor.

Motion carried.

Public Hearing: CDC Case Number 2010-15
Petitioner: Joseph Calzante
Location: 430 & 434 S. York Road
Request: Rezoning RA-1 Mixed Residential to C-2 Highway Commercial

Joseph Calzante, property owner, and Marshall J. Subach of Hunt, Kaiser, Aranda & Subach, Ltd. were both present and sworn in by Chairman Markowski. Both properties were purchased by Mamma Marias Restaurant. Mamma Marias plans intends to expand their restaurant in 2011. More parking will be needed to accommodate customers. The intention of the land acquisition is for additional parking. The new parking lot will create 40 – 50 new parking spaces. The petitioner is requesting to rezone the current property from RA-1 to C-2. Staff recommends approval.

Public Comment

Jamie Garrow of 410 S. York Road was present and sworn in by Chairman Markowski. Ms. Garrow was questioning the expansion further down York Road and wanted to know if her house would be affected.

Mr. Subach stated that his client does not own any additional property and is not considering expanding after this project.

Motion: Commissioner Ramirez made a motion to approve the finding and facts for CDC case #2010-15. Commissioner Rowe seconded the motion.

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

Nays: None

All were in favor.

Motion carried.

Motion: Commissioner Ramirez made a motion to approve CDC case #2010-15, Joseph Calzante, rezoning RA-1 to C-2 at for property located at 430 & 434 S. York Road. Commissioner Moruzzi seconded the motion.

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

Nays: None

All were in favor.

Motion carried.

Public Hearing: CDC Case Number 2010-16
Petitioner: Humberto Lagunas & Eduardo Lagunas (Warrior Scrap Metal)
Location: 1141 E. Green Street
Request: Conditional Use Permit; Recycling Center

Humberto Lagunas, owner, & Bob Gill, property owner, were both present and sworn in by Chairman Markowski. The building located at 1141 E. Green Street is currently vacant. Warrior Scrap Metal was located in Melrose Park but has closed seeking a larger facility to operate out of. They closed before applying for a conditional use permit with Bensenville. The property is zoned as an I-4 that will allow Warrior Scrap Metal to purchase metal from customers. The Commissioners had several concerns with the proper disposal of hazardous materials that may still be in units that are sold to Warrior Scrap Metal. Mr. Lagunas did not have enough information for the Commissioners for proper ways of disposing of materials. The Commissioners also raised concern with the amount of code violations found inside the building. There was no public comment.

Motion: Commissioner Moruzzi made a motion to approve the findings and facts for CDC case # 2010-16. Commissioner Weldon seconded the motion.

Roll Call: Ayes: Markowski, Moruzzi

Nays: Ramirez, Rowe, Weldon, Ventura

Motion failed.

Motion: Commissioner Ramirez made a motion to continue CDC case #2010-16 to August 9, 2010. Commissioner Ventura seconded the motion.

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

Nays: None

All were in favor.

Motion carried.

Public Hearing: CDC Case Number 2010-17
Petitioner: AutoTruck Inc. & Mobile Equipment Warehouse Co.
Location: 1160-1200 N. Ellis Street
Request: Conditional Use Permit; Motor Vehicle Repair, Minor & Major

Donald J. Halbe, President of B.A.R International, Inc & Brian Carroll of Grubb & Ellis were both present and sworn in by Chairman Markowski. AutoTruck Inc. & Mobile Equipment Warehouse Co. was approved by the Village Board on June 8, 2010 for a conditional use permit and variance for the property located at 1160-1200 N. Ellis Street. The conditional use permit is valid for two years once a lease is agreed upon with a new tenant. B.A.R International, Inc. would like to lease the property and have the ability to perform minor and major vehicle repair. B.A.R. would like to sign a lease with the possibility of buying the property in the future. B.A.R. is aware of the current conditional use and variance allowed at the property and understands that the parking lot will need to be surfaced in the near future. There was no public comment. Staff recommends approval.

Motion: Commissioner Ventura made a motion to approve the finding and facts for CDC case #2010-17. Commissioner Weldon seconded the motion.

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

Nays: None

All were in favor.

Motion carried.

Motion: Commissioner Weldon made a motion to approve CDC case #2010-17, conditional use permit for motor vehicle repair, minor and major, located at 1160-1200 N. Ellis Street. Commissioner Ventura seconded the motion.

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

Nays: None

All were in favor.

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 Rowe seconded the motion.

All were in favor
Motion carried.
The meeting was adjourned at 9:02 p.m.

Chairman
Community Development Commission