

Community Development Commission Meeting Minutes

December 2, 2025

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

December 2, 2025

MOTION: Commissioner Rott made a motion to appoint Commissioner Wasowicz as Chairman Pro-Tem. Commissioner Marcotte seconded the motion.

All were in favor. Motion carried.

CALL TO ORDER: The meeting was called to order by Chairman Pro-Tem Wasowicz at 6:30p.m.

ROLL CALL : Upon roll call the following Commissioners were present:
Marcott, Ortiz, Rott, Wasowicz
Absent: Chambers, Ciula
A quorum was present.

STAFF PRESENT: W. Magdziarz, M. Ninan, C. Williamsen, Village Attorney, Ryan Morton

JOURNAL OF PROCEEDINGS: The minutes of the Community Development Commission Meeting of the November 4, 2025 were presented.

Motion: Commissioner Rott made a motion to approve the minutes as amended. Commissioner Marcotte seconded the motion.

All were in favor. Motion carried.

Director of Community and Economic Development, Walter Magdziarz and Planning & Community Outreach Coordinator, Maia Ninan were present and sworn in by Chairman Pro-Tem Wasowicz.

PUBLIC COMMENT: There was no Public Comment.

Public Hearing: CDC Case Number 2025-27

Petitioner: Belmont Sausage

Location: 1001 Entry Drive

Request: Special Use Permit, Medium Industrial

Municipal Code Section 10-7-2-1

Motion: Commissioner Rott made a motion to open CDC Case No. 2025-27. Commissioner Marcotte seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:

Marcotte, Ortiz, Rott, Wasowicz

Absent: Chambers, Ciula

A quorum was present.

Chairman Pro-Tem Wasowicz opened CDC Case No. 2025-27 at 6:33 p.m.

Planning & Community Outreach Coordinator Maia Ninan, was present and sworn in by Chairman Pro-Tem Rott. Ms. Ninan stated a Legal Notice was published in the Daily Herald on November 14, 2025. Ms. Ninan stated a Certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours. Ms. Ninan stated CED staff posted 1 Notice of Public Hearing sign on the property, visible from the public way on November 14, 2025. Ms. Ninan stated on November 12, 2025, CED staff mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within two hundred fifty (250) feet of the subject property. Ms. Ninan stated an Affidavit of Mailing, executed by CED personnel and the list of recipients, is maintained in the CDC file. Ms. Ninan stated all are available for viewing and inspection at the CED office during regular business hours.

Ms. Ninan stated the Petitioner is requesting a Special Use Permit to allow food processing within the I-1 Light Industrial District. Under the Zoning Ordinance, food processing is classified as a Medium Industrial use, which is permitted in the I-1 Light Industrial District only by Special Use. Ms. Ninan stated operations within the existing building will be limited to the processing of raw meat products, including cutting, boning, and packaging, along with associated truck deliveries. Ms. Ninan stated approximately five truck deliveries are expected to occur daily to

and from the site. Ms. Ninan stated the subject property is located within the South Industrial Special Service Area (SSA), which is scheduled for road improvements in 2026.

Walter Mulica, property owner was present and sworn in by Chairman Pro-Tem Wasowicz. Mr. Mulica stated he was seeking permission to start his business but required the special use permit.

Commission Ortiz asked if he operated an existing business. Mr. Mulica stated yes, been operating for twenty-five years.

Public Comment

Chairman Pro-Tem Chambers asked if there were any members of the Public that would like to make comment. There were none.

Ms. Ninan reviewed the approval standards for proposed Special Use Permit consisting of:

1. **Public Welfare:** The proposed Special Use will not endanger the health, safety, comfort, convenience and general welfare of the public.
2. **Neighborhood Character:** The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.
3. **Orderly Development:** The proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.
4. **Use of Public Services and Facilities:** The proposed special use will not require utilities, access roads, drainage and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.
5. **Consistent with Title and Plan:** The proposed special use is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Ms. Ninan stated Staff recommends Approval of the Findings of Fact and, therefore, Approval of the Special Use Permit with the following conditions:

- a. The following shall be obtained:
 - i. DuPage County Health Department permit

- ii. Wastewater Discharge Permit
- b. The following improvements shall be made:
 - i. Fire Alarm and Sprinkler Systems shall be updated or upgraded as deemed necessary by Village Staff.
 - ii. An appropriately sized grease trap or other grease removal device shall be installed.

