

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

## **MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION**

February 9, 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 January 12, 2009 were presented.

**Motion:** Commissioner Ramirez 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 020909-1

**Petitioner:** Alu-Bra Foundary, Inc.

**Location:** 630 E. Green

**Request:** Variance for an addition to a non-conforming building and a reduction in the aisle width.

James R. Carr and Adam M. Kingsley and were present and sworn in by Chairperson Markowski. Mr. Carr introduced Jim Torkelson, President of Alu-Bra Foundary, Inc. to give a brief overview of the history of the company. Alu-Bra has been in Bensenville since 1957. Currently employ seventy employees, thirty six of them live within Bensenville. Jim is looking to have an addition put to the company to produce more business to Alu-Bra. In 2006, the company had to turn away business because of space issues. The company is also looking to improve office space. Jim brought an example of the product Alu-Bra produces and presented it to the Commissions. Alu-Bra produces equipment for companies all over America, with 80% of business to the state of Illinois. Chairperson Markowski was concerned with the air duct that was not shown on the drawings for the new addition. Jim explained to the

Commissioners the issue will be taken care of and comply with code.

James R. Carr presented to the commissioners proposals of what Alu-Bra will look like after addition is built. The new addition will be just over 28,000 square feet. The loading doc will have to be relocated to the south end of the building along with parking in the back and a detention area. 53 parking spots are required by code along with handicap parking. All parking requirements will be met. There is a total of 1.88 area of acre. There is plenty of room to build the addition. James R. Carr has mailed letters to neighbors on the company seeking objections to Alu-Bra building the extension. Outdoor storage was approved for Alu-Bra in 1997 and they will continue to use the outdoor storage. The new parking lot will be paved to code approval. Alu-Bra will meet all fire and alarm system to code standards.

Commissioner Kalogeresis raised concern about dumpsters in the area. Alu-Bra has two fifteen foot dumpsters that are emptied four to five times a week. They also have dumpsters on the property that are currently not in a canal. Alu-Bra will properly store the dumpsters and build a canal to meet requirements.

**MOTION:** Commissioner Ramirez made a motion to approve a variance for an addition to a non-conforming building and a reduction in dive aisle width.

Commissioner Kalogeresis seconded the motion.

**ROLL CALL:** AYES: Gibbs, Ramirez, Wilhelm, McCutcheon, Markowski, Kalogeresis

NAYS: None

Motion Carried.

**Public Hearing:** CDC Case Number 020909-2  
**Petitioner:** Village of Bensenville  
**Location:** I-3 Zoning District  
**Request:** A Text Amendment to Village Code, Section 9/6/1 et seq.

**This case is to be continued.**

**Public Hearing:** CDC Case Number 020909-3

**Petitioner:** Henry S. Klos & Gilbert S. Neri  
**Location:** 4N512 Church Road  
**Request:** A pre-annexation agreement in order to connect to the Village Of Bensenville's sewer system.

**This case is to be continued.**

**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 Wilhelm made a motion to adjourn the meeting. Commissioner Ramirez seconded the motion.

All were in favor

Motion carried.

The meeting was adjourned at 8:05pm

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Chairperson  
Community Development Commission