

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

May 10, 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, Janowiak, Ramirez, Ventura, Moruzzi, Weldon
Absent: None.
A quorum was present.

JOURNAL OF PROCEEDINGS:

The minutes of the Community Development Commission of April 12, 2010 were presented.

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

All were in favor.

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

Chairman Markowski opened the public hearing in regards to 120 E. Green Street. The petitioners for Amigo Tire were not present. Staff has recommended denial of the conditional use permit for minor motor vehicle repair. There was no public comment.

Motion: Commissioner Ventura made a motion to deny the finding and facts in regards to Amigo Tire located at 120 E. Green Street. Commissioner Janowiak seconded the motion.

Roll Call: Ayes: Markowski, Janowiak, Ramirez, Ventura, Moruzzi, Weldon
Nays: None
All were in favor.
Motion carried.

Motion: Commissioner Ventura made a motion to deny CDC case #2010-08, Amigo Tire located at 120 E. Green Street for a conditional use permit; motor vehicle repair; minor. Commissioner Weldon seconded the motion.

Roll Call: Ayes: Markowski, Janowiak, Ramirez, Ventura, Moruzzi, Weldon
Nays: None
All were in favor.
Motion carried.

Public Hearing: CDC Case Number 2010-07
Petitioner: Cardinal Fence
Location: 1025 Industrial Drive
Request: Conditional Use Permit; Outdoor Storage

Jeff Hubert, President of Cardinal Fence, was present and sworn in by Chairman Markowski. Cardinal Fence appeared in front the Community Development Commissioners on March 8, 2010. The case was continued for a detailed site plan. Mr. Hubert presented to the Commissioners a more detailed site plan. Cardinal Fence currently owns ten trucks and two trailers. Most of the trucks are stored inside. Two trucks and two trailers are stored outside. The Commissioners would like to see a more detailed site plan that will show where the outside storage will be kept along with handicap parking. Staff recommends approval. There was no public comment.

Motion: Commissioner Ventura made a motion to approve the findings and facts for CDC case # 2010-07. Commissioner Moruzzi seconded the motion.

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

Nays: None

All were in favor.

Motion carried.

Motion: Commissioner Ventura made a motion to approve CDC case # 2010-07, Cardinal Fence located at 1025 Industrial Street for a conditional use permit; outdoor storage upon the addition of handicap parking and outdoor storage layout on the site plane. Commissioner Weldon seconded the motion.

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

Nays: None

All were in favor.

Motion carried.

Public Hearing: CDC Case Number 2010-11

Petitioner: Premier Wrestling

Location: 1090 Industrial Drive

Request: Conditional Use Permit; Athletic Facility (Indoor), Variance required parking

Brian Garelli was present and sworn in by Chairman Markowski. Mr. Garelli is the owner and operator of Premier Wrestling. The current facility is located in Lombard. The space available in Bensenville is the size Premier Wrestling is seeking. The program is for serious wrestlers only. Most of the wrestlers are in high school with some in middle school. The classes are between 5:30 p.m. and 8:30 p.m. The majority of the kids are dropped off by their parents. The kids that are able to drive, usually car pool. Mr. Garelli anticipates ten to twelve cars being at the facility when in use. There may be a one week summer camp held during the day in the summer. The Commissioners would like Premier Wrestling to get an agreement with the landlord of the property for additional parking if needed. Staff recommends approval. There was no public comment.

Motion: Commissioner Moruzzi made a motion to approve the facts and findings for CDC case # 2010-11. Commissioner Ventra seconded the motion.

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

Nays: None

All were in favor.

Motion carried.

Motion: Commissioner Ramirez made a motion to approve CDC case # 2010-11, Premier Wrestling located at 1090 Industrial Drive for a conditional use permit; athletic facility (indoor), variance required parking. Commissioner Weldon seconded the motion.

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

Nays: None

All were in favor.

Motion carried.

Public Hearing: CDC Case Number 2010- 12
Petitioner: Auto Truck Inc/ Mobile Equipment Warehouse
Location: 1200 N. Ellis Street
Request: Conditional Use Permit; Outdoor Storage, Variances, Approved surface, area for outdoor storage and screening.

Gage McCotter, CFO for Auto Truck Group, and Brian Carroll, Senior Vice President for Grubb & Ellis, were both present and sworn in by Chairman Markowski. The property is currently vacant and has been for the past year. Mr. McCotter and Mr. Carroll are seeking to rent the property with the possibility of selling. The majority of interested renters have been freight forwarding companies that will use the outdoor storage. The current owners are responsible for the fencing on the property. The fences on the north, south, and east side are currently screened. The fence on the west side is currently another properties fence and is not screened. The current lot is unpaved. It will cost over a

million dollars to pave and provide the necessary stormwater detention facilities.

The owners can not currently afford to repave the lot. Staff recommends approval for a twenty four month conditional use and variances upon the date of rental. There was no public comment.

Motion: Commissioner Ventura made a motion to approve the facts and findings for CDC case #2010-12. Commissioner Moruzzi seconded the motion.

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

Nays: None

All were in favor.

Motion carried.

Motion: Commissioner Ventura made a motion to approve CDC case # 2010-12, Auto Truck, Inc/Mobile Equipment Warehouse located at 1160 & 1120 N Ellis Street for a conditional use permit; outdoor storage, variances, approved surface, area for outdoor storage and screening with the addition of the following:

- The property be utilized only in accordance with the site plan
- Property owners shall notify the Village in writing of the date the outdoor storage use is established.
- The approval of the outdoor storage shall only be valid for twenty four months from the date of establishment.
- The variances identified are to be conditions of the conditional use permit and shall expire.
- Installation of stormwater inlet protection and their proper maintenance.
- A lockbox be installed on the gate.

Commissioner Moruzzi seconded the motion.

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

Nays: None

All were in favor.

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 8:47 p.m.

Chairman
Community Development Commission