

Community Development Commission Meeting Minutes

June 24, 2013

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

**MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION**

June 24, 2013

**CALL TO ORDER:** The meeting was called to order by Chairman Moruzzi at 6:32p.m.

**ROLL CALL :** Upon roll call the following Commissioners were present:  
Moruzzi, Pisano, Rodriguez, Rowe, Weldon  
Absent: Caira, Janowiak  
A quorum was present.

**JOURNAL OF PROCEEDINGS:**

The minutes of the Community Development Commission  
Meeting of June 10, 2013 were presented.

Motion: Commissioner Weldon made a motion to approve the minutes as  
presented. Commissioner Pisano seconded the motion.

All were in favor. Motion carried.

**Continued  
Public Hearing:** CDC Case Number 2013-14  
**Petitioner:** Anna Fiedoruk  
**Location:** 211 West Beeline Drive Unit #1  
**Request:** Conditional Use Permit Amendment; to allow Motor Vehicle  
Repair; Major & Minor in a I-2 Light Industrial District

Motion: Commissioner Pisano made a motion to re-open CDC Case No.  
2013-14. Commissioner Rowe seconded the motion.

**ROLL CALL :** Upon roll call the following Commissioners were present:  
Moruzzi, Pisano, Rodriguez, Rowe, Weldon  
Absent: Caira, Janowiak  
A quorum was present.

Chairman Moruzzi re-opened the Public Hearing for CDC Case  
Number 2013-14 at 6:34 p.m.

Mario and Anna Fiedoruk, owners of Matejko Auto Service were  
both present and sworn in by Chairman Moruzzi.

Director of Community and Economic Development, Scott Viger, reviewed the discussion that had taken place at the June 10, 2013 Community Development Commission Meeting. Mr. Viger stated Staff had added a condition that would require the facility be restricted to passenger vehicles weighing less than 8,000 pounds.

Commissioner Pisano asked if the petitioners were in receptive of Staff's added condition. Mr. and Mrs. Fiedoruk both stated they had no objections to the added condition.

Mr. Viger stated Staff recommends approval of the conditional use request with the following conditions:

1. The Conditional Use Permit be granted solely to Anna Fiedoruk (Matejko Auto Service) and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of the sale or lease of this property, the proprietors shall appear before a public meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and / or ownership to the new proprietor without amendment to the Conditional Use Permit, or if the CDC deems that the new proprietor contemplates a change in use which is inconsistent with the Conditional Use Permit, the new proprietor shall be required to petition for a new public hearing before the CDC for a new Conditional Use Permit.
2. A six month review before the CDC and Village Board is required to ensure adequate compliance with the conditions enumerated below.
3. No work shall be performed out of doors.
4. There shall be no outdoor storage of vehicles.
5. All building, engineering and code compliance staff comments shall be promptly complied with, including the installation of a grease, oil and sand interceptor.
6. There shall be a reduction in the number of service bays/areas so that the on-site parking meets the Municipal Code.

7. Additional parking spaces shall be provided on the east / rear of the property.
8. Owner shall work with the Village and other property owners on the site to create a viable property owners' association to assist in the long term maintenance of the total property.
9. This facility is restricted to passenger vehicles weighing less than 8,000 pounds.
10. Applicant shall install landscaping in accordance with a plan reviewed and approved by the Community and Economic Development department. The installation shall be complete before the end of calendar year 2013.

*Commissioner Ciara entered the meeting at 6:40p.m.*

**Public Comment:**

Chairman Moruzzi asked if there was any member of the Public that would like to give testimony in regards to CDC Case No. 2013-14. There was none.

Motion: Commissioner Rowe made a motion to close CDC Case Number 2013-14. Commissioner Pisano seconded the motion.

Roll Call: Ayes: Moruzzi, Caira, Pisano, Rodriguez, Rowe, Weldon

Nays: None

All were in favor. Motion carried.

Chairman Moruzzi closed the Public Hearing at 6:41p.m.

