

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

March 14, 2011

CALL TO ORDER: The meeting was called to order at 7:00 p.m.

ROLL CALL : Upon roll call, the following Commissioners were present:
Markowski, Moruzzi, Ramirez, Rowe, Weldon
Absent: Janowiak, Ventura
A quorum was present.

JOURNAL OF PROCEEDINGS:

The minutes of the Special Community Development Commission of February 28, 2011 were presented.

Motion: Commissioner Ramirez made a motion to approve the minutes as presented. Commissioner Rowe seconded the motion.

All were in favor.

Motion carried.

Continued Public

Hearing:

Petitioner:

Location:

Request:

CDC Case Number 2011-01

Amerifreight Systems, LLC

1160-1200 N. Ellis Street

1. Conditional Use Permit; Outdoor Storage
2. Conditional Use Permit; Motor Vehicle Repair Minor & Major
3. Variance to allow Outdoor Storage on a non-approved surface
4. Variance to reduce the screening requirements for Outdoor Storage

Chairman Markowski opened the Public Hearing at 7:03 P.M. Matthew C. Mason of Mason Law, Jeffrey H. Jacob, P.E., President of Jacob & Hefner Associates, Inc., and Brian A. Doyle of Amerifreight Systems, LLC were all present and sworn in by Chairman Markowski.

M. Mason provided an overview of the property and the revised Site Plan indicating that approximately half of the southern

44,000sqft building is proposed to be razed leaving it at approximately 22,000 sqft. The northern 28,000 sqft building remains. The property is zoned I-2, as are the properties to the north, east and south. The property lying to the west of the site is zoned industrial in the Village of Elk Grove Village. The 9.75 acre site is currently approximately half gravel.

M. Mason continued reviewing the application and existing Ordinances 54 – 2010 and 74 – 2010 that approve a site plan with 50% outdoor storage on non – approved surface for the property until June 2012 and Motor Vehicle repair (Major & Minor) specifically for the current tenant. Amerifreight would like to “step into the shoes” approved by these current Village Ordinances and is also requesting a variance to continue the outdoor storage on a non- approved surface until June of 2013.

M. Mason continued by addressing the Approval Criteria for each of the four requests as found in the application.

B. Doyle of Amerifreight briefly reviewed the history of the company beginning on 2006 and experiencing substantial growth based on their strategic business plan. The currently have facilities in Elk Grove Village and Des Plaines and are looking to relocate and consolidate in Bensenville due to the Village’s location, business friendly environment and proximity to their clients. While they cannot predict economic fluctuations, such as Libya and Japan they do have a 10 year plan that projects sustained growth and want to make Bensenville their corporate home.

J. Jacob of Jacob & Hefner the project engineer reviewed the Site Plan, indicating tractor – trailer parking on the western half of the property, striped at 14’ x 75’ (Village Code 14’ x 60’). Storm water detention would be met primarily through an underground detention vault in the northeast corner of the parking area. They propose 122 spaces which occupies 49.7% of the site.

Responding to a question from Chairman Markowski, B. Doyle testified that Amerifreight would have 50 office employees and five mechanics on site. The truck drivers would be transient, as the trucks come and go. B. Doyle stated that the need to push the

paving off from June 2012 to June 2013 is financial, but regardless of the world economy they would be in a position to pave in 2013.

R. Rowe asked if the drivers were owner operators. B. Doyle, The driver mix is 50:50 between owner operators and company drivers. Chairman Markowski inquired about staff parking. J. Jacobs – the two existing parking lots on the front of the property have 91 spaces, they were not highlighted on the submitted plan as they are existing.

F. Ramirez questioned site lighting and landscaping. These will be addressed at permit phase.

B. Doyle responding to M. Moruzzi said that closing is scheduled for between 05.31.11 and 07.31.11 due to the existing tenants needs. He continued that it was Amerifreight's goal to have the best looking site on N. Ellis Street.

A lengthy discussion ensued as to enforcement options if the outdoor storage area was not brought into compliance in the timeframe specified. M. Mason can supply their construction schedule, which calls for construction to begin before June 2012 and for substantial progress to be made.

S. Viger gave the staff presentation and recommendation of approval for the Conditional Use Permits for Outdoor Storage, Motor Vehicle Repair (Major & Minor) as well as for the screening variance. Staff respectfully recommends denial of the variance to extend the timeframe for compliance with the approved surface requirement.

At 7:38 P.M. Chair Markowski asked if any members of the public were present and were desirous of being heard. There being none, the Public Hearing was closed.

Motion: Commissioner Ramirez made a motion to adopt the Findings of Fact. Commissioner Rowe seconded the motion.

Roll Call: Ayes: Markowski, Rowe, Moruzzi, Ramirez, Weldon.

Nays: None

Motion carried.

Motion: Commissioner Ramirez made a motion to recommend to the Village President and Board of trustees approval of a Conditional Use Permit to allow outdoor storage of tractor – trailers up to 50% of the site, a Conditional Use Permit to allow Motor Vehicle Repair (Major & Minor), a Variance to reduce the screening requirement for Outdoor storage and a variance to allow outdoor storage on anon- approved surface until the end of June 2013.

The recommendation is subject to the following conditions:

1. That the property be developed in substantial compliance with the plans submitted as part of the application, prepared by Jacob & Hefner Associates Inc. dated 03.04.11.
2. For the duration of the Conditional Use, the Subject Property shall be and meet the requirements of a “zoning lot”. As defined in Section 10 – 2- 3 of the Bensenville Village Code.
3. By the date that the outdoor storage use is established, stormwater inlet protection shall be installed, together with any Best Management Practices identified by the Village’s Director of Public Works, at all catch basins on the Subject Property.
4. The Conditional Use Permit shall be applicable during the tenancy of Amerifreight Systems, LLC or any successor in interest it may have in assumption of the tenancy.

Commissioner Rowe seconded the motion.

Roll Call: Ayes: Markowski, Rowe, Moruzzi, Ramirez, 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.

There being no further business before the Community Development Commission, Commissioner Ramirez made a motion to adjourn the meeting. Commissioner Rowe seconded the motion.

All were in favor
Motion carried.

The meeting was adjourned at 7:58 P.M.

A handwritten signature in cursive script, appearing to read "R. Ramirez", is written over a horizontal line.

Chairman
Community Development Commission