

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION
April 14, 2008

CALL TO ORDER: The meeting was called to order at 7:30 p.m.

ROLL CALL: Upon roll call by the Deputy Village Clerk, Nicole Vinci, the following Commissioners were present:

Gibbs, Markowski, McCutcheon, Wilhelm, Ramirez

A quorum was present.

CHAIRPERSON PRO-TEM

APPOINTMENT: Commissioner Ramirez made a motion to appoint Commissioner Markowski as Chairperson Pro-Tem. Commissioner Wilhelm seconded the motion.

All were in favor. Motion carried.

**JOURNAL OF
PROCEEDINGS:**

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

Motion: Commissioner Wilhelm made a motion to approve the minutes with the exception of changing the adjournment time to 8:40 p.m. Commissioner McCutcheon seconded the motion.

All were in favor. Motion carried.

Public Hearing CDC Case No. 041408-1

Petitioner: Village of Bensenville

Location: 500 S. York

Request: To add "Fire Station" as a text amendment to Section 10-5-3 and approve a Conditional Use Permit for a Fire Station in a RS-1, Single

Family Residential District.

Chairperson Pro-Tem Markowski called Public Hearing CDC Case No. 041408-1 to order.

Witness: **Attorney Peter Ostling**
 12 S. Center St.
 Bensenville, IL 60106

Attorney Peter Ostling handed Deputy Village Clerk, Nicole Vinci, an Affidavit of Ownership and Certificate of Mailing.

Attorney Ostling stated that the request for text amendment was made, because "Fire Station" as a principal use is not identified as a permitted (allowable) or conditional use in any of the zoning classifications contained in the Village's Zoning Ordinance.

Attorney Ostling also stated that there were no adverse affects that he was aware of.

The principal use of this property has continuously operated as a fire station since 1970. It has been municipally owned and generally zoned Single Family Residential. The property is currently zoned as RS-1, Low Density and Single Family Residential. The property was disconnected in 2003 and annexed back into the Village on November 20th of 2007.

MOTION: Commissioner Wilhelm made a motion to approve the text amendment to Section 10-5-3 and approve a Conditional Use Permit for a Fire Station in a RS-1, Single Family Residential District with the findings of fact.
 Commissioner McCutcheon seconded the motion.

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

NAYS: *None*

Motion carried.

Chairperson Pro-Tem Markowski closed Public Hearing CDC Case 041408-2.

Public Hearing CDC Case No. 041408-2

Petitioner: **Crouch-Seranko Masonry, LLC**

Location: **701 Thorndale**

Request: **Conditional Use Permit for outdoor storage of construction**

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equipment, building materials and supplies. (Ordinance 10-9B-3)

Chairperson Pro-Tem Markowski called Public Hearing CDC Case No. 041408-2 to order.

**Witness: Julie Seranko & Thomas Seranko
1307 Wrightwood Ave
Chicago, IL 60614**

Petitioners Julie & Thomas Seranko stated that their business Crouch-Seranko Masonry, LLC is a commercial masonry business which performs masonry in 7 counties throughout the Chicagoland area. They are requesting a Conditional Use Permit for outdoor storage of construction equipment, building materials and supplies.

Mr. & Mrs. Seranko does not anticipate any adverse impacts of heavy traffic and stated that they will never store materials or equipment wall to wall. The site contains 80,337 sq ft and 25% (as allowed as a special use in 10-9B-3 for outdoor storage) of this number equals 20,084 sq ft can actually be allowed for outdoor storage. Approximately 39,102 sq ft is the area fenced in and considered to be the outdoor yard. 50% of this outdoor yard area is anticipated for temporary storage of equipment and Machinery when they are not being used at a job site.

Commissioner Wilhelm stated that she would like to see if there is another way to configure the outdoor storage and suggested that we table until the next CDC meeting.

MOTION: Commissioner Ramirez made a motion to table CDC case 041408-2 until 4/28/08. Commissioner Gibbs seconded the motion.

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

NAYS: None

Motion carried.

Chairperson Pro-Tem Markowski tabled Public Hearing CDC Case 041408-2 until 4/28/08.

Public Hearing CDC Case No. 041408-4

Petitioner: Aviation World, Inc

Location: 596 N. York Road

Request: A Preliminary/Final Planned Unit Development Plat including an

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All were in favor. Motion carried.

Chairperson Pro-Tem Markowski adjourned the meeting at 8:56 p.m.

Chairperson Pro-Tem
Community Development Commission

A handwritten signature in dark ink, appearing to read "John Markowski", is written over the printed name of the Chairperson Pro-Tem.