Motion: Commissioner Weldon made a motion to approve the findings of facts for CDC Case No. 2013-14 consisting of:

1. Traffic: The proposed use will not create any adverse impact of types or volumes of traffic flow not otherwise typical of permitted uses in the zoning district has been minimized. **The addition of another motor vehicle repair business limited to passenger vehicles will not increase the traffic congestion found on-site to levels not otherwise typical of permitted uses in the District. The Unit was previously occupied by a similar motor vehicle repair operation.**

2. Environmental Nuisance: The proposed use will not have negative effects of noise, glare, odor, dust, waste disposal, blockage of light or air or other adverse environmental effects of a type or degree not characteristic of the historic use of the property or permitted uses in the district. **There should not be environmental nuisances uncharacteristic of other I -2 uses and as work will be done indoors negative air and waste disposal nuisances are mitigated; however, any influx in truck traffic and storage would be an environmental nuisance to the surrounding tenants. With the use limited to passenger vehicles (no trucks) there should not be any negative environmental effects.**
3. Neighborhood Character: The proposed use will fit harmoniously with the existing character of existing permitted uses in its environs. Any adverse effects on environmental quality, property values or neighborhood character beyond those normally associated with permitted uses in the district have been minimized. **The property in question is zoned I -2 Light Industrial. The proposed use should be in harmony with the businesses in the area.**
4. Use Of Public Services And Facilities: The proposed use will not require existing community facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area. **No significant increase in the utilization of the public utility systems is anticipated.**
5. Public Necessity: The proposed use at the particular location requested is necessary to provide a service or a facility which is in the interest of public convenience, and will contribute to the general welfare of the neighborhood or community. **Staff believes that as the business is located in an industrial area, there is sufficient market demand for the proposed service.**
6. Other Factors: The use is in harmony with any other elements of compatibility pertinent in the judgment of the commission to the conditional use in its proposed location. **Motor Vehicle Repair both Major & Minor will be in harmony with the surrounding business and industrial uses.**

Commissioner Pisano seconded the motion.

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Roll Call: Ayes: Moruzzi, Caira, Pisano, Rodriguez, Rowe, Weldon

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Weldon made a motion to approve the conditional use request for CDC Case No. 2013-14 with Staff's recommendations consisting of:

1. The Conditional Use Permit be granted solely to Anna Fiedoruk (Matejko Auto Service) and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of the sale or lease of this property, the proprietors shall appear before a public meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and / or ownership to the new proprietor without amendment to the Conditional Use Permit, or if the CDC deems that the new proprietor contemplates a change in use which is inconsistent with the Conditional Use Permit, the new proprietor shall be required to petition for a new public hearing before the CDC for a new Conditional Use Permit.
2. A six month review before the CDC and Village Board is required to ensure adequate compliance with the conditions enumerated below.
3. No work shall be performed out of doors.
4. There shall be no outdoor storage of vehicles.
5. All building, engineering and code compliance staff comments shall be promptly complied with, including the installation of a grease, oil and sand interceptor.
6. There shall be a reduction in the number of service bays/areas so that the on-site parking meets the Municipal Code.
7. Additional parking spaces shall be provided on the east / rear of the property.

8. Owner shall work with the Village and other property owners on the site to create a viable property owners' association to assist in the long term maintenance of the total property.
9. This facility is restricted to passenger vehicles weighing less than 8,000 pounds.
10. Applicant shall install landscaping in accordance with a plan reviewed and approved by the Community and Economic Development department. The installation shall be complete before the end of calendar year 2013.

Commissioner Rowe seconded the motion.

Roll Call:

Ayes: Moruzzi, Caira, Pisano, Rodriguez, Rowe, Weldon

Nays: None

All were in favor. Motion carried.

**Public Meeting:**

CDC Case Number 2013-17

**Petitioner:**

Bensenville Public Library

**Location:**

200 South Church Road

**Request:**

Conditional Use Permit to allow an Electronic Message Center Sign in an Existing RS-5 High Density Single Family Residential District

Motion:

Commissioner Rowe made a motion to open CDC Case No. 2013-17. Commissioner Weldon seconded the motion.

**ROLL CALL :**

Upon roll call the following Commissioners were present:

Moruzzi, Caira, Pisano, Rodriguez, Rowe, Weldon

Absent: Janowiak

A quorum was present.

Chairman Moruzzi opened the Public Hearing for CDC Case Number 2013-17 at 6:51 p.m.