There were no questions from the Commission.

Motion: Commissioner Rott made a motion to close CDC Case No. 2025-27. Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Marcott, Ortiz, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Pro-Tem Wasowicz closed CDC Case No. 2025-27 at 6:37 p.m.

Motion: Commissioner Rott made a motion to Approve Special Use Permit, Medium Industrial, Municipal Code Section 10-7-2-1 with Staff's Recommendations. Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Marcotte, Ortiz, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2025-28

Petitioner: VMV Expedited DBA RVR Expedited

Location: 1061 Waveland Avenue

Request: Special Use Permit, Motor Vehicle Repair and/or Service

Municipal Code Section 10-7-2-1

Motion: Commissioner Rott made a motion to open CDC Case No. 2025-28. Commissioner Marcotte seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Marcotte, Ortiz, Rott, Wasowicz

Absent: Chambers, Ciula

A quorum was present.

Chairman Pro-Tem Wasowicz opened CDC Case No. 2025-28 at 6:39 p.m.

Planning & Community Outreach Coordinator Maia Ninan, was present and sworn in by Chairman Pro-Tem Rott. Ms. Ninan stated a Legal Notice was published in the Daily Herald on November 14, 2025. Ms. Ninan stated a Certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours. Ms. Ninan stated CED staff posted 1 Notice of Public Hearing sign on the property, visible from the public way on November 14, 2025. Ms. Ninan stated on November 12, 2025, CED staff mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within two hundred fifty (250) feet of the subject property. Ms. Ninan stated an Affidavit of Mailing, executed by CED personnel and the list of recipients, is maintained in the CDC file. Ms. Ninan stated all are available for viewing and inspection at the CED office during regular business hours.

Ms. Ninan stated the Petitioner is requesting a Special Use Permit to allow motor vehicle repair and/or service within the I-2 General Industrial District. Under the Zoning Ordinance, motor vehicle repair and/or service is permitted in the I-2 General Industrial District only by Special Use. Ms. Ninan stated the Applicant, a transportation company that has operated on the subject property for approximately seven years, utilizes the site for freight transfer operations and for performing maintenance on company vehicles only. Ms. Ninan stated following a recent inspection, the Applicant received corrections requiring submission of a Special Use Permit application to bring the existing use into compliance. Ms. Ninan stated the business is currently operating under the name RVR Expedited and will transition to VMV Expedited during the upcoming business license renewal period.

Mayra Cabrales, property owner was present and sworn in by Chairman Pro-Tem Wasowicz. Ms. Cabrales stated the proposed

special use permit was for personal use on minor auto repair on company vehicles.

Commissioner Rott asked is the company is currently operating. Ms. Cabrales stated yes, for seven years.

Commissioner Rott asked how vehicles are currently being drained of their liquids. Ms. Cabrales stated they do no conduct any oil changes; just tires and censors, all other work gets outsourced.

Commissioner Rott asked what the nature of the business was. Ms. Cabrales stated transportation.

Public Comment

John Hodge – 1041 Waveland Avenue

Mr. Hodge was present and sworn in by Chairman Pro-Tem. Wasowicz. Mr. Hodge spoke against allowing the special use permit. Mr. Hodge stated trucks are always parking in the street, disturbing other businesses. Mr. Hodge stated there are giant containers of liquid being stored behind the property as well.

Angelo Galato – 1051 Waveland Avenue

Mr. Galato was present and sworn in by Chairman Pro-Tem. Wasowicz. Mr. Galato spoke against allowing the special use permit. Mr. Galato stated there is grease everywhere in the area because of the business. Mr. Galato stated the business is always parking on the street. Mr. Galato stated police never issue tickets. Mr. Galato stated he has been in business for twenty-one years. Mr. Galato stated the business broke a window at 1011 Waveland Avenue once. Mr. Galato stated he operates a gelato ice cream business.

Luigi Ciarflosa – 447 South County Line Drive

Mr. Ciarflosa was present and sworn in by Chairman Pro-Tem. Wasowicz. Mr. Ciarflosa spoke against allowing the special use permit. Mr. Ciarflosa stated he is afraid a truck might crash into his building trying to exit Waveland Avenue.

