

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

MINUTES OF THE SPECIAL COMMUNITY DEVELOPMENT COMMISSION

August 9, 2010

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

ROLL CALL : Upon roll call, the following Commissioners were present:
Markowski, Weldon, Rowe, Ramirez, Ventura, Moruzzi, Janowiak
Absent: None
A quorum was present.

JOURNAL OF PROCEEDINGS:

The minutes of the Community Development Commission of July 12, 2010 were presented.

Chairman Markowski requested his statements be added to the minutes regarding the amendments to the June 7, 2010 meeting. Chairman Markowski would like the meetings to be recorded.

Motion: Commissioner Moruzzi made a motion to approve the minutes as amended. Commissioner Ventura seconded the motion.

All were in favor.

Motion carried.

Public Hearing: CDC Case Number 2010-16
Petitioner: Humberto Lagunas & Eduardo Lagunas (Warrior Scrap Metal)
Location: 1141 E. Green Street
Request: Conditional Use Permit; Recycling Center

Eduardo Lagunas, Owner, and Bob Gill, Property Owner were both present and sworn in by Chairman Markowski. Mr. Lagunas presented to the Commissioner a commitment letter from Excel Environmental, Inc to become the recycling company for Warrior Scrap Metal for hazardous materials. (Exhibit A) Warrior Scrap Metal could not find a company to properly dispose of freon. Until a company is hired, Warrior Scrap Metal will not accept any materials containing freon. There has been not details finalized with Excel Environmental, Inc regarding a pick up schedule or containers being supplied. Warrior Scrap Metal currently closed their facility in Melrose Park due to size. They are seeking a bigger location. All sorting will take place inside the building. Mr. Gill is currently addressing the code issues with the building. Warrior Scrap Metal is open to the public. Commissioner raised concern with handicap parking. There was no denotation of handicap parking on the site plan. There was no public comment.

Motion: Commissioner Ventura made a motion to approve the findings and facts for CDC case # 2010-16. Commissioner Rowe seconded the motion.

Roll Call: Ayes: Markowski, Weldon, Rowe, Ventura, Moruzzi, Janowiak

Nays: Ramirez

Motion carried.

Motion: Commissioner Ventura made a motion to approve CDC case #2010-16 with the recommendation that a new site plan including handicap parking be provide along with additional information from Excel Environmental, Inc regarding the proper disposal of hazardous materials. Commissioner Moruzzi seconded the motion.

Roll Call: Ayes: Moruzzi, Ventura, Weldon

Nays: Markowski, Rowe, Janowiak, Ramirez

Motion failed.

Public Hearing: CDC Case Number 2010-15
Petitioner: Joseph Calzante
Location: 430 & 434 S. York Road
Request: Site Plan Review

Joseph Calzante, property owner, and Marshall J. Subach of Hunt, Kaiser, Aranda & Subach, Ltd. were both present and sworn in by Chairman Markowski. Mr. Calzante is seeking approval for a site plan for additional parking. Mamma Marias will be adding forty five parking spaces and will relocate curb cuts. IDOT does not have any jurisdiction with the curb cuts on York Road, they fall within Bensenville's jurisdiction. Loading and unloading will take place behind the building in the public ally. Mamma Marias will keep the current parking. All code and permit requirements will be met. Commissioner Ramirez raised concern with the lack of a landscaping plan. There were no given details on the type of screening or type of trees being planted. Village Staff will work with Mr. Calzante regarding the issues. There was no public comment.

Motion: Commissioner Moruzzi made a motion to approve CDC case #2010-15 Commissioner Weldon seconded the motion.

Roll Call: Ayes: Markowski, Weldon, Rowe, Ramirez, Ventura, Moruzzi, Janowiak

Nays: None

All were in favor.

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 Ventura made a motion to adjourn the meeting. Commissioner Ramirez seconded the motion.

All were in favor

Motion carried.

The meeting was adjourned at 8:37 p.m.

Chairman
Community Development Commission