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Director of Community & Economic Development, Scott Viger, and Assistant Director of Community and Economic Development, Mark Rysavy, were both presented and sworn in by Chairman Moruzzi. Mr. Viger stated a legal notice was published in the Daily Herald on June 8, 2013 and that a certified copy of the legal notice is maintained in the CDC file and available for viewing. Mr. Viger also stated that Village Staff posted a notice of the Public Hearing sign on the property on June 7, 2013. Mr. Viger stated on June 7, 2013 Village Staff mailed first class notice of the Public Hearing to taxpayers of record within 250 feet of the property in question.

Jill Rodriguez, Susan Earley and Kenneth Kogut were all president and sworn in by Chairman Moruzzi. Ms. Rodriguez reviewed the Village's code requirements to obtaining an EMC sign and stated she believes the Library had met all requirements. Ms. Rodriguez stated this has been an ongoing process for seven years. Ms. Rodriguez stated the design on the proposed sign was designed to fit the community. Ms. Rodriguez submitted a mission statement, purposes of the EMC sign and elements of the EMC sign to the Commission. The letter has been attached to the minutes as "Exhibit A". Ms. Rodriguez stated the Library plans to repave the parking lot and install new lighting in the future. Ms. Rodriguez stated the proposed sign will face north and south and will have a dimming feature. Mr. Rodriguez stated the proposed sign will have a timer and the Library plans to have the sign go dark at a time to be determined at a later date. Mr. Kogut reviewed the dimmer function and stated the sign will automatically dim to the sunshine. Ms. Rodriguez read the approval criteria into the record.

Commissioner Rodriguez asked how bright the lights will be on the sign. Mr. Kogut stated the sign brightness will be set to meet the Village's requirements.

Commissioner Rowe asked if the sign would be lighted twenty-four hours. Ms. Rodriguez stated the library is proposing the sign go dark at 10:00 p.m. every night. Ms. Rodriguez stated the Library would work with the Residents in the area on a time.

Commissioner Pisano asked if the petitioners were aware that if the sign was partially out, the entire sign has to go dark until fixed. Ms. Rodriguez stated the Library was aware of the condition. Mr. Kogut stated the sign comes with a five year warranty.

Commissioner Weldon asked for clarification of the brightness of the sign. Ms. Rodriguez explained the dimming function of the sign.

Chairman Moruzzi asked if the address will be on the sign. Ms. Rodriguez stated the current design does not have the address on the proposed sign but the Library could add if needed to.

Ms. Earley read a statement into the record explaining her support for the proposed sign. Mrs. Early submitted a LACONI (Library Administrations Conference of Northern Illinois) 2013 library salary data into the record. The document has been attached to the minutes as "Exhibit B".

Commissioner Pisano asked if other Libraries from the survey currently have an EMC sign. Mrs. Earley stated she did not have an answer to Commissioner Pisano's questions however, she was aware that Carol Stream and Roselle had EMC signs.

**Public Comment:**

**Patti Johnson – 243 South Church Road**

Mrs. Johnson was present and sworn in by Chairman Moruzzi. Mrs. Johnson shared her opposition to the proposed EMC sign and stated she believes rules are not being followed in Bensenville. Mrs. Johnson stated there are other alternative ways for the Library to get the message out to the Community. Mrs. Johnson asked the Commission to recommend denial of the EMC request.

**Richard Johnson – 243 South Church Road**

Mr. Johnson was present and sworn in by Chairman Moruzzi. Mr. Johnson addressed his concerns with the danger for students crossing the street. Mr. Johnson stated he can see an accident happening in the area due to a driver reading the proposed sign and not seeing students crossing the street.

**Kim Anderson – 209 South Church Road**

Ms. Anderson was present and sworn in by Chairman Moruzzi. Ms. Anderson stated she believes the sign is dangerous for students crossing the street. Mr. Anderson stated driver will be distracted by the sign and will not pay attention to the road. Mr. Anderson also addressed her concern with potential lighting coming into her home.

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**Patrick Paso – 209 South Church Road**

Mr. Paso was present and sworn in by Chairman Moruzzi. Mr. Paso stated the Library should trim their trees to be more visible. Mr. Paso stated he believes the proposed sign will act as a distraction.

**Paul Karg – 223 South Church Road**

Mr. Karg was present and sworn in by Chairman Moruzzi. Mr. Karg stated he believes the sign will be a distraction and cause an accident.