Tom Sosnowski – 1040 Waveland Avenue

Mr. Sosnowski was present and sworn in by Chairman Pro-Tem. Wasowicz. Mr. Sosnowski spoke against allowing the special use permit. Mr. Sosnowski stated trucks are left overnight on the street from the business. Mr. Sosnowski stated plows are unable to clear snow of the street because the trucks are parking on the street overnight. Mr. Sosnowski stated the trucks block his driveway to

his business. Mr. Sosnowski stated the company truck damaged one of his vehicles once.

Andre Gilmo – 1065 Waveland Avenue

Mr. Gilmo was present and sworn in by Chairman Pro-Tem. Wasowicz. Mr. Gilmo spoke against allowing the special use permit. Mr. Gilmo stated company trucks block the street and affect other businesses in the area.

Mike Wojcik – 1051 Waveland Avenue

Mr. Wojcik was present and sworn in by Chairman Pro-Tem. Wasowicz. Mr. Wojcik spoke against allowing the special use permit. Mr. Wojcik stated his company is unable to access their own dock doors because the company trucks block their access. Mr. Wojcik stated he can smell paint fumes coming from inside the business as well.

Linda Bratland – 915 John Street

Ms. Bratland was present and sworn in by Chairman Pro-Tem. Wasowicz. Ms. Bratland spoke against allowing the special use permit. Ms. Bratland asked where the Village has been in enforcing these issues being raised by other businesses.

Ms. Cabrales stated her company trucks only park in spaces on the property and the trucks everyone is complaining about parking on the street are not from her business. Ms. Cabrales stated how can these other companies be allowed to post signs on public streets without permission.

Mr. Magdziarz asked the applicant if the comments about paint fumes were true. Ms. Cabrales stated they spraypainted a small portion of a vehicle once.

Attorney Morton asked if the comments about barrels in the back of the business were true, and if so, what was being stored in them. Ms. Cabrales stated there is noting stored in them.

Attorney Morton asked if there is enough room on the property for trucks and trailers to be parked. Ms. Cabrales stated yes.

Ms. Ninan reviewed the approval standards for proposed Special Use Permit consisting of:

1. **Public Welfare:** The proposed Special Use will not endanger the health, safety, comfort, convenience and general welfare of the public.

2. **Neighborhood Character:** The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.
3. **Orderly Development:** The proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.
4. **Use of Public Services and Facilities:** The proposed special use will not require utilities, access roads, drainage and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.
5. **Consistent with Title and Plan:** The proposed special use is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Ms. Ninan stated Staff recommends Approval of the Findings of Fact and, therefore, Approval of the Special Use Permit with the following conditions:

- a. Motor vehicle repair is limited to fleet vehicles operated by the business located and registered at the property address.
- b. A maximum of four (4) semi-truck trailers may be parked on the property at any given time.
- c. Access to the loading docks or off-street parking on the premises shall not be obstructed.
- d. Semi-truck trailers parked on the property for maintenance purposes shall not remain on the premises for more than seventy-two (72) hours.
- e. Semi-truck trailers parked on the property for more than seventy-two (72) hours shall be considered stored and shall comply with all applicable Village standards for outdoor storage, including screening.
- f. No vehicle repairs may be performed outdoors.
- g. A triple catch basin shall be installed if floor drains are present. If floor drains are not present, plans documenting fluids handling and hauling shall be submitted and approved.

There were no questions from the Commission.

Motion:

Commissioner Rott made a motion to close CDC Case No. 2025-28. Commissioner Marcotte seconded the motion.

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ROLL CALL: Ayes: Marcott, Ortiz, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Pro-Tem Wasowicz closed CDC Case No. 2025-28 at 7:38 p.m.

Motion: Commissioner Rott made a motion to Approve Special Use Permit, Section 10-7-2-1, Motor Vehicle Repair and/or Service. Commissioner Marcotte seconded the motion.

No action was taken on the above mentioned motion.

Motion: Commissioner Rott made a motion to Deny Special Use Permit, Section 10-7-2-1, Motor Vehicle Repair and/or Service. Chairman Pro-Tem Wasowicz seconded the motion.

ROLL CALL: Ayes: Marcotte, Ortiz, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2025-29

Petitioner: Eurotech Auto Repair, LLC

Location: 226 Park Street

Request: Special Use Permit, Motor Vehicle Repair and/or Service

Municipal Code Section 10-7-2-1

Motion: Commissioner Rott made a motion to open CDC Case No. 2025-29. Commissioner Marcotte seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present: Marcotte, Ortiz, Rott, Wasowicz

Absent: Chambers, Ciula

A quorum was present.

