

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

July 7, 2014

CALL TO ORDER: The meeting was called to order by Chairman Moruzzi at 6:30p.m.

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

STAFF PRESENT: M. Rysavy, S. Viger, C. Williamsen,

JOURNAL OF PROCEEDINGS:

The minutes of the Community Development Commission Meeting of June 16, 2014 were presented.

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

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2014-15
Petitioner: Gullo International
Location: 621 North Route 83
Request: Conditional Use Permits to Allow Outdoor Storage up to 50%.

Motion: Commissioner Rowe made a motion to open CDC Case No. 2014-15. Commissioner Weldon seconded the motion.

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

Chairman Moruzzi opened the Public Hearing at 6:32 p.m.

Chairman Moruzzi held a mass swearing in for those who planned to speak during the Public Hearing.

Director of Community and Economic Development, Scott Viger, stated a legal notice was published in the Daily Herald on June 21, 2014 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 20, 2014. Mr. Viger stated on June 20, 2014 Village Staff mailed first class notice of the Public Hearing to taxpayers of record within 250 feet of the property in question.

Commissioner Rodriguez entered the meeting at 6:34 p.m.

Mark Dudek, Project Development for Gullo International was present and previously sworn in by Chairman Moruzzi. Mr. Dudek stated the purpose of the request was to allow for a more flexible offer to potential tenants to lease the property. Mr. Dudek stated Gullo International plans to widen the existing drive-isle on site to allow better traffic flow of trucks. Mr. Dudek stated outdoor storage would help relieve storage inside the building and allow potential tenants to park their fleet on site. Mr. Dudek stated the property will be screened as required by Village Code. Mr. Dudek stated new lighting will be installed for security purposes. Mr. Dudek stated Gullo International will also be installing storm water relief on site to assist with flooding in the area. Mr. Dudek stated there would be no impact on the current structure. Mr. Dudek reviewed the approval criteria for the proposed conditional use permit.

Commissioner Rodriguez asked for the purpose of the request if Gullo International didn't have a tenant in mind. Mr. Dudek stated the property is currently allowed to have 25% of outdoor storage by right and Gullo International believes the site could offer more storage to potential tenants with the expansion of the current drive-isle.

Commissioner Rodriguez asked what would become of the current loading dock. Mr. Dudek stated there are no plans to alter the current building on site.

Commissioner Rodriguez asked if the loading docks would be backed up due to the amount of trucks on site. Mr. Dudek stated there should be no backup issues onsite as a result of a wider drive-isle.

Commissioner Rodriguez raised concerns for a potential backup onto Fairway Drive. Mr. Dudek stated the expanded drive-isle would relieve backup onto Fairway Drive.

Commissioner Rodriguez asked if loading and unloading of trailers would occur within the lot. Mr. Dudek stated the only loading and unloading of trucks would occur at the dock stations.

Commissioner Rodriguez stated he had concerns with the amount of proposed parking on site vs. the current size of the building. Mr. Dudek stated the users of the lot will be tenants of the building and that Gullo International has no intentions to use the lot for truck parking.

Chairman Moruzzi asked how many trucks would be able to park on site if the proposed plans were approved. Mr. Dudek stated the current plans would allow for 43 trucks to be parked on site.

Chairman Moruzzi asked if there will overnight parking where the trucks would remain running. Mr. Dudek stated there will be overnight parking but no trucks will be idle.

Commissioner Rodriguez raised concern with the turning radius onto Fairway Drive. Mr. Dudek stated Gullo International is aware of the proposed issues and is willing to widen the current apron upon the Village's review.

Public Comment:

Chairman Moruzzi asked if there was any member of the Public that would like to give testimony for CDC Case No. 2014-15. There were none.

Mr. Viger reviewed the Staff Report. Mr. Viger stated there is a discrepancy with the petitioner's view of the approval criteria for Public Necessity vs. Staff's view. Mr. Viger stated Staff recommends the approval of the approval criteria within the Staff Report. Mr. Viger stated Staff recommends approval of the proposed conditional use permits with the following conditions:

1. The Conditional Use Permit Amendment be granted solely to Gullo International Development Corporation 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 perimeter of the proposed pavement shall have a curb and gutter installed;
3. A private hydrant shall be installed on proposed new driveway 300 feet south of hydrant on Fairway Drive; and
4. The landscape and screening of the property shall be reviewed and approved by the Village prior to installation.

Commissioner Rodriguez asked if Staff has any concerns with the 50% outdoor storage request. Mr. Viger stated Staff has no concerns with the proposed request.

Commissioner Weldon asked if it is common to allow 50% outdoor storage in the I-2 District. Mr. Viger stated there are other businesses in the area that were granted 50% outdoor storage.

Motion:

Commissioner Weldon made a motion to close CDC Case No. 2014-15. Commissioner Rowe seconded the motion.

ROLL CALL:

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

Nays: None

All were in favor. Motion carried.

Chairman Moruzzi closed the Public Hearing at 7:03 p.m.

Motion: Commissioner Rowe made a motion to approve the findings of facts for the conditional use permit to allow up to 50% of outdoor storage 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 proposed development will not have an adverse impact on traffic volume excessive of uses typically found in the I-2 Light Industrial Zoning District.
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. The proposed use of the development shall not pose any negative adverse effects uncharacteristic of the existing/historic uses allowed in the Industrial District.
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 proposed development is in line with Industrial Use and the truck traffic along Route 83 and within the Industrial Park surrounding the property. This development will not have any adverse impact on the property values, neighborhood character beyond those currently associated with uses in the district.
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. The proposed site improvement shall not generate additional demand for public 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 proposed use is necessary at the proposed location to accommodate the warehouse component of the existing building.

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. At CDC's discretion to include and discuss other factors.

Commissioner Pisano seconded the motion.

ROLL CALL:

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

Nays: None

All were in favor. Motion carried.

Motion:

Commissioner Pisano made a motion to approve the conditional use permit to allow up to 50% of outdoor storage with the following conditions:

1. The Conditional Use Permit Amendment be granted solely to Gullo International Development Corporation 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 perimeter of the proposed pavement shall have a curb and gutter installed;
3. A private hydrant shall be installed on proposed new driveway 300 feet south of hydrant on Fairway Drive; and

4. The landscape and screening of the property shall be reviewed and approved by the Village prior to installation.

Commissioner Weldon seconded the motion.

ROLL CALL:

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

Nays: None

All were in favor. Motion carried.

Public Hearing:

CDC Case Number 2014-16

Petitioner:

Quality Plastics Products, Inc.

Location:

830 Maple Lane

Request:

Conditional Use Permit Amendment to allow Indoor Firing Range.