**Ruben Rodriguez – 217 South Church Road**

Mr. Rodriguez was present and sworn in by Chairman Moruzzi. Mr. Rodriguez stated he agrees with all that had spoken during Public Comment. Mr. Rodriguez stated there will be an accident if the proposed sign is allowed.

Mr. Viger read an email into the record from Susan Diamond of 16W603 3<sup>rd</sup> Ave. acknowledging her support of the proposed sign. The email has been attached to the minutes as "Exhibit C".

Mr. Viger read an email into the record from Charles Drake of 802 West Wood Street acknowledging his opposition of the proposed sign. The email has been attached to the minutes as "Exhibit D".

Commissioner Pisano stated he agreed with the Public's concern with student crossing the street and the proposed EMC sign acting as a distraction.

Mr. Viger reviewed the Staff report and stated Staff recommends approval of the proposed EMC sign with the following conditions:

1. The Conditional Use Permit Amendment be granted solely to the Bensenville Community Public Library. and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of the sale or lease of this property, the proprietors shall appear before a public meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and / or ownership to the new proprietor without amendment to the Conditional Use Permit, or if the CDC deems that the new proprietor contemplates a change in use which is inconsistent with the Conditional Use Permit, the new proprietor shall be required to petition for a new public hearing before the CDC for a new Conditional Use Permit.

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2. The electronic message center sign shall be erected in substantial compliance with the plans submitted with the application prepared by All-American Sign Co., Inc. dated received by the CED staff on May 21, 2013.
3. The Electronic Message Center portion of the sign shall be deactivated when the Library is closed.

Mr. Rodriguez asked what the Village's plan was for EMC signs for Government buildings. Mr. Viger stated that has not been discussed.

Commissioner Caira asked what the speed limit was on Church Road. Mr. Viger stated the speed limit on Church Road is 25mph.

Commissioner Rodriguez asked for a condition to be added that would require the light from the proposed sign not shine over the Libraries property line.

Motion: Commissioner Rowe made a motion to close CDC Case Number 2013-17. Commissioner Pisano seconded the motion.

Roll Call: Ayes: Moruzzi, Caira, Pisano, Rodriguez, Rowe, Weldon

Nays: None

All were in favor. Motion carried.

Chairman Moruzzi closed the Public Hearing at 7:38 p.m.

Motion: Commissioner Rowe made a motion to approve the findings of facts for CDC Case No. 2013-17 consisting of:

1. **Traffic:** The proposed use will not create any adverse impact of types or volumes of traffic flow not otherwise typical of permitted uses in the zoning district has been minimized. **No unusual increase in traffic volume is expected from the proposed electronic message center sign on the property.**

2. **Environmental Nuisance:** The proposed use will not have negative effects of noise, glare, odor, dust, waste disposal, blockage of light or air or other adverse environmental effects of a type or degree not characteristic of the historic use of the property or permitted uses in the district. **There are no environmental nuisances or adverse environmental effects envisioned from the proposed electronic message center sign, if it functions in accordance with the Zoning ordinance requirements as well as the “shut – off” time condition.**
3. **Neighborhood Character:** The proposed use will fit harmoniously with the existing character of existing permitted uses in its environs. Any adverse effects on environmental quality, property values or neighborhood character beyond those normally associated with permitted uses in the district have been minimized. **The Electronic Message Center sign will fit harmoniously with the existing character of the environs.**
4. **Use Of Public Services And Facilities:** The proposed use will not require existing community facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area. **There will be no unusual demands placed upon the municipal services or facilities.**
5. **Public Necessity:** The proposed use at the particular location requested is necessary to provide a service or a facility which is in the interest of public convenience, and will contribute to the general welfare of the neighborhood or community. **The Village is quite desirous of enhancing our residents' quality of life and a vibrant community library is an important element in that ongoing effort. Public facilities such as the Community Library are indeed a public necessity and the electronic message center sign will allow the library to bring information about their many services to our residents.**
6. **Other Factors:** The use is in harmony with any other elements of compatibility pertinent in the judgment of the commission to the conditional use in its proposed location. **Other factors are subject to the Commission's judgment.**

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Commissioner Weldon seconded the motion.

Roll Call: Ayes: Moruzzi, Rodriguez, Rowe

Nays: Caira, Pisano, Weldon

Motion fails.

