

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

September 14, 2009

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

ROLL CALL : Upon roll call, the following Commissioners were present:
Markowski, Gibbs, Ramirez, Moruzzi, Ventura, Weldon
Absent: None
A quorum was present.

Public Hearing: CDC Case Number 091409-1
Petitioner: POM Trucking, Inc
Location: 211 Beeline Unit #14
Request: Conditional Use Permit for Motor Vehicle Repair (Minor)

Marshall J Subach from Hunt, Kaiser, Aranda & Subach, Ltd. was present and sworn in by Chairman Markowski. Mr. Subach is the attorney for POM Trucking, Inc. POM Trucking has been in Bensenville and has received a business license since 1996. There is no outside storage taking place. The garbage dumpster is brought inside the building at night, along with a company service truck. Work to be performed on vehicles are made by appointments only. POM Trucking currently has three employees. The employees park along the side of the building. There is one handicap parking spot located in the front of the building.

Motion: Commissioner Ramirez made a motion to approve the conditional use permit for motor vehicle repair (minor). Commissioner Gibbs seconded the motion.

Roll Call: Ayes: Markowski, Ramirez, Gibbs, Moruzzi, Ventura, Weldon
Nays: None
Motion carried.

Public Hearing:

CDC Case Number 091409-2

Petitioner:

Turbo Express, Inc

Location:

211 Beeline Unit #10

Request:

Conditional Use Permit for Motor Vehicle Repair. (Major & Minor)

Lisa Otto, property owner, and Teresa Dudzik, business owner, were both present and sworn in by Chairman Markowski. Turbo Express will only be performing minor vehicle repair. It was recommended to the company to apply for a conditional use permit for both major and minor because the conditional use applies to the building location, not the company. The company changes tires, oil, and inspects trucks. They service their trucks only. Turbo Express has a facility currently at 477 Thomas drive. The pavement was replaced this past weekend and will be striped for parking shortly. All other violations have been taken care of. There is no outside storage taking place. The dumpster is brought inside every night. There will be three employees working out of this location.

Motion:

Commissioner Gibbs made a motion to approve the conditional use permit for motor vehicle repair (major & minor) upon Turbo Express vehicles only. Commissioner Ventura seconded the motion.

Roll Call:

Ayes: Markowski, Gibbs, Ramirez, Moruzzi, Ventura, Weldon

Nays: None

Motion carried.

Public Hearing:

CDC Case Number 091409-3

Petitioner:

Charis Bible College

Location:

621 N. Rt. 83

Request:

Conditional Use Permit for a College

Cynthia A. Quarles was present a sworn in by Chairman Markowski. Charis Bible College is a two year training institute. There are currently sixty-three students. Thirty-seven students are full time and attend class Monday through Friday. Twenty-six students are part time and attend class Tuesday and Thursday nights. Traffic is controllable. AVI is the other tenant currently in the building. They are aware the College will be brought in. There

are 141 parking spaces and six of them are handicapped accessible. The College lease ends in 2012 unless an extension is signed.

Motion: Commissioner Ramirez made a motion to approve the conditional use permit for a College. Commissioner Weldon seconded the motion.

Roll Call: Ayes: Markowski, Gibbs, Ramirez, Moruzzi, Ventura, Weldon
Nays: None
Motion carried.

Public Hearing: CDC Case Number 091409-4
Petitioner: Peterbilt Illinois - Chicago
Location: 142 Thorndale Avenue
Request: Conditional Use Permits for Motor Vehicle Repair (Minor) and Outdoor Storage

Kurt Jorgensen was present and sworn in by Chairman Markowski. Peterbilt Illinois-Chicago is a family owned company that has been around for more than seventy years. There are currently eleven location throughout Illinois and Wisconsin. Peterbilt Illinois-Chicago would like to add eight location around Chicago. There will be trucks parked outside for more than twenty-four hours. The trucks will act as rentals for customers. They will be parked in the back of the building. Minor vehicle repair work will be performed as well. The location will not be open twenty-four hours. This will be a five bay shop. The lease has not been signed for this property. The lease will be signed if the conditional use and outdoor storage is approved by the Village.

Motion: Commissioner Gibbs made a motion to approve the conditional use permit for motor vehicle repair (minor) and outdoor storage. Commissioner Ventura seconded the motion.

Roll Call: Ayes: Markowski, Gibbs, Ramirez, Moruzzi, Ventura, Weldon
Nays: None
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 Gibbs seconded the motion.

All were in favor
Motion carried.
The meeting was adjourned at 9:09 p.m.

Chairman
Community Development Commission