Motion:

Commissioner Rowe made a motion to open CDC Case No. 2014-16. Commissioner Weldon seconded the motion.

ROLL CALL :

Upon roll call the following Commissioners were present:

Moruzzi, Janowiak, Rodriguez, Pisano, Rowe, Weldon

Absent: Caira

A quorum was present.

Chairman Moruzzi opened the Public Hearing at 7:06 p.m.

Director of Community and Economic Development, Scott Viger, stated a legal notice was published in the Daily Herald on June 21, 2014 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 20, 2014. Mr. Viger stated on June 20, 2014 Village Staff mailed first class notice of the Public Hearing to taxpayers of record within 250 feet of the property in question.

Mark Olsen, owner of Quality Plastics and Mark Kruger were both present and previously sworn in by Chairman Moruzzi. Mr. Olsen submitted an informational packet into the record for the Commissioner's review. The information has been attached to the minutes as "Exhibit A". Mr. Olsen stated Quality Plastics was given the opportunity to purchase the firing range trailer to help grow the business. Mr. Olsen stated Quality Plastics was granted a conditional use permit to operate as a gunsmith in 2011 and has been in business in Bensenville since 1972. Mr. Olsen stated as part of being a gunsmith, the guns being repaired need to be tested.

Mr. Olsen stated the current practice at Quality Plastics is once a gun is fixed, an employee needs to travel to Chicago to test the gun at a firing range, which takes about three to four hours depending on traffic. Mr. Olsen stated the lettering on the trailer has been removed and the trailer is a plain beige color. Mr. Olsen stated there is no showroom at Quality Plastics and he has no intentions of constructing one. Mr. Olsen stated this is an effort to help grow his business and would like to add onto the current building in the future. Mr. Olsen reviewed the approval criteria for the proposed conditional use permit.

Public Comment:

Chairman Moruzzi asked if there was any member of the Public that would like to give testimony for CDC Case No. 2014-16. There were none.

Commissioner Rodriguez asked how far away the trailer will be from residential property. Mr. Olsen stated he was unaware of the distance from residency. Mr. Viger stated Staff did not have a solid number for distance from residency but knows it is less than 1,000 feet.

Commissioner Pisano asked how many shooters would operate the trailer at one time. Mr. Olsen stated there will be two shooters with an instructor in between the two.

Commissioner Pisano asked what would protect shooters from stray bullets. Mr. Olsen stated the inside of the trailer is rubber and once a bullet hits the wall there would be no ricochet.

Commissioner Rowe asked if the trailer is 53'. Mr. Olsen stated the trailer is 53' however only 40' will be used for the range.

Commissioner Janowiak asked how many trailers exists. Mr. Olsen stated he was unaware of how many trailers existed but knows of four companies that produce such equipment.

Commissioner Weldon asked how the trailer would be accessed. Mr. Olsen stated the trailer would be accessed from the rear entrance of the property.

Commissioner Rodriguez asked where ammunition will be stored. Mr. Olsen stated current ammunition is stored in a safe, inside the building. Mr. Olsen stated shooters will be bringing their own ammunition to use the range.

Commissioner Rodriguez asked if ammunition loading would occur outside of the trailer. Mr. Olsen stated all ammunition loading will occur inside of the trailer.

Chairman Moruzzi asked if there will be security cameras installed. Mr. Olsen stated there are currently four cameras in place and he has a proposal out for the installation for fourteen more cameras on site. Mr. Olsen stated there are no intentions to install cameras inside the trailer.

Chairman Moruzzi asked if Mr. Olsen was objective of the idea to allow the Police Department to reviewed surveillance footage and offer advice. Mr. Olsen stated he had no objections to Chairman Moruzzi's idea.

Mr. Viger reviewed the Village Staff report and stated Staff recommends approval of the proposed conditional use permit with the following conditions:

1. The Conditional Use Permit Amendment be granted solely to Quality Plastic Products, Inc. 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 mobile trailer may only be allowed to operate at the subject property;
3. Congregation outside of the firing range shall be prohibited; and
4. Dedicated electrical circuits shall be applied for, approved, and successfully inspected prior to occupancy being granted.

Commissioner Rodriguez raised concern with the proposed firing range being less than 1,000 feet from residential property. Mr. Viger stated Commissioner Rodriguez's concerns are valid and Staff shared similar concerns when the proposed text amendment was being proposed. Mr. Viger stated the separation clause was dropped in the text amendment due to the proximity of the Village of Bensenville's firing range at the new Police Station being within less than 1,000 feet from residential property.

Mr. Viger suggested adding conditions for advertising and a fixed area for the trailer placement.

Motion: Commissioner Rowe made a motion to close CDC Case No. 2014-16. Commissioner Pisano seconded the motion.

ROLL CALL: Ayes: Moruzzi, Janowiak, Rodriguez, Rowe, Pisano, Weldon

Nays: None

All were in favor. Motion carried.

Chairman Moruzzi closed the Public Hearing at 7:50 p.m.

Motion: Commissioner Janowiak made a motion to approve the findings of facts for the conditional use permit 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 proposed use would not generate any adverse impact of types or volumes of traffic flow not otherwise typical of permitted uses within the I-2 Light Industrial Zoning District.
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. The proposed trailer is enclosed with AR500 steel to prevent any exiting of a bullet under any condition. Additionally, the trailer is sound-proofed to mitigate any associated noise.

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 proposed use will not have adverse effects on environmental character of the neighborhood.
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 not be any type of undue burdens placed upon any public facilities or services associated with the use.
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. There is a public necessity for the proposed use due to Illinois' recent legislation to become a "Concealed Carry" state. Firing ranges provide a facility in which to become certified for such a permit.
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. At CDC's discretion to include and discuss other factors.

Commissioner Pisano seconded the motion.

ROLL CALL:

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

Nays: None

All were in favor. Motion carried.

Motion:

Commissioner Weldon made a motion to approve the conditional use permit with the following conditions:

- 1) The Conditional Use Permit Amendment be granted solely to Quality Plastic Products, Inc. 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 mobile trailer may only be allowed to operate at the subject property;
- 3) Congregation outside of the firing range shall be prohibited; and
- 4) Dedicated electrical circuits shall be applied for, approved, and successfully inspected prior to occupancy being granted.

And the addition of:

- 5) No advertising of the gunsmith and/or firing range.
- 6) The trailer be placed in a fixed area as submitted within the initial plans.

Commissioner Pisano seconded the motion.

ROLL CALL:

Ayes: Moruzzi, Janowiak, Rowe Pisano, Weldon

Nays: Rodriguez

Motion carried.