Motion: Commissioner Rodriguez made a motion to approve the conditional use request with Staff's recommendations consisting of:

1. The Conditional Use Permit Amendment be granted solely to the Bensenville Community Public Library, and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of the sale or lease of this property, the proprietors shall appear before a public meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and / or ownership to the new proprietor without amendment to the Conditional Use Permit, or if the CDC deems that the new proprietor contemplates a change in use which is inconsistent with the Conditional Use Permit, the new proprietor shall be required to petition for a new public hearing before the CDC for a new Conditional Use Permit.
2. The electronic message center sign shall be erected in substantial compliance with the plans submitted with the application prepared by All-American Sign Co., Inc. dated received by the CED staff on May 21, 2013.
3. The Electronic Message Center portion of the sign shall be deactivated when the Library is closed.

And the addition of:

4. The Electronic Message Center signs lighting be contained to the Libraries property lines.

Commissioner Pisano seconded the motion.

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Roll Call: Ayes: Moruzzi, Rodriguez, Rowe

Nays: Caira, Pisano, Weldon

Motion fails.

**Public Meeting:** CDC Case Number 2013-18

**Petitioner:** Village of Bensenville

**Request:** Text Amendment; to Consider Amendment to the Sign Regulations in Nonresidential Zoning Districts

**Motion:** Commissioner Pisano made a motion to open CDC Case No. 2013-18. Commissioner Rowe seconded the motion.

**ROLL CALL :** Upon roll call the following Commissioners were present:

Moruzzi, Caira, Pisano, Rodriguez, Rowe, Weldon

Absent: Janowiak

A quorum was present.

Chairman Moruzzi opened the Public Hearing for CDC Case Number 2013-18 at 7:47 p.m.

Director of Community & Economic Development, Scott Viger, stated a legal notice was published in the Daily Herald on June 8, 2013 and that a certified copy of the legal notice is maintained in the CDC file and available for viewing. Mr. Viger stated since this is a text amendment, there was no requirement to post a property and there was no requirement for a mailing.

Mr. Viger reviewed the purpose of the proposed text amendment. Mr. Viger stated the request is for a text amendment to alter various regulations pertaining to both freestanding and, wall mounted signage in the commercial, office and industrial zoning districts. Mr. Viger stated the purpose is to provide a streamlined and realistic set of regulations that meets both the aesthetic and safety concerns of the Village as well as the business and advertising needs of our commercial establishments.

**Public Comment:**

**Sean Ratchford – Corporate ID Solutions**

Mr. Ratchford was present and sworn in by Chairman Moruzzi.

Mr. Ratchford distributed a site brandbook to the Commissioner.

The brandbook has been attached to the minutes as "Exhibit E".

Mr. Ratchford shared his support of the prosed text amendment.

Mr. Viger reviewed the Village Staff report and stated Staff recommends approval of the proposed text amendment.

There were no questions from the Commissioners.

**Motion:** Commissioner Pisano made a motion to close CDC Case Number 2013-18. Commissioner Rowe seconded the motion.

**Roll Call:** Ayes: Moruzzi, Caira, Pisano, Rodriguez, Rowe, Weldon

Nays: None

All were in favor. Motion carried.

Chairman Moruzzi closed the Public Hearing at 8:13p.m.

**Motion:** Commissioner Pisano made a motion to approve the text amendment request. Commissioner Caira seconded the motion.

**Roll Call:** Ayes: Moruzzi, Caira, Pisano, Rodriguez, Rowe, Weldon

Nays: None

All were in favor. Motion carried.

### **Report from Community Development**

Mr. Viger reviewed both recent CDC cases along with upcoming cases.

### **ADJOURNMENT:**

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

All were in favor  
Motion carried.

The meeting was adjourned at 8:17 p.m.

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Mike Moruzzi, Chairman  
Community Development Commission

read. think. dream. create.

Bensenville Community  
Public Library

## Our Mission Statement

We believe that learning is lifelong and that all people deserve opportunities to pursue learning. Our purpose is to serve the informational, educational, cultural and recreational needs of all the district's residents, and we endeavor to support a community of readers. To enhance our purpose, we strive to be a ***dynamic, vital force in the development of the community***, to extend services to users and non-users through both traditional and progressive methods, and to maintain a warm, friendly and people oriented atmosphere.

