

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

**MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION**

December 8, 2008

**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, Kalogerisis  
A quorum was present.

**JOURNAL OF PROCEEDINGS:**

The amended minutes of the Community Development  
Commission of October 13, 2008 were presented

**Motion:** Commissioner Wilhelm made a motion to approve the minutes as  
amended. Commissioner Ramirez seconded the motion.  
All were in favor.  
Motion carried.

The minutes of the Community Development Commission of  
November 10, 2008 were presented.

**Motion:** Commissioner Kalogerisis made a motion to approve the minutes  
as presented. Commissioner Ramirez seconded the motion.  
All were in favor.  
Motion carried.

**Public Hearing:** CDC Case Number 81108

**This case will be continued.**

**Public Hearing:** CDC Case Number 120808-2  
**Petitioner:** John Haderlein, Pronto Envios  
**Location:** 229 W. Grand Ave, Suite H  
**Request:** A Conditional Use Permit for a Currency Exchange

Mr. Haderlein and Mr. Envios were present and sworn in by  
President Markowski. Mr. Haderlein identified himself as the

attorney for Mr. Envois. Mr. Envois has been a business owner in Bensenville since 2000. He is looking to open his third business in Bensenville at 229 W Grand St. He is looking to move to a compliant facility. Mr. Envois is in the business of wiring money to foreign countries. Mr. Envois also does sales in pre-paid phone cards. He does not cash checks or issues money orders. Mr. Haderlein understands he must be titled a currency exchange under the municipal requirements. Mr. Haderlein received a letter from the department of financial regulations. In the letter it stated that Mr. Envois is not required to get a currency exchange license from the state of Illinois because he does not cash checks or issue money orders. Mr. Envois has invested money in the property to make it compliant with code standards.

Commissioner Markowski raised concern with the number of code violations to the property.

Mr. Haderlein would not speak for the landlord of the property, however, to his understanding, the landlord is fully aware of the issues to the property.

Commissioner McCutcheon raised concern about the out of date fire alarm system in the building and advised not to operate until the system has been replaced.

Emin Tuluce, property owner of 229 W Grand Ave, states that the building currently has an up to date fire alarm system along with a up to date sprinkler system.

Ms. Bunch stated that those issues were most likely corrected because Mr. Tuluce had time to correct the issues. There are some issues that can not be addressed at this time due to weather conditions.

Commissioner Wilhelm raised concern for Mr. Envios being at this location. There was an incident in the past that required Mr. Envios to leave the property. Commissioner Wilhelm would like the issues taken care of so Mr. Envois has a safe place to operate his business.

Mr. Tuluce claims the certification certificates for the alarm system were not properly displayed for the inspector.

Commissioner Wilhelm raised concern about the outside violations. Mr. Tuluce stated the issues will be taken care of when the weather conditions are better.

Commissioner Markowski raised concern about the garbage coral issue. Mr. Tuluce claims the property has a lot of drive by garbage drop offs. Commissioner Markowski suggests a coral to be built and a lock applied to keep these drop offs away. He also suggest for Mr. Tuluce to call the police on people dumping in the garbage.

Deputy Village Manager, Steve Marshall, questioned the license Mr. Envois has been issued by the state. Mr. Haderlein stated by law, Mr. Envios was not required to have a state license. Mr. Marshall stated that Mr. Envios needs some type of license the wire money out of the country. Mr. Haderlein stated Mr. Envios has been issued a un serviced license. Mr. Haderlein provided a copy of the license to Mr. Marshall.

**Motion:** Commissioner Ramirez made a motion to approve a conditional use permit for a currency exchange in the C-2 zoning district with the property owner to address all issues to the property. Commissioner Gibbs seconded the motion.

**ROLL CALL:** AYES: Gibbs, Ramirez, Wilhelm, McCutcheon, Kalogeresis  
NAYS: None  
Motion Carried.

**Public Hearing:** CDC Case Number 120808-1  
**Petitioner:** James Ourth, Emin Tuluce, Nicki Waldivia  
**Location:** 227 W. Grand Ave,  
**Request:** A Conditional Use Permit for a Day Care Center

Mr. Ourth, Mr. Tuluce, and Mrs. Waldivia were present and sworn in by President Markowski. Mr. Ourth identified himself as the owner of Safari Childcare. He currently owns two properties in Mt. Prospect and one in Palatine. He is seeking to open his fourth location in Bensenville. Have been in business for eighteen years. Services over a thousand kids. The teachers are all graduates from universities. Mrs. Waldivia is intended to be the manager of the location in Bensenville. She is a graduate from The University of Illinois and currently is a resident of Bensenville. Mr. Ourth is looking to install a circle drop off area for parent. Employees will park in back.

Commissioner Kalogeresis raised concern of no handi-cap parking.

Mr. Ourth is aware of the issue and will meet all standards that are required for handi-cap parking. Mr. Ourth addressed the fire exits on the north of the building.

Commissioner Kalogeresis raised concern about the open grease dumpsters in the surrounding restaurants. He feels it is unsafe for the children to have the dumpsters in the open and not in the proper coral. Mr. Tuluce will address the issues brought to his attention and make the environment safe for the children. Mr. Ourth and Mr. Tuluce will work together to resolve the problems.

Mr. Ourth has plans to build a play ground area with a six foot fence. He also will install a camera system that he has at his other locations that will allow him to view from his house. In the play area now, there currently pavement. Mr. Ourth has plans to rubberize the pavement for safety.

Mr. Ourth does not have a completion date set but would like to begin work on the building as soon as possible. The entire interior needs to be remolded to state standards. There is a worker that goes to each location and cleans the buildings every night.

Mr. Ourth will work with Mr. Tuluce on outside issues to meet state requirements for the safety of the children. The presentation of the building is very important to Mr. Ourth.

Deputy Village Manager, Steve Marshall, would like to thank the tenants on properly going threw the steps on inquiring a conditional use permit.

Mr. Ourth is happy with the location of the building and feels it is a safe and fun environment for the children.

**Motion:** Commissioner Ramirez made a motion to approve a conditional use permit for a day care center at 227 W grand Ave. Commissioner McCutcheon seconded the motion.

**ROLL CALL:** AYES: Gibbs, Ramirez, Wilhelm, McCutcheon, Kalogeresis  
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 McCutcheon seconded the motion.

All were in favor  
Motion carried.  
The meeting was adjourned at 8:38pm

---

Chairperson  
Community Development Commission