Public Hearing: CDC Case Number 2014-20
Petitioner: Global CFS, Inc.
Location: 525-573 Meyer Road
Request: Planned Unit Development and Conditional Use Permit
Amendments to allow Constructing of a Building.

Motion: Commissioner Rowe made a motion to open CDC Case No. 2014-20. Commissioner Janowiak seconded the motion.

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

Chairman Moruzzi opened the Public Hearing at 7:53 p.m.

Director of Community and Economic Development, Scott Viger, stated a legal notice was published in the Daily Herald on June 21, 2014 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 20, 2014. Mr. Viger stated on June 20, 2014 Village Staff mailed first class notice of the Public Hearing to taxpayers of record within 250 feet of the property in question.

Mr. Steve Panzarella of 860 Foster Avenue was present and previously sworn in by Chairman Moruzzi. Mr. Panzarella stated the current PUD was approved by the Village Board on February 23, 2013. Mr. Panzarella stated the proposed request is for the installation of a small free standing building on site to allow inspections to occur indoors. Mr. Panzarella stated trailers would not site longer than 72 hours at a time. Mr. Panzarella stated the trailers will be backed in and dropped, there will be no tractors stored on site. Mr. Panzarella stated the building would allow for two trailers to be inspected at the same time.

Mr. Viger read the approval criteria into the record on behalf of the petitioner.

Mr. Viger reviewed the Village Staff report and stated Staff recommends approval of the proposed PUD and conditional use permit with the following conditions:

1. The Conditional Use Permit for Outdoor Storage be granted solely to Global CFS/PC Properties, LLC and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of change in tenancy 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 property be developed in substantial compliance with the plans submitted Petrungaro & Associates, Inc. dated 05.12.14.

Public Comment:

Chairman Moruzzi asked if there was any member of the Public that would like to give testimony for CDC Case No. 2014-20. There were none.

Commissioner Rowe asked what would happen if the trailers needed to be unloaded for inspection. Mr. Panzarella stated the trailer would be transported to 860 Foster Avenue for proper unloading and inspection.

Commissioner Weldon asked if the sunset provision on July, 2021 was still in effect. Mr. Viger stated the sunset provision remains in effect.

Motion: Commissioner Pisano made a motion to close CDC Case No. 2014-20. Commissioner Weldon seconded the motion.

ROLL CALL: Ayes: Moruzzi, Janowiak, Rodriguez, Rowe, Pisano, Weldon

Nays: None

All were in favor. Motion carried.

Chairman Moruzzi closed the Public Hearing at 8:05 p.m.

Motion: Commissioner Weldon made a motion to approve the findings of facts for the PUD and conditional use permit consisting of:

1. Superior Design: The PUD represents a more creative approach to the unified planning of development and incorporates a higher standard of integrated design and amenity than could be achieved under otherwise applicable regulations, and solely on this basis modifications to such regulations are warranted. The proposed site plan as revised in accordance with providing a unified planning of development.
2. Meet PUD Requirements: The PUD meets the requirements for planned unit developments set forth in this Title, and no modifications to the use and design standards otherwise applicable are allowed other than those permitted herein. Staff believes this to be accurate.
3. Consistent With Village Plan: The PUD is generally consistent with the objectives of the Village general development plan as viewed in light of any changed conditions since its adoption. The proposal is in compliance with the spirit of the Comprehensive Plan which envisions eventual commercial/mixed-use redevelopment of the property. The proposed plan will not hinder that longer term vision while providing an economically viable use for the property.
4. Public Welfare: The PUD will not be detrimental to the public health, safety or general welfare. Staff believes this to be accurate.
5. Compatible With Environs: Neither the PUD nor any portion thereof will be injurious to the use and enjoyment of other properties in its vicinity, seriously impair property values or environmental quality in the neighborhood, nor impede the orderly development of surrounding property. The land uses to the east of the property include a self-storage facility and industrial type uses, smaller industrial uses are present west of the property and larger industrial uses are located to the north. Staff believes that the plan is compatible with the environs.
6. Natural Features: The design of the PUD is as consistent as practical with preservation of any natural features such as flood plains, wooded areas, natural drainageways or other areas of sensitive or valuable environmental character. There are no natural drainage ways or sensitive environmental areas on the subject property.

7. Circulation: Streets, sidewalks, pedestrianways, bicycle paths and off-street parking and loading are provided as appropriate to planned land uses. They are adequate in location, size, capacity and design to ensure safe and efficient circulation of automobiles, trucks, bicycles, pedestrians, fire trucks, garbage trucks and snow plows, as appropriate, without blocking traffic, creating unnecessary pedestrian-vehicular conflict, creating unnecessary through traffic within the PUD or unduly interfering with the safety or capacity of adjacent streets. Staff believes that the vehicular circulation is acceptable.
8. Open Spaces And Landscaping: The quality and quantity of common open spaces or landscaping provided are consistent with the higher standards of design and amenity required of a PUD. Staff finds this to be accurate.
9. Covenants: Adequate provision has been made in the form of deed restrictions, homeowners or condominium associations or the like for:
 - a. The presentation and regular maintenance of any open spaces, thoroughfares, utilities, water retention or detention areas and other common elements not to be dedicated to the Village or to another public body.
 - b. Such control of the use and exterior design of individual structures, if any, as is necessary for continuing conformance to the PUD plan, such provision to be binding on all future ownerships.No covenants are necessary.
10. Public Services: The land uses, intensities and phasing of the PUD are consistent with the anticipated ability of the Village, the school system and other public bodies to provide and economically support police and fire protection, water supply, sewage disposal, schools and other public facilities and services without placing undue burden on existing residents and businesses. There are adequate public services to adequately service the property. The approval of the PUD will not increase the demand or stress the Village's public services.

11. Phasing: Each development phase of the PUD can, together with any phases that preceded it, exist as an independent unit that meets all of the foregoing criteria and all other applicable regulations herein even if no subsequent phase should ever be completed. There is no phasing proposed.

Commissioner Janowiak seconded the motion.

ROLL CALL:

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

Nays: None

All were in favor. Motion carried.

Motion:

Commissioner Rowe made a motion to approve the PUD and conditional use permit with the following conditions:

1. The Conditional Use Permit for Outdoor Storage be granted solely to Global CFS/PC Properties, LLC and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of change in tenancy 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 property be developed in substantial compliance with the plans submitted Petrungaro & Associates, Inc. dated 05.12.14.

Commissioner Weldon seconded the motion.