## The purpose of the electronic message sign

- To promote the programs, services, and resources your Library offers to people of all ages in our community ***to enrich their lives***
- To help us achieve strategic goals developed in 2011 to upgrade the building and grounds for safety and aesthetic purposes
- To further the goals of your Library's Marketing Plan by using every possible medium to ***increase use*** of your Library and its resources

## The elements of the Sign

- Sign is low to the ground; message center part stands at about 3 feet
- The top is white letters on black, meaning very little light is emitted from the top of the sign
- Stone base to blend with your Library's building and grounds
- Faces North and South, not at homes on Church Road
- Enhanced graphics package offers muted colors – not all red
- Dimmer allows us to control brightness
- Time Clock will turn the sign off at night

**THANK YOU**

## LACONI (Library Administrators Conference of Northern Illinois) 2013 Library Salary Data

Circulation Sort	Circulation Statistics			Budget Statistics			
	Circulation		Circulation Multiplier (checkouts per population)	Estimated Assessed Value	Operating		% Budget as Salary
	Library	(checkouts)	Population		Budget	Salary Budget	
Bensenville	91,104	21,409	4.255	\$696,608,593	\$1,668,500	\$787,000	47.2%
Itasca	167,842	8,649	19.406	\$617,384,069	\$1,326,644	\$705,830	53.2%
Forest Pk.	172,500	14,167	12.176	\$353,580,330	\$1,692,000	\$757,000	44.7%
Prospect Heights	232,317	14,073	16.508	\$679,796,838	\$2,525,000	\$1,217,000	48.2%
Warrenville	263,505	13,551	19.445	\$493,430,035	\$1,682,560	\$764,000	45.4%
Roselle	296,135	22,791	12.994	\$792,910,129	\$1,616,367	\$857,370	53.0%
Villa Park	309,357	21,904	14.123	\$619,972,026	\$2,057,870	\$1,080,000	52.5%
Bloomingdale	360,483	22,018	16.372	\$928,022,344	\$2,874,983	\$1,570,000	54.6%
Cary	366,633	28,245	12.980	\$828,527,132	\$1,797,444	\$813,084	45.2%
Rolling Meadows	383,352	24,099	15.907	\$1,003,838,180	\$3,455,117	\$1,769,710	51.2%
Addison	390,065	36,942	10.559	\$1,169,485,325	\$3,888,138	\$1,900,000	48.9%
Grayslake	599,970	28,172	21.297	\$748,274,658	\$2,854,300	\$1,419,390	49.7%
Helen Plum (Lombard)	605,824	43,160	14.037	\$1,500,928,925	\$3,523,282	\$1,826,450	51.8%
Glen Ellyn	644,962	27,450	23.496	\$1,324,197,267	\$3,362,750	\$1,620,000	48.2%
Geneva	658,028	30,505	21.571	\$1,393,742,492	\$7,183,518	\$2,509,450	34.9%
Tinley Park	742,000	63,852	11.621	\$1,812,100,741	\$4,489,382	\$2,060,000	45.9%
Elk Grove Village	853,768	33,127	25.773	\$1,773,128,271	\$4,938,765	\$2,047,150	41.5%
Niles	1,170,750	57,284	20.438	\$1,773,735,725	\$6,940,155	\$3,340,410	48.1%
Des Plaines	1,176,477	58,364	20.158	\$2,184,333,304	\$6,743,324	\$2,732,440	40.5%
Elmhurst	1,478,076	44,121	33.501	\$2,153,797,013	\$6,190,600	\$3,140,800	50.7%
Palatine	1,660,778	88,983	18.664	\$2,553,590,915	\$6,186,030	\$3,006,350	48.6%

**Scott Viger**

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**From:** Susan Diamond  
**Sent:** Monday, June 24, 2013 7:23 AM  
**To:** Scott Viger  
**Subject:** CDC hearing this evening

Hi Scott,

Unfortunately I'll be unable to be at the CDC meeting tonight as I'll be out of town on business. But, as a library trustee, I very much support our request for a conditional use sign permit. One of the things the current board is doing is working very hard to increase usage of the library and its visibility in the community. The sign would support this effort in a cost effective manner without being disruptive to our neighbors. The Board very carefully considered the latter issue and made sure the sign would be low-key, tasteful, and unobtrusive.

Thanks very much for considering this request.

