

Village Board

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BENSENVILLE
GATEWAY TO OPPORTUNITY

Village of Bensenville, Illinois

VILLAGE BOARD

COMMUNITY AND ECONOMIC DEVELOPMENT

COMMITTEE MEETING

AGENDA

7:00 PM August 13, 2013

Call to Order

Roll Call

Approval of Minutes:

June 11, 2013 & June 18, CEDC Minutes

ACTION ITEMS

1. Consideration of a Variance to reduce the required parking from 24 to 0 for the property located at 202 W. Irving Park Road (P&J Discount Cigarette Center Building), resulting from the IDOT acquisition for the Irving Park and York Road grade separation project.

As part of the Irving Park Road and York Road grade separation project, IDOT is acquiring property along Irving Park Road. In the case of the subject property, 202 W. Irving Park Road (P&J Discount Cigarette Building), IDOT's acquisition will take all 4 off-street parking spaces from the property. Therefore, in order to maintain operation, the applicant requests a variance to reduce the required number of off-street parking spaces from 24 to 0. In this case there are 11 on-street parking spaces on Addison Street that will remain for customer use. Therefore, in order to allow the existing business to remain in operation, staff recommends approval of this variance with the condition that a landscape plan be submitted for their altered frontage. The CDC unanimously approved (7-0) at their May 13, 2013 meeting.

2. Consideration of a Conditional Use Permit to allow Motor Vehicle Repair (Major & Minor) at the I - 2 Light Industrial District property located at 211 W. Beeline Drive, Unit 1 (Matejko Auto Service).

Matejko Auto Service recently purchased Unit 1 at 211 W. Beeline Drive, a multi-tenant industrial building. The applicant now seeks a Conditional Use Permit (CUP) in the I-2 Light Industrial District to allow Motor Vehicle Repair (Major & Minor) at the subject property. Previously in the Fall of 2012, a truck repair use was denied a CUP in Unit 3 of the same property based on congestion issues at the site that would be exacerbated by parking of tractors and trailers. In this case staff supports the CUP for Matejko Auto Service since the prior use of Unit 1 was a motor vehicle repair use and due to a number of conditions. These include a six month review by both the CDC and Village Board to confirm compliance with the conditions, a prohibition on work outdoors, restricting the vehicles to be repaired to passenger vehicles under 8,000 pounds and additional landscaping. The CDC recommended approval of the CUP subject to these conditions at their June 24, 2013 meeting. Staff concurs.

3. Consideration of a Conditional Use Permit to erect an Electronic Message Center sign at the Bensenville Library, located at 200 S. Church Road in a RS -5 High Density Single

Family Residential District.

This request from the Bensenville Public Library is for a Conditional Use Permit (CUP) to allow an Electronic Message Center (EMC) sign at their property on 200 S. Church Road. At the CDC public hearing on June 24, 2013 several members of the public testified both in favor and opposition of the EMC. Opposing statements reflected disruption to the rural character of Church Road and the safety hazard of an electronic sign near schools and the library. Staff contends that the EMC regulations were drafted using best practices to ensure the image changes and light levels were tested and safe.

After deliberation, a motion to approve the CUP was denied by the CDC (vote 3-3). Staff continues to support the CUP subject to conditions including that the sign is turned off when the Library is closed and the light from the sign not cross the Library property line.

4. Consider a text amendment to sign regulations, dealing with both freestanding and wall signs, for Sections 10 - 3(monument sign) and Section 10 -18 (Sign Regulations) of the Bensenville Village Code.

This agenda item proposes several text amendments to the Bensenville Village Code related to sign regulation. These text amendments were brought to light from recent requests by Bacci Pizza/Dunkin Donuts as well as Pro Logis. The amendments would allow taller monument signs like the case of Bacci, directory signs for the case of Pro Logis, as well as other clean up amendments allowing temporary Grand Opening signs and Menu Board signs. The CDC unanimously recommended approval at their June 24, 2013 meeting. Staff concurs.

5. Consider a Conditional Use Permit and several Variances related to a request from Blu Fuel to construct a diesel and liquefied natural gas (LNG) fleet fueling facility at 600 W. Devon Avenue in the I-2 Light Industrial District.

The applicant, Blu Fuel, requests a Conditional Use Permit and several variances to construct a diesel and liquefied natural gas (LNG) fueling station at the vacant 600 W. Devon Avenue property. The LNG station may be the first of its kind in Illinois. The CUP is to allow the fueling center in the I-2 Light Industrial District and most of the variances are for signage and the above ground storage container for the LNG. Neighboring diesel station Bell Fuel spoke in opposition to Blu Fuel primarily based on safety and the storage container. Staff and the Village Attorney have found these objections unfounded. As to the variance for the size of the storage container, staff finds the requested size to be the industry standard and does not object. The CDC voted 6-1 to recommend approval at their July 8, 2013 public hearing. The opposing vote wanted to continue to public hearing to allow more time to consider. Staff concurs with the CDC and recommends approval of the request based on meeting the criteria for approval. In addition, Blu Fuel would be the first LNG facility in the area and would provide a future technology in the Northern Business District that distinguishes Bensenville from other communities.

6. Consideration of a variance to allow a fence in the required corner side yard for the single family property located at 618 W. Green Street.

618 W. Green Street is currently improved with a single-family residence and a detached garage structure. The property is located at the southeast corner of Green Street and Church Road. The applicant seeks to install a 6' wood board on board fence along the Church Road frontage. This request requires a variance because a fence cannot be located within the required corner side yard. The applicant initially requested that the fence be constructed on the Church Road property line, however a compromise was reached at the CDC to move the fence 5' off the property line to match the setback of the detached garage. Based on the compromised setback, and the fact that Church Road sees 11,000 vehicles per day, staff recommends approval of the variance. The CDC also recommended approval at their July 8, 2013 meeting.

7. Consider a Building Code amendment to allow open web wood trusses for nonresidential uses under certain circumstances.

In 2010 the Village prohibited the use of wood trusses on buildings as a local amendment to the 2006 International Building Code. In reviewing our codes, we have now determined that the Village's prohibition is more strict than our neighboring communities. While wood trusses are more combustible than other materials, they are also much less expensive and the safety issues can be mitigated by only allowing them in certain circumstances. Therefore this text amendment provides three criteria allowing wood trusses: (1) the building be 1 story and less than 5,000 sqft, (2) the entire building be sprinklered, and (3) a wood truss placard must be placed on the sprinkler room panel. With these criteria, staff supports this text amendment.

8. Consider Text Amendments to alter Section 10-3 (Administration and Enforcement -

Definitions) of the Village Code for Massage Therapy Salons and Section 10-7 (Commercial Districts) for Medical, Dental and Optometry offices.

This agenda item proposes two business related text amendments to the Village Code. The first text amendment would allow massage therapy as a Conditional Use, which means each use would receive public scrutiny to ensure compliance with the Code. Currently massage therapy is only permitted in medical clinics and full service health clubs. We believe this restriction was made to eradicate massage parlors with questionable business practices. However, day spas are becoming more prevalent in communities and in Bensenville they are not permitted to provide massage services. The Police Department has expressed concerns over loosening regulations on massage parlors, however we believe the protections afforded by the CUP process would address these concerns. The second text amendment is related to medical clinics. Our current code limits the number of "professionals" in each medical clinic to three. We do not believe this is consistent with modern group practices and therefore we recommend removing this restriction. The CDC unanimously agreed with both text amendments at their July 22, 2013 meeting. Members of the public also spoke in support of the massage text amendment. Staff concurs and recommends approval.

INFORMATIONAL ITEMS

Adjournment