ROLL CALL:

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

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2014-21
Petitioner: Village of Bensenville
Request: Text Amendments Concerning PUDs and Recycle Centers within the I-2 Industrial District

Motion: Commissioner Weldon made a motion to open CDC Case No. 2014-21. Commissioner Janowiak seconded the motion.

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

Chairman Moruzzi opened the Public Hearing at 8:08 p.m.

Director of Community and Economic Development, Scott Viger, stated a legal notice was published in the Daily Herald on June 21, 2014 and that a certified copy of the legal notice is maintained in the CDC file and available for viewing.

Mr. Viger stated the Village is requesting the text amendments as a response to recent increase in development requests concerning multiple family homes on vacant lots as well as the operation of recycling centers. It is the Village's belief that the current code does not adequately account for such requests. The Planned Unit Development (PUD) portion of the code creates confusion and unwarranted restrictions on new developments when compared with other sections of the Village Code. The inclusion of a recycling center within the I-2 Light Industrial zoning district conditional uses would allow for the use of some vacancies within the northern business district.

Mr. Viger reviewed the current Village Code and the proposed text amendments consisting of:

Existing Text:

Section 10 – 10 – 2B – 1

“Is at least one acre in size with the exception of RA – 1 and RM – 1, RM – 2, RM – 3 and C – 3; and”

Section 10 – 10 – 2B – 2

“Contains two (2) or more detached principal buildings; and”

Section 10 – 10 – 2B – 3

“Is initially under the same ownership or control, and;”

Section 10 – 10 – 2B – 4

“All new residential units in RA – 1 and RM – 1, RM – 2, RM – 3 and C – 3 shall be reviewed through the PUD process, excepting single family detached homes.

Section 10 – 10 – 4D – 1

“Maximum Density: The number of dwelling units in any phase shall not exceed by more than thirty – five percent (35) the number otherwise allowed by the regulations of the applicable zoning district. Common open space within residential areas of the PUD may be included as residential acreage for purposes of this section.”

Proposed Text:

Section 10 – 10 – 2B – 1

“Is at least one acre in size with the exception of RA – 1 and RM – 1, RM – 2, RM – 3 and C – 3; or”

Section 10 – 10 – 2B – 2 be deleted.

Section 10 – 10 – 2B – 3

“Is initially under the same ownership or control, or;”

Section 10 – 10 – 2B – 4

“All new residential units in RA – 1 and RM – 1, RM – 2, RM – 3 and C – 3 shall be reviewed through the PUD process, excepting single family detached and two unit homes.

Section 10 – 10 – 4D – 1 be deleted.

Recycling Centers in the I-2

1. Recycling centers are permitted as Conditional Uses within the I-3 Heavy Industrial District and the I-4 General Industrial District.
2. Recently the Village has been approached with the operation of a vacant property as a Recycling Center within the I-2 Light Industrial Zoning District.
3. A recycling center is defined as “A facility for separating and processing of used material prior to shipment elsewhere for use in manufacturing.”
4. Staff believes a recycling center is consistent with other uses similar in nature to those existing uses within the I-2.
5. The recycling center as proposed would be a conditional use to be reviewed by the Village prior to its operation.

6. The maintenance of these facilities would then be evaluated and subject to compliance with conditions deemed necessary by the Village.

Existing Text within the I-2:

None

Proposed Text: Municipal Code Section 10 -9B -3

“Recycling center”

Mr. Viger stated Staff recommends approval of the proposed text amendment.

Assistant Director of Community and Economic Development, Mark Rysavy added that a conditional use permit will be required as part of the proposed text amendment for interested companies.

Commissioner Rodriguez asked if there should be a set number in the proposed text amendment. Mr. Viger stated Staff firmly believes it is the property owners right to ask for a certain amount and be heard by the Commission on a case by case basis.

Commissioner Rodriguez asked what the purpose of the expansion into the I-2 District was if the operations are currently allowed in the I-3 and I-4 Districts. Mr. Viger stated some properties are being taken as part of the Western/O’Hare expansion and feels future rezoning will need to be accommodated.

Chairman Moruzzi asked how close the facilities would be to Residential property. Mr. Viger stated there are currently no petitioners for such use, however; each case would come forth to the Commission and concerns can be addressed at that time.

Public Comment:

Chairman Moruzzi asked if there was any member of the Public that would like to give testimony for CDC Case No. 2014-21. There were none.

Motion: Commissioner Pisano made a motion to close CDC Case No. 2014-20. Commissioner Janowiak seconded the motion.

ROLL CALL: Ayes: Moruzzi, Janowiak, Rodriguez, Rowe, Pisano, Weldon

Nays: None

All were in favor. Motion carried.

Chairman Moruzzi closed the Public Hearing at 8:29 p.m.

Motion: Commissioner Weldon made a motion to approve the proposed text amendment as presented. Commissioner Rowe seconded the motion.

ROLL CALL: Ayes: Moruzzi, Janowiak, Rodriguez, Rowe, Pisano, Weldon

Nays: None

All were in favor. Motion carried.

Report from Community Development

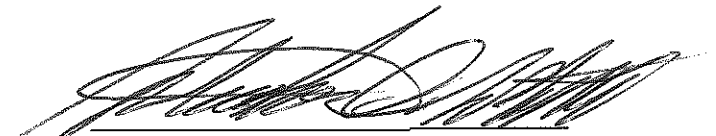
Mr. Viger reviewed both recent CDC cases along with upcoming cases.

ADJOURNMENT:

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

All were in favor
Motion carried.

The meeting was adjourned at 8:32 p.m.

A handwritten signature in black ink, appearing to read 'Mike Moruzzi', is written over a horizontal line.

Mike Moruzzi, Chairman
Community Development Commission

MOA'S PURPOSE FOR THE MOBILE SHOOTING RANGE

Why a mobile shooting Range (MSR)?

MOA Industries holds a class 7 Federal Firearms License (FFL). This allows MOA to conduct business as a manufacturer / gunsmith. As a gunsmith MOA repairs firearms and upgrades and customizes firearms. Currently, when a repair or customization is made to a firearm, MOA must rent time at a gun range to test fire the repair or modification. The closest range is a 30 minute drive. Drive time and time utilized to test fire repairs equates to almost 2-3 hours depending on the number of firearms to be tested and traffic. Having the Mobile Shooting Range at MOA will allow its owners and employees to test fire a firearm in a few minutes. In the event minor adjustments need to be made, MOA's shop is on site. Those repairs can be made quickly and test fired again. Having a Mobile Shooting Range on site will allow MOA to increase productivity by more than ten times. When the MSR is not utilized for test firing repairs, MOA intends to conduct educational, concealed carry classes in accordance with Illinois' new concealed carry law. Having an onsite MSR will allow MOA to effectively compete in this competitive field generating income, revenue and sales tax, benefiting both the Village and MOA Industries.