Susan

Susan Z. Diamond, Library Trustee, Bensenville Community Public Library  
Diamond Associates, Ltd.  
16W603 3<sup>rd</sup> Ave.  
Bensenville, IL 60106-2327

**Scott Viger**

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**From:** Charles Drake  
**Sent:** Monday, June 24, 2013 7:41 AM  
**To:** Scott Viger  
**Subject:** Re: Library "EMC" Sign

Scott, I oppose the installation of the electronic sign in front of the library. The primary reason is that it does not fit into the library landscape motif. The current landscaping is rural and rustic and in my opinion not electric. Money could be better used. Thank you. C. Drake 802 W Wood. I do not expect to be in town for meeting tonight. Hope this note is not in vain.

*Sent from my Verizon Wireless 4G LTE DROID*

Scott Viger <[SViger@bensenville.il.us](mailto:SViger@bensenville.il.us)> wrote:

Mr. Drake –

I have attached the plans for the Electronic Message center (EMC) sign proposed by the Library.

Take a look and please call or email any questions. Comments or concerns.

Scott R. Viger, AICP

Village of Bensenville

Director/Community & Economic Development

12 S. Center Street

Bensenville, IL 60106

630.350.3411 Direct

630.670.3206 Mobile



SITE SURVEY BRANDBOOK



- 1. ....Satellite Map
- 2. ....Site Plans
- 3. ....Inventory Recommendation Summary
- 4. ....Inventory Recommendation Detail
- 5. ....No Action Signage
- 6. ....Code Research



CHI06402  
Prologis Bensenville  
950/990 Supreme Drive  
Bensenville, IL 60106



 Building Vertical Monument

 Gateway Horizontal Monument

 Pole Mounted Identifier

 Customer Owned Ground Sign

 Customer Directory

 Directional

 Branded Directional

 Regulatory Sign

 Lease Sign




 Wall Mount Park Sign

 Projected Wall Sign

 Customer Owned Wall Sign

 Loading Dock Numbers

 Address Logo Panel

 Wall Mount Lease Sign

 Face Illuminated Letters

 Non-Illuminated Letters

 Vinyl Letters

**CHI06402**
**Prologis Bensenville**  
**950/990 Supreme Drive**  
**Bensenville, IL 60106**



## INVENTORY RECOMMENDATION SUMMARY

## INVENTORY

## RECOMMENDATION

CHI06402  
Prologis Bensenville  
950/990 Supreme Drive  
Bensenville, IL 60106



## INVENTORY RECOMMENDATION DETAIL



## Comments

N/A

Sign Type	
Gateway Horizontal Monument	
Sign Text	
AMB Logo	
950	
AMB Property Corporation	
Overall Height	Overall Width
5'-8 1/4"	4'-0"
Letter Height	Illumination
N/A	External
Wall Color	Wall Material
N/A	N/A
Available Height	Available Width
N/A	N/A



## Comments

Existing brick to be tuck pointed.

Proposed Action	Proposed Sign Type
Description	
Sign Text	
To Match Existing	
Restoration SOW	Square Feet
Backfill to grade, small signs	0
Electrical SOW	
Run new power supply and connect, ground	
Landscaping SOW	
Medium Landscaping Package	

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CHICAGO  
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950/990 Supreme Drive  
Bensenville, IL 60106

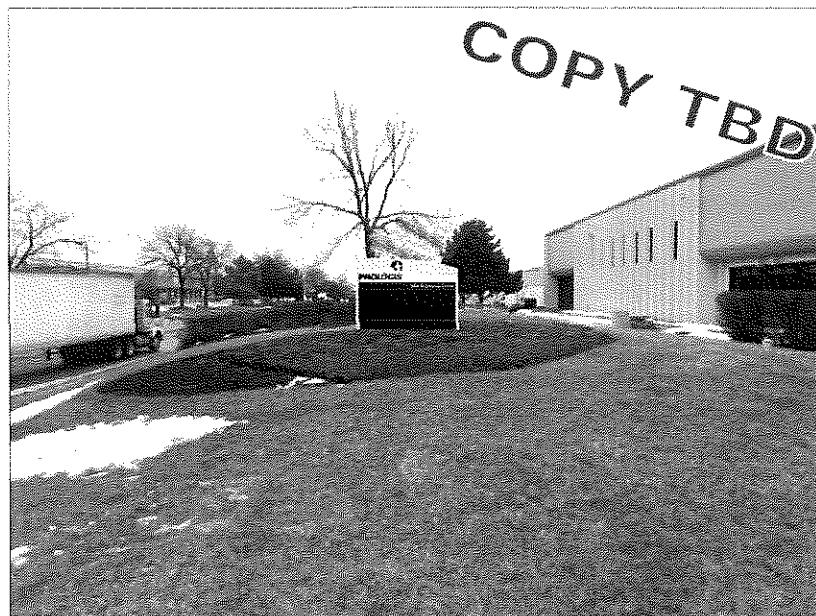
\$ % { # \$ "