Chairman Pro-Tem Wasowicz opened CDC Case No. 2025-29 at 7:54 p.m.

Planning & Community Outreach Coordinator Maia Ninan, was present and sworn in by Chairman Pro-Tem Rott. Ms. Ninan stated a Legal Notice was published in the Daily Herald on November 14, 2025. Ms. Ninan stated a Certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours. Ms. Ninan stated CED staff posted 1 Notice of Public Hearing sign on the property, visible from the public way on November 14, 2025. Ms. Ninan stated on November 12, 2025, CED staff mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within two hundred fifty (250) feet of the subject property. Ms. Ninan stated an Affidavit of Mailing, executed by CED personnel and the list of recipients, is maintained in the CDC file. Ms. Ninan stated all are available for viewing and inspection at the CED office during regular business hours.

Ms. Ninan stated the Petitioner is requesting a Special Use Permit to allow motor vehicle repair and/or service within the I-1 Light Industrial District. Under the Zoning Ordinance, motor vehicle repair and/or service is permitted in the I-1 Light Industrial District only by Special Use. Ms. Ninan stated the Special Use would be limited to one 2,912 sf unit of the larger building on the property. Ms. Ninan stated operations within the unit will include routine/preventative maintenance, diagnostics and engine management, brake and suspension service, and electrical systems work. Ms. Ninan stated the business will not perform body work, painting, or heavy truck work. Ms. Ninan stated all work will be conducted indoors, and there will be no outdoor storage of tires, parts, or non-operational vehicles. Ms. Ninan stated all automotive fluids removed during vehicle repair or service will be collected and stored in sealed 275-gallon tanks, stored safely on site, and will be routinely removed by a licensed recycling company, Safety-Kleen Systems, Inc.

Marcos Gallardo, business owner was present and sworn in by Chairman Pro-Tem Wasowicz. Mr. Gallardo stated he was seeking the special use permit to start his business.

Commissioner Rott asked if he is currently operating. Mr. Gallardo stated no.

Commissioner Rott stated limited parking seems to be an issue on site. Mr. Gallardo stated he will operate by appointment only to prevent parking issues on site and will not accept walk-ins. Mr.

Gallardo stated he can also store up to ten vehicles inside the property. Mr. Gallardo stated he is the only employee as well.

Commissioner Ortiz asked if he plans to do oil changes on site. Mr. Gallardo stated yes; an outside company will be picking up used oil.

Chairman Pro-Tem Wasowicz asked how long his lease is. Mr. Gallardo stated five years.

Public Comment

Chairman Pro-Tem Chambers asked if there were any members of the Public that would like to make comment. There were none.

Ms. Ninan reviewed the approval standards for proposed Special Use Permit consisting of:

1. Public Welfare: The proposed Special Use will not endanger the health, safety, comfort, convenience and general welfare of the public.
2. Neighborhood Character: The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.
3. Orderly Development: The proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.
4. Use of Public Services and Facilities: The proposed special use will not require utilities, access roads, drainage and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.
5. Consistent with Title and Plan: The proposed special use is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Ms. Ninan stated Staff recommends Approval of the Findings of Fact and therefore recommends the Approval of the Special Use Permit with the following conditions:

- a. All maintenance and repairs shall occur inside the building.

- b. No outdoor storage of vehicles shall be allowed in the front yard or on Park Street.
- c. No vehicles being repaired shall be parked in the front yard or on Park Street.
- d. The facility shall not store the same vehicles outdoors for more than thirty (30) days.
- e. Any outdoor storage shall be maintained in an orderly manner.
- f. A triple catch basin shall be installed if floor drains are present. If floor drains are not present, plans documenting fluids handling and hauling shall be submitted and approved prior to occupancy.
- g. A maximum of three (3) lifts are permitted inside the facility.
- h. Motor vehicle repair shall be limited to vehicles serviced by appointment only.
- i. Motor vehicle repairs shall be limited to passenger vehicles, except buses, and trucks having no more than two axles.

There were no questions from the Commission.

Motion: Commissioner Marcotte made a motion to close CDC Case No. 2025-29. Commissioner Rott seconded the motion.

ROLL CALL: Ayes: Marcott, Ortiz, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Pro-Tem Wasowicz closed CDC Case No. 2025-29 at 8:05 p.m.