Michael:

Thank you for granting me the opportunity to review the shooting range trailer. From a fire safety and access prospective, I find no problem from the Fire District and strongly support the endeavor of creating a proactive learning environment for the residents of your community. In the future if you need additional assistance from the myself or the members of the fire district, please contact us.

Thanks:

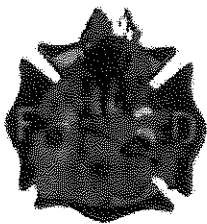
Chief Spain

"REMEMBER, LET'S BE CAREFUL OUT THERE!"

Michael F. Spain
Chief of the District
Cell (708)935-7198
MABAS 20-President
Bensenville Fire Protection District
Direct (630) 594-1184
Fax (630)350-3421

DUTY---HONOR---PRIDE

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WENLYN SCREW COMPANY INC.

**810 MAPLE LANE
BENSENVILLE, IL. 60106 USA**

PH. 630-766-0050

FAX. 630-766-1401

E-MAIL KENHUDZIAKSR@ATT.NET

7/7/14

To whom it may concern:

I have been approached by Mr. Mike Olsen at Quality Plastics in Bensenville Illinois to ask for my permission to have a mobile shooting range on his property. I have known Mike since 2002 and would approve this based off his integrity & respect in the area. Mike has proven on several instances to be a leader in the community when it comes to safety & training in firearms. I personally have learned several safety issues from Mike Olsen that I didn't know prior to his advising. Once again, I approve & endorse any business related to Mike Olsen for the education of firearms.

Sincerely,



Kenneth E. Hudziak Sr.
President

Schlesinger Machine Inc.
820 Maple Lane
Bensenville Il. 60106

To whom it may concern,
It has come to my attention that Mr. Mike Olsen, of Quality Plastics in Bensenville, is seeking a permit for a mobile gun range trailer to improve his business. Mike is an upstanding business man and has been my commercial neighbor since the year 2002. Mike is in complete control of his business and property and has impressed me on several occasions with his attention to safety and honesty. I fully approve of his mobile gun range and trust him to maintain and operate it in a safe and conscientious manner.

Sincerely,

Michael Schlesinger
President
Schlesinger Machine Inc.

CRV Lancaster, Inc.

777 Maple Lane Bensenville, IL 60106
Phone: (630) 595-3777 Fax: (630)

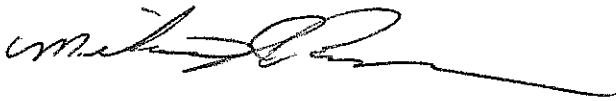
July 7, 2014

To Whom It May Concern:

I am writing this letter in regards to Mike Olsen. We are a neighboring business that has known Mike Olsen for 11 years.

In regards to his shooting trailer, we don't see any problems with it at his shop. We actually believe it could bring more business to us and the surrounding companies.

Thanks



Michael J. Purner
President

To whom it may concern;

Hello, I'm writing to let you know some of my thoughts and point of view regarding Mike Olsen and his efforts to place and operate a firearms safety range at his facility on Maple Lane in Bensenville.

I've known Mike for about five years now. He exclusively services and repairs firearms for me and does a tremendous job of it. I know he is involved with many area police officers as well. This alone speaks very highly of the respect everyone must have for this man and his abilities.

He always conducts this work in a very safe and professional manor. Regarding his ethics towards firearm use and safety, he is, in my opinion, a top notch individual. The shooting range will be a very good addition for his business growth and progress. I feel this would be of great benefit for his gunsmithing activities for it would provide a safe environment for testing and proving out the work he performs on firearms.

It would be advantageous to use this range since Mike now needs to go to another town to use their facilities. That ends up costing me more money for all of the repairs and/or modifications that he does to my firearms. Spending time and money in another town does not seem logical to me.

I'm a fifty eight year old enthusiast of hunting and target shooting. I believe the shooting range is a great idea and will be very beneficial for Mike's expanding business and the people associated with it.

Best Regards,
Thank You!

Rick Bueter
847-280-1177
Schaumburg, Illinois.

TE TOOL & MOLD, INC.

7-7-14



841 EAGLE DRIVE

BENSENVILLE, ILLINOIS 60106

~~(847) 528-6378~~ -- PHONE 847-528-6378

~~(847) 528-6378~~ -- FAX

Village of Bensenville:

Regarding Mike Olsens trailer for his business MOA Industries. The location at Maple Lane is a great place in the business park. I think it would be very beneficial for the city. If I can help in any way.

Thanks,

Todd Hogeland

Todd Hogeland



NRATM

The
National
Rifle
Association
of America

THE NATIONAL RIFLE ASSOCIATION OF AMERICA

Awards this certificate to

MICHAEL J. OLSEN

for successful completion of the

**NRA
RANGE SAFETY OFFICER
COURSE**

NRA Headquarters - Fairfax VA

October 18, 2013

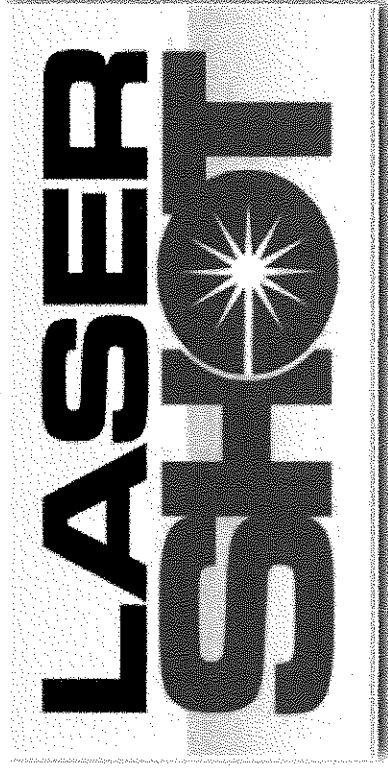
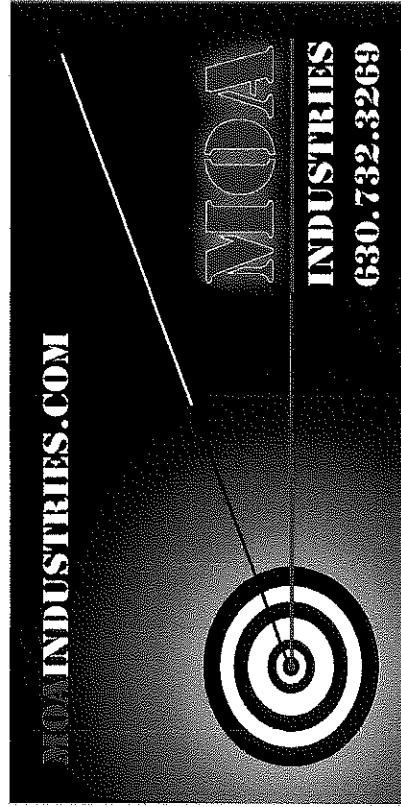
Issued at

Date


NRA National Instructor Trainer


NRA Secretary

Training Wheels



What a mobile shooting range is NOT.