**Comments**

N/A

<b>Sign Type</b>	Gateway Horizontal Monument
<b>Sign Text</b>	AMB Logo 950 AMB Property Corporation
<b>Overall Height</b>	<b>Overall Width</b>
5'-7"	8'-0 3/4"
<b>Letter Height</b>	<b>Illumination</b>
N/A	External
<b>Wall Color</b>	<b>Wall Material</b>
N/A	N/A
<b>Available Height</b>	<b>Available Width</b>
N/A	N/A

\$ % { # \$ "


**Comments**

Existing brick to be tuck pointed.

<b>Proposed Action</b>	<b>Proposed Sign Type</b>
Remove & Replace	GHM-30
<b>Description</b>	Gateway Horizontal Monument (GHM)
<b>Sign Text</b>	To Match Existing
<b>Restoration SOW</b>	<b>Square Feet</b>
Backfill to grade, small signs	10
<b>Electrical SOW</b>	
Run new power supply and connect, ground	
<b>Landscaping SOW</b>	
Medium Landscaping Package	

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**INVENTORY**

**Comments**

N/A

<b>Sign Type</b>	
Address Logo Panel	
<b>Sign Text</b>	
950	
<b>Overall Height</b>	<b>Overall Width</b>
2'-6"	3'-6"
<b>Letter Height</b>	<b>Illumination</b>
12"	Non-illuminated
<b>Wall Color</b>	<b>Wall Material</b>
SW 7070	Concrete
<b>Available Height</b>	<b>Available Width</b>
25'-6"	4'-4"

**RECOMMENDATION**

**Comments**

Sign Mounted on Silver Panel

<b>Proposed Action</b>	<b>Proposed Sign Type</b>
Remove & Replace	Custom ALP
	<b>Description</b>
	Address Logo Panels (ALP)
	<b>Sign Text</b>
	950
<b>Restoration SOW</b>	<b>Square Feet</b>
Restore & match paint Concrete, > 20 SF	5
	<b>Electrical SOW</b>
	N/A
	<b>Landscaping SOW</b>
	N/A



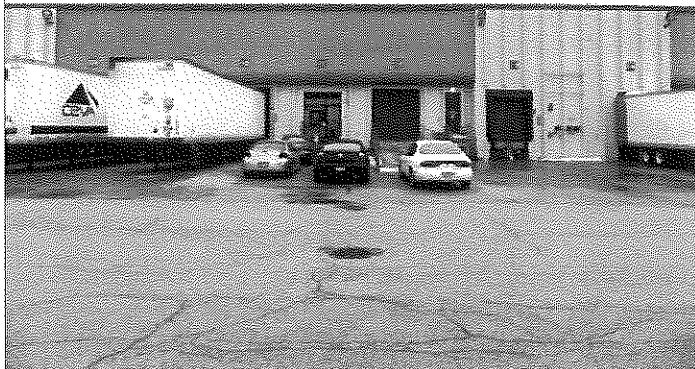
Comments  
N/A

Sign Type	
Address Logo Panel	
Sign Text	
990	
Overall Height	Overall Width
2'-6"	3'-6"
Letter Height	Illumination
12"	Non-Illuminated
Wall Color	Wall Material
SW 7070	Concrete
Available Height	Available Width
18'-4"	8'-0"



Comments  
Sign to be mounted on silver backer.

Proposed Action	Proposed Sign Type
Remove & Replace	Custom ALP
Description	
Address Logo Panels (ALP)	
Sign Text	
990	
Restoration SOW	Square Feet
Restore & match paint Concrete, > 20 SF	150
Electrical SOW	
N/A	
Landscaping SOW	
N/A	

**NO ACTION SIGNAGE****E05****E06**

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## CODE RESEARCH

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