

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

**MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION**

October 13, 2008

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

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

**JOURNAL OF PROCEEDINGS:**

The minutes of the Community Development Commission of September 8, 2008 were presented.

**Motion:** Commissioner Kalogeresis made a motion to approve the minutes as amended. Commissioner Wilhelm seconded the motion.  
All were in favor.  
Motion carried.

**Public Hearing:** CDC Case Number 090808-1  
**Petitioner:** Doug M. Kuharich & Nate Rexroth  
**Location:** 500-510 Country Club Drive  
**Request:** A Conditional Use Permit for Outdoor Storage, Variances for a curb cut, accessory Outdoor Storage in the rear yard and for a parking shortage.

Mr. Kuharich and Mr. Rexroth were present and sworn in by President Markowski. The tenants of this property have resided there since the mid 1970's. In April of 2007 the business was brought out by Midwest Warehouse. A name change occurred triggering the requirement for a new business license. Some issues of concern for the Village include: outdoor Storage for the existing truck parking in the rear yard and an existing curb cut of 45'. The company has had the curb cut for five years. The Village is requiring a Conditional Use Permit for the Outdoor Storage, Variances for the curb cut, the parking shortage and the Outdoor Storage in the rear yard abutting a residential zoning district. The Village is also asking that a wooden fence be built on the south side of the property to provide screening for the residential area.

Mr. Markowski brought to the attention of Mr. Kuharich and Mr. Rexroth, that there was no indication of handicapped parking on the Site Plan. He also reminded them that the state code requires a business to have handicapped parking. Mr. Kuharich and Mr. Rexroth promised to re-stripe the parking lot and add handicapped parking. There will be two parking spaces.

The board of Commissioners had no issue with the curb cut.

Mr. Kuharich and Mr. Rexroth stated that within the last three weeks the north fence has been replaced. There were no pictures providing proof. The south fence will be replaced plus or minus 700 feet due to an existing chain link fence. The length required is 695 feet. The fence may extend to next post.

Mr. Kuharich and Mr. Rexroth feel that outside storage is necessary for the day-to-day operation of the company. The truck parking has been there for many years. Without outside storage, the company will have no way to run day-to-day operations and will have to move to another location or town.

Mr. Kuharich and Mr. Rexroth promised to take care of the smaller issues that include payment of the outstanding water bill, not parking next to fire hydrants, replacing burned out bulbs in the outside lighting.

Mr. Ramirez made a motion to approve the Conditional Use Permit for Outdoor Storage, the Variances for a 45 foot curb cut, the outdoor storage in the rear yard abutting a residential zoning district and the parking shortage.

Mr. Kalogeresis asked about an additional dumpster on the property. Only one was spotted from the picture. Mr. Kuharich and Mr. Rexroth were not sure how many were on location. They will look into the situation and make the proper adjustments to the location.

Mr. McCutcheon seconded the motion.

**ROLL CALL:**

AYES: Gibbs, Ramirez, Wilhelm, McCutcheon, Kalogeresis

NAYS: None

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 Wilhelm seconded the motion.

All were in favor

Motion carried.

The meeting was adjourned at 8:10pm

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Chairperson  
Community Development Commission