- It is NOT a standard semi trailer!
- It is NOT thin wall construction!
- It is NOT noisy!
- It is NOT dangerous!

What a mobile Shooting Range IS

- A custom built, mobile, 48' semi trailer.
- Lined with AR500 Ballistic Steel. This means the ceiling, floor, front, back and side walls. Nothing can penetrate going out, i.e. leave the trailer.
- Built with a bullet trap at one end to collect bullets.
- Built with an OSHA-compliant, HEPA, air filtration and heating/cooling systems to protect users inside from exposure to gunpowder smoke as well as lead particulates.
- Heavily insulated for sound proofing.

Information from Laser
Shot's own website
www.lasershot.com

Mobile Ranges



Laser Shot's Mobile Range is a completely self-contained live fire training facility that is transportable by standard over-the-road trucks, no special permitting required. The Mobile Range is available in several sizes to include options for a 7 yard, 10 yard, and a 25 yard firing line. Each Mobile Range comes standard with many unique features with several custom options providing every customer a unique mobile shooting range to meet any training requirement and budget.

Additional information taken
from Laser Shot's website
www.lasershot.com

MOA'S trailer has all of the standard features listed in addition to the dual-mode HVAC system with 99.97% HEPA filtration – provides 75% recirculating HVAC or tempered purge ventilation.

Standard Features

- 360 degree encasement in AR500 rifle-rated armor plate for No-Surface-Danger-Zone requirement
- 100% purge-only ventilation system with 99.97% HEPA filtrated exhaust
- 14" ballistic rubber block trap backed with ½" AR500 armor plate rated for ball ammunition 7.62mm x 51
- Thermally and acoustically insulated
- Double air wall for a safe laminar air flow down range
- Exclusive Thermal Shot™ Live Fire Virtual Targetry System
- Range Master's Office with complete operator station including:
 - Two-way intercom system
 - Targetry controls
 - Ventilation and lighting system controls
- Shore power connection
- Custom exterior colors and markings
- DOT approved tandem axle chassis

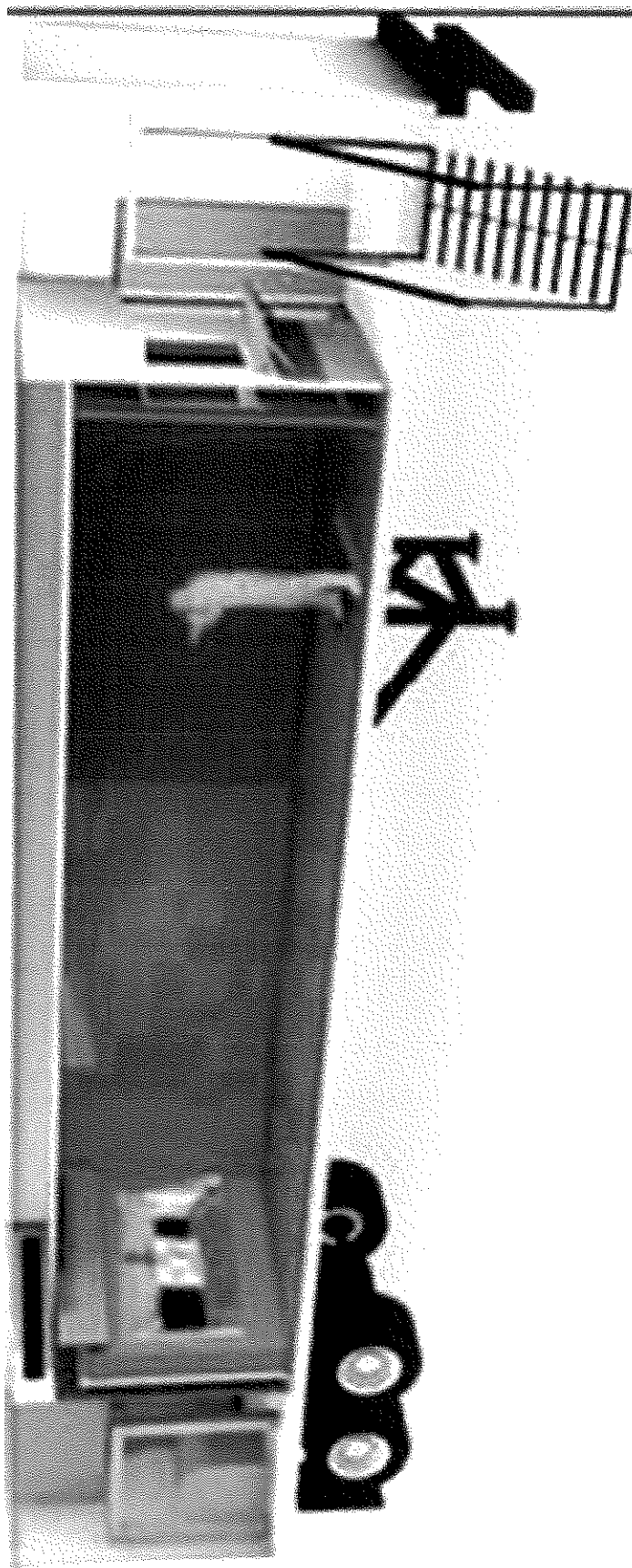
Optional Features

- Dual-mode HVAC system with 99.97% HEPA filtration – provides 75% recirculating HVAC or tempered purge ventilation
- Inclined granular rubber bullet trap system
- Venetian Blind bullet trap system
- Two or three lane target retrieval system with shooting booths (not available in 40' unit)
- On-board sound attenuated diesel generator
- and many more available upon request



