

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

**MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION**

July 13, 2009

**CALL TO ORDER:** The meeting was called to order at 7:30pm

**ROLL CALL :** Upon roll call, the following Commissioners were present:  
Ramirez, Kalogeresis, Markowski, Gibbs  
Absent: Geils  
A quorum was present.

**JOURNAL OF PROCEEDINGS:**

The minutes of the Community Development Commission of June 8, 2009 were presented.

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

All were in favor.  
Motion carried.

**Public Hearing:** CDC Case Number 020909-1  
**Petitioner:** Alu-Bra Foundry, Inc.  
**Location:** 630 E. Green Street  
**Request:** A Conditional Use Permit for Outdoor storage and Variances for the expansion of a nonconforming building, a reduction in the drive aisle width, a reduction in the minimum screening height, an elimination of screening for disposal areas and a reduction if the front and side yard set backs.

Mr. James R. Carr was present and sworn in by Chairman Markowski. Mr. Carr was is a representative for Alu-Bra Foundry, Inc. Mr. Carr reviewed the discussion that took place from February regarding 630 E. Green Street. Alu-Bra will pave the parking lot that is currently gravel. They meet the required parking. They have 53 parking spots and meet the handicap parking regulations. The Commissioners raised concern with Alu-Bra plans to double stack out door storage containers. The containers will be stack on top of one another and one will be exposed over the eight

foot fence. The Commissioners fear the safety of employees that will be retrieving parts from the containers. Alu-Bra will work with the Village staff and their designers to come up with an alternative plan that will also allow trucks to be able to deliver to their company. The Commissioners did not have an issue with any of the other variances that Alu-Bra was seeking.

**MOTION:** Commissioner Ramirez made a motion to approve the conditional use permit for outdoor storage along with the variances for the expansion of a nonconforming building, a reduction in the drive aisle width, an elimination of screening for disposal areas and a reduction in the front and side yard setbacks.

Commissioner Gibbs seconded the motion.

**ROLL CALL:** AYES: Markowski, Gibbs, Kalogeresis, Ramirez  
NAYS: None  
Motion carried.

Motion carried.

Commissioner Ramirez made a motion to deny the variance for a reduction in the minimum screening height.

Commissioner Kalogeresis seconded the motion.

**ROLL CALL:** AYES: Markowski, Gibbs, Kalogeresis, Ramirez  
NAYS: None  
Motion carried.

**Public Hearing:** CDC Case Number 051109-1  
**Petitioner:** Richard C. Kraemer  
**Location:** 211 Beeline, Unit 12  
**Request:** A Conditional Use Permit for Motor Vehicle Repair, both Major and Minor.

Mr. Kraemer was present and sworn in by Chairman Markowski. Mr. Kraemer was in front of the CDC Board on June 8, 2009 and his case was continued. Mr. Kraemer has resolved all code issues to his property that he is responsible for. Other issues need to be addressed by the land lord of the property. Village staff will address the issue. A fire alarm and key box have not been installed at the location.

**MOTION:** Commissioner Ramirez made a motion to approve conditional use permit for motor vehical repair, both major and minor.

Commissioner Gibbs seconded the motion.

**ROLL CALL:** AYES: Gibbs, Ramirez  
NAYS: Markowski, Kalogeresis

**Public Hearing:** CDC Case Number 071309-1  
**Petitioner:** Rawlings Towing, Inc.  
**Location:** 600 W. Irving Park Road  
**Request:** A Conditional Use Permit for a drive-threw window.

Mr. Bryan E. Mraz was present and sworn in by Chairman Markowski. Mr. Mraz is a representative for Rawlings Towing, Inc. The property is currently a gas station on the corner of Irving Park Road and Church Road. There is a lot of foot traffic at this location with minimum parking. Customers park in gas pumps. The drive threw window has already been installed. There has been no issues with traffic backing up on either Irving Park Road or Church Road. Customers can also pre pay for gasoline at the window and not have to go inside.

**MOTION:** Commissioner Kalogeresis made a motion to approve a conditional use permit for a drive-threw window..

Commissioner Gibbs seconded the motion.

**ROLL CALL:** AYES: Markowski, Gibbs, Kalogeresis, Ramirez  
NAYS: None  
Motion carried.

**Public Hearing:** CDC Case Number 071309-2  
**Petitioner:** Go To Logistics  
**Location:** 1200 N. Ellis  
**Request:** Conditional Use Permits for outdoor storage and motor vehicle repair, both major and minor, a planned unit development and variance for design standards for the width of loading spaces and trailer storage.

This case has been continued until 7/27/09

Commissioner Ramirez made a motion to continue this case until 8/3/2009.

Commissioner Kalogeresis seconded the motion.

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

All were in favor

Motion carried.

The meeting was adjourned at 9:21p.m.

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Chairman  
Community Development Commission