Motion: Commissioner Rott made a motion to Approve Special Use Permit (10-7-2-1) Motor vehicle Repair and/or Services with Staff's Recommendations Commissioner Ortiz seconded the motion.

ROLL CALL: Ayes: Marcotte, Ortiz, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2025-30
Petitioner: Bhupendra R. Patel
Location: 645 E. Jefferson Street
Request: Preliminary and Final Plat of Subdivision (Consolidation)
Municipal Code Section 11-3

Motion: Commissioner Rott made a motion to open CDC Case No. 2025-30. Commissioner Marcotte seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Marcotte, Ortiz, Rott, Wasowicz

Absent: Chambers, Ciula

A quorum was present.

Chairman Pro-Tem Wasowicz opened CDC Case No. 2025-30 at 8:06 p.m.

Planning & Community Outreach Coordinator Maia Ninan, was present and sworn in by Chairman Pro-Tem Rott. Ms. Ninan stated a Legal Notice was published in the Daily Herald on November 14, 2025. Ms. Ninan stated a Certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours. Ms. Ninan stated CED staff posted 1 Notice of Public Hearing sign on the property, visible from the public way on November 14, 2025. Ms. Ninan stated on November 12, 2025, CED staff mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within two hundred fifty (250) feet of the subject property. Ms. Ninan stated an Affidavit of Mailing, executed by CED personnel and the list of recipients, is maintained in the CDC file. Ms. Ninan stated all are available for viewing and inspection at the CED office during regular business hours.

Ms. Ninan stated the Petitioner is seeking approval of a Plat of Subdivision (Consolidation) for the consolidation of three adjacent parcels into a single lot in the R-1 Single-Unit Dwelling District to allow the construction of a single-family residence on the subject property. Ms. Ninan stated the combined site area is approximately 21,660 square feet.

Bhupendra Patel, property owner was present and sworn in by Chairman Pro-Tem Wasowicz. Mr. Patel stated he and his wife want to retire in Bensenville and are planning to construct a single family home at the site.

There were no questions from the Commission.

Public Comment

Chairman Pro-Tem Chambers asked if there were any members of the Public that would like to make comment. There were none.

Ms. Ninan stated Staff recommends the Approval of the Findings of Fact and therefore the approval of the Preliminary and Final Plat of Subdivision (Consolidation) at 654 E Jefferson Street with the following conditions:

- a. The following certifications must be removed from the Plat of Subdivision (Consolidation):
 - i. Village Collector
- b. The following certifications must be added to the Plat of Subdivision (Consolidation):
 - i. Community Development Commission
 - ii. Village Treasurer
 - iii. Village Clerk
 - iv. Village President

There were no questions from the Commission.

Motion:

Commissioner Rott made a motion to close CDC Case No. 2025-30. Commissioner Marcotte seconded the motion.

ROLL CALL:

Ayes: Marcott, Ortiz, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Pro-Tem Wasowicz closed CDC Case No. 2025-30 at 8:11 p.m.

Motion:

Commissioner Rott made a motion to Approve Preliminary and Final Plat of Subdivision (Consolidation), Section 11-3 with Staff's Recommendations. Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Marcotte, Ortiz, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2025-31

Petitioner: Integrity Energy Systems

Location: 237 Mohawk Drive

Request: Variation, Mechanical Equipment Location

Municipal Code Section 10-7-4C-13a

This case was withdrawn by the applicant.

Public Hearing: CDC Case Number 2025-32

Petitioner: 2540 Flournoy LLC

Location: 740 County Line

Request: Plat of Easement

Ms. Ninan stated approval of a Stormwater Management Plat of Easement is requested for the developed property at 740 County Line Road. Ms. Ninan stated the warehouse and office facility have already been constructed, and preparation and approval of a Plat of Easement is required as a condition of the issued building permit.

There were no questions from the Commission.

Motion: Commissioner Rott made a motion to Approve Plat of Easement for 740 County Line Road. Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Marcotte, Ortiz, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

**Report from
Community
Development:**

Ms. Ninan advised the CDC of upcoming cases to consider at the January meeting

ADJOURNMENT: There being no further business before the Community Development Commission, Commissioner Marcotte made a motion to adjourn the meeting. Commissioner Rott seconded the motion.

All were in favor. Motion carried.

The meeting was adjourned at 8:19 p.m.

Corey Williamsen

Corey Williamsen, Deputy Village Clerk
Community Development Commission