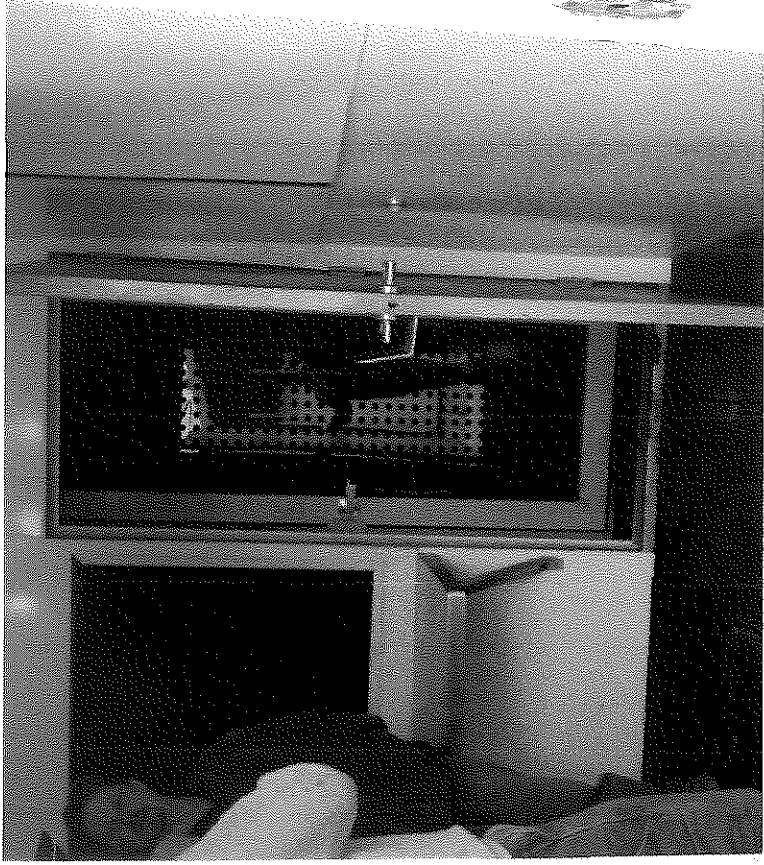
LASER SHOT MOBILE RANGE





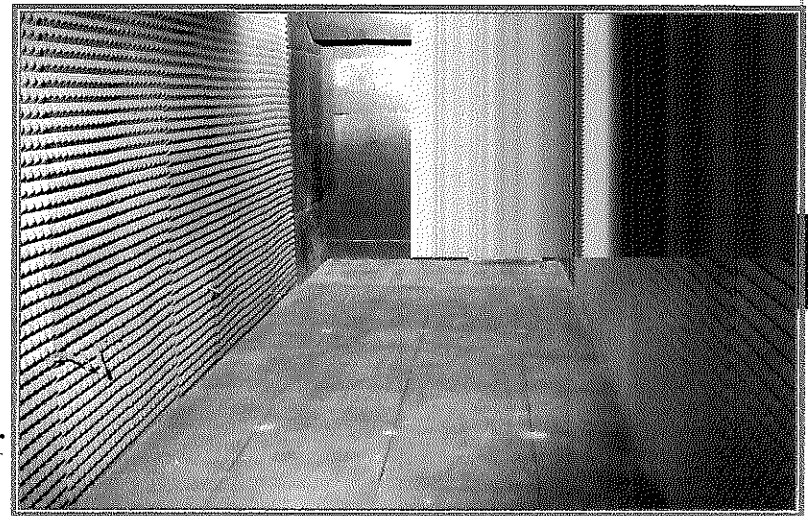
MOA'S ACTUAL TRAILER



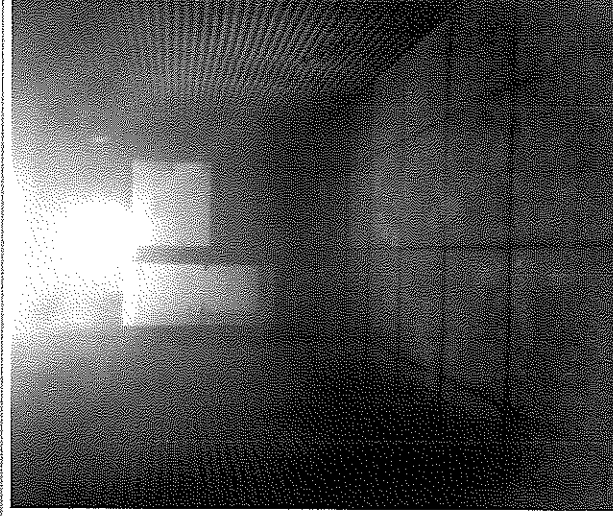
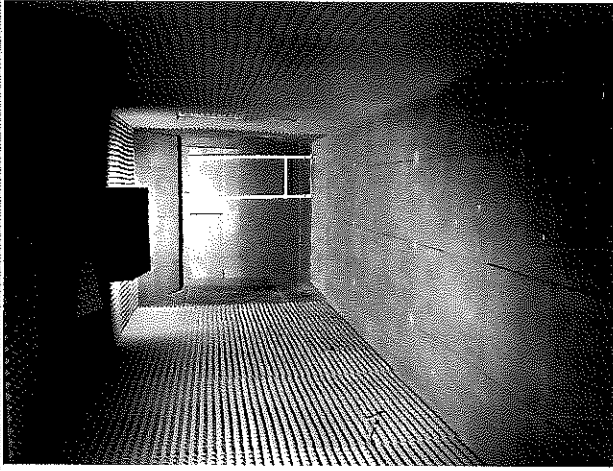


Looking “Downrange”

The front wall, or Bullet Trap, utilizes ballistic rubber blocks to slow down and capture the bullets. This is the same system currently used by Bensenville PD to allow them to shoot rifles on their range. Behind the rubber blocks is AR500 Ballistic Steel. The floor, ceiling and sidewalls are also lined in AR500 Ballistic Steel. Additionally, the floor and walls are covered with ballistic rubber mat to prevent ricochet. Soundproofing insulation lines the walls and ceiling.



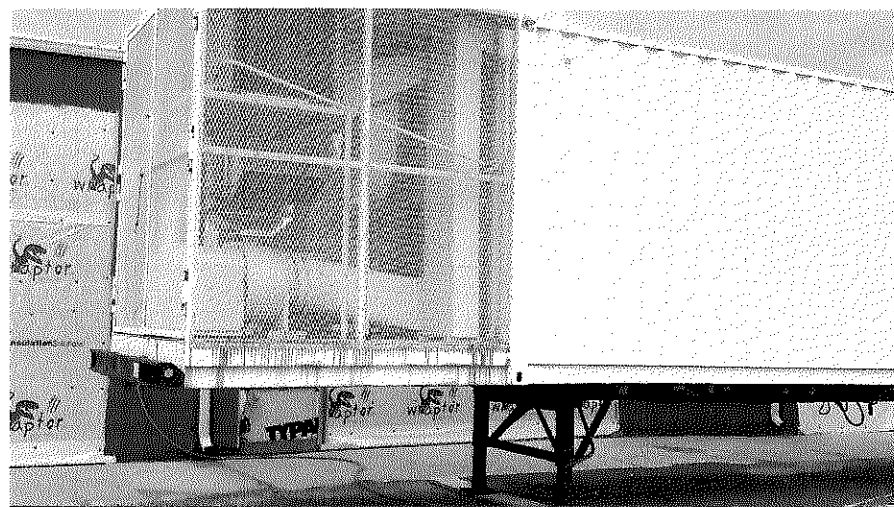
Looking downrange and back



How quiet is the Mobile Shooting Range?

