

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

October 20, 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, Rodriguez Weldon
Absent: Caira, Pisano
A quorum was present.

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

JOURNAL OF PROCEEDINGS:

The minutes of the Community Development Commission
Meeting of September 15, 2014 were presented.

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

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2014-33
Petitioner: Advanced Galvanics, Inc.
Location: 772 Foster Avenue
Request: Conditional Use Permit to Allow an Electroplating Business

Motion: Commissioner Weldon made a motion to open CDC Case No.
2014-33. Commissioner Rowe seconded the motion.

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

Village Planner, Victoria Benham, stated a legal notice was published in the Daily Herald on October 4, 2014 and that a certified copy of the legal notice is maintained in the CDC file and available for viewing. Mrs. Benham also stated that Village Staff posted a notice of the Public Hearing sign on the property on October 2. Mrs. Benham stated on October 2, 2014 Village Staff mailed first class notice of the Public Hearing to taxpayers of record within 250 feet of the property in question. Mrs. Benham stated the property in question is located at 772 Foster Avenue. Mrs. Benham stated the approximately 1,800 Sq. Ft. single story industrial building is located within a Foster Avenue Business Park (710 – 854 Foster Avenue) within an existing I-2 Light Industrial District. Mrs. Benham stated the applicant, Advanced Galvanics, Inc. is desirous of relocating from Albuquerque, New Mexico to the subject property to continue an electroplating business.

Mr. Geri Velasquez, Manager of Advanced Galvanics, Inc. was present and previously sworn in by Chairman Moruzzi. Mr. Velasquez stated the current operation of Advanced Galvanics, Inc. works with a company based out of New Jersey. Mr. Velasquez stated the company in New Jersey ships materials to his operation for electroplating. Mr. Velasquez stated all shipments between the two companies are done via UPS. Mr. Velasquez stated the main reason for a re-location to Bensenville is due to the shorter distance to New Jersey. Mr. Velasquez stated the proposed operations in Bensenville would also allow him to have additional machines onsite that he plans on leasing or renting to other electroplating businesses. Mr. Velasquez read the finding of facts into the records as presented in the Village Staff report.

Commissioner Rodriguez asked if Mr. Velasquez has a list of chemicals that would be on site for electroplating operations. Mr. Velasquez stated the list of material that would be on site had been turned over to Village Staff.

Commissioner Rodriguez asked if there would be hazardous material on site. Mr. Velasquez stated there would be hazardous material on site and all materials will be handled and disposed of properly.

Commissioner Rodriguez asked if there will be any filters on site for proper air circulation. Mr. Velasquez stated the necessary ventilation will be installed on site and that water will be sprayed on the materials during the electroplating process. Mr. Velasquez stated the water used during operations will be disposed of properly.

Commissioner Rodriguez asked if Mr. Velasquez's current operation in New Mexico had ever received any complaints from neighbors. Mr. Velasquez stated his current operation has never received any complaints from neighbors; however the current unit next to his operation in New Mexico is vacant.

Commissioner Rodriguez asked if Mr. Velasquez's current operation has ever had any issued with OSHA (Occupational Safety and Health Administration). Mr. Velasquez stated his current operation has never experienced any issued with OSHA; however, when he first began his electroplating operation, a volunteer reported the operation to OSHA and Mr. Velasquez was provided pointers from OSHA for a safer operation.

Commissioner Weldon asked if there will be a scrubber on location. Mr. Velasquez stated there would be a scrubber on location.

Chairman Moruzzi asked Mr. Velasquez to provide the Commission with a review of his operation.

Public Comment:

Chairman Moruzzi asked if there was any member of the Public that would like to speak in regards to CDC Case No. 2014-33. There were none.

Mrs. Benham reviewed staff's report and indicated staff recommends approval of the requested conditional use permit with the following conditions:

1. The Conditional Use Permit be granted solely to Advanced Galvanics, 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; and
2. The applicant enroll in the pretreatment program.

There were no questions from the Commission.

Motion: Commissioner Rowe made a motion to close CDC Case No. 2014-33. Commissioner Weldon seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Moruzzi closed the public hearing at 7:10 p.m.

Motion: Commissioner Weldon made a motion to approve the findings of facts for the variance request for building height 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 applicant has indicated there will be no adverse impact to volumes of types of traffic extraordinary than others in the I-2 Light Industrial District. The applicant indicated truck deliveries would occur once every three to four months with no retail traffic in the interim.

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 application as proposed does not generate any noise, glare, odor, dust, waste, or blockage of light of a type or degree not characteristic of allowed uses in the I-2 Light Industrial District. The operations are to be contained within the proposed facility and require no outdoor usage.
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 fit harmoniously with the existing character of existing allowed uses in its environs. The applicant has indicated there will be only one UPS customer and one to two employees present.
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 business will not use a disproportionate amount of services and 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 electroplating facility will provide the Village of Bensenville with new jobs thereby contributing to the general welfare of the community.
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.

Commissioner Janowiak seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Rowe made a motion to approve the conditional use permit for electroplating with Staff's recommendations consisting of:

1. The Conditional Use Permit be granted solely to Advanced Galvanics, 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; and
2. The applicant enroll in the pretreatment program.

Commissioner Weldon seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Report from Community Development

Mrs. Benham reviewed both recent CDC cases along with upcoming cases.

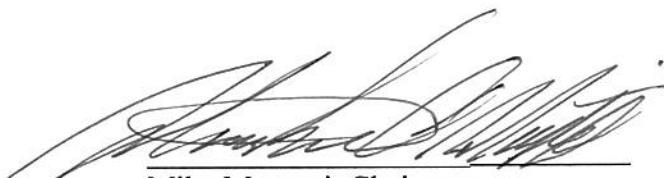
ADJOURNMENT:

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

All were in favor

Motion carried.

The meeting was adjourned at 7:24 p.m.

A handwritten signature in black ink, appearing to read "Mike Moruzzi".

Mike Moruzzi, Chairman
Community Development Commission