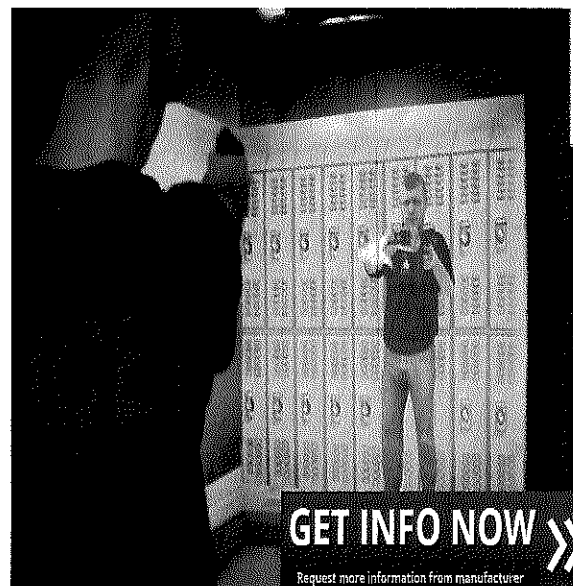
Very quiet, in fact, you may have to turn up the volume to hear the shooting going on.

This video was taken while Mike Olsen was inside shooting a 308 rifle. The person filming walked up to the trailer and placed the phone against the trailer wall. At the front of the trailer the air handling system, which is VERY quiet, is louder than the shooting. It was a windy day, but even the persons footsteps, walking on gravel, are louder than the gun shots.



Laser Shot is an industry leader in video simulation training.

MOA's trailer is equipped with a video training simulator, similar to the one currently *rented* by the Bensenville Police Department (BPD) from Northeast Multi Regional Training (NEMRT). MOA's trailer can also accommodate live fire from the officer's actual firearm (NEMRT'S can not), in addition to the laser simulated training. MOA being partners with the BPD, will give Bensenville priority in scheduling and use of the trailer. Certified Arson Investigators from the Bensenville Fire Protection District will also be given a priority status for the use of the range.



GET INFO NOW >>

Request more information from manufacturer

Real Combat Mixed Reality Immersive Tr

From LASER SHOT INC.

**LASER
SHOT**

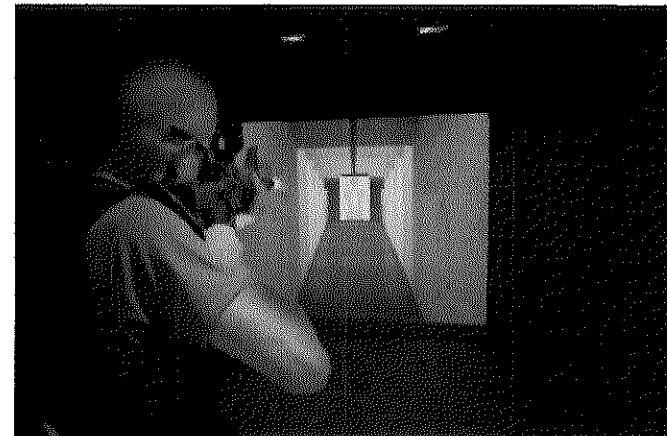
From Laser Shot, Real Combat Mixed Reality Immersive Training Systems provide industry-exclusive, close-quarters operations training for live-fire and laser-based training engagements.

The global leader in the development, manufacturing, and fielding of firearms simulator systems and live-fire training facilities.

Laser Shot is a global leader in the development, manufacturing, and fielding of firearms simulator systems and live-fire training facilities. Since its establishment in 1999, Laser Shot has fielded and sustained millions of dollars in industry-unique training systems and services to militaries, law enforcement, and government agencies worldwide. Laser Shot's line of Real Combat® training solutions provides a full spectrum of comprehensive systems with intuitive features bundled in distinguishable segments for both military and law enforcement users. The Laser Shot Team represents solid experience in providing broad-based solutions to training including:

- Mobile and Classroom-Based Firearms Training Simulators with Virtual Targetry
- Live-Fire Training Systems that Utilize Exclusive Thermal Shot™ Virtual Targetry
- Crew Training Simulators with Realistic Crew Served Weaponry
- Wide Range of In-House Designed and Manufactured Simulated Training Weapons
- Live Fire Facilities Including 360° Shoot Houses and Firing Ranges
- Integration of VBS2, the World's Most Highly Adopted Military Training Software, into a LVC Simulated Environment

Pictured is an officer firing real ammunition at the video projection. This offers a great training advantage for the police over NEMRT'S current system.



Laser Shot video simulator training Offered by MOA Industries



MOA Instructors, Safety and the Community

- MOA will only use certified police or National Rifle Association (NRA) certified instructors for training. Both must also be certified as a Concealed Carry Instructor by the State of Illinois.
- The safety of students, instructors, and the public is paramount.
- Students will transport their unloaded firearms to and from their personal vehicles in an inconspicuous case and secure them in their vehicle in accordance to Illinois State Law.
- Students will transport their unloaded firearms from the classroom to the Mobile Shooting Range (MSR) in an inconspicuous case and will not remove the firearm from the case until a range instructor has told them to do so.

MOA Instructors, Safety and the community

- At no time will students “open carry” any firearm while on MOA property.
- No reload, military surplus, or ammunition of an unknown origin will be allowed in the MSR. Only factory ammunition in its original container will be allowed.
- MOA will stock safe, quality, factory ammunition for students to purchase and use.
- MOA will work with the Bensenville Police Department and Fire Protection District to provide them with range time and use of the video simulator training system.

Conclusion.

- Laser Shot is a quality, American company who is a leader in the firearms industry.
- The Laser Shot Mobile Range (LSMR) is a professional, custom, purpose built trailer.
- It is SAFE, it is a true Complete Containment System keeping all of the bullets fired inside the trailer!
- It is quiet, much quieter than machine shops, auto shops or the current traffic around the area.