

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

December 15, 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, Pisano, Rowe, Rodriguez Weldon
Absent: Caira
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 December 1, 2014 were presented.

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

All were in favor. Motion carried.

Public Meeting: CDC Case Number 2014-31
Petitioner: Green Field Technologies, Inc.
Location: 600 N. York Rd.
Request: Amended Recommendation for Approval of a Conditional Use
permit for a Medical Cannabis Cultivation Center to Make a Name
Change from Green Field Technologies, Inc. to Custom Strains,
LLC

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

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

Chairman Moruzzi called the Public Meeting 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 the Public Hearing for a conditional use permit to operate as a Medical Cannabis Cultivation Center was heard on September 15, 2014 by Green Field Technologies, Inc. Mrs. Benham stated at the September 15, 2014 Public Hearing, Green Field Technologies was recommended by the Community Development Commission to operate as a Medical Cannabis Cultivation Center with a vote of four to two. Mrs. Benham stated a condition of approval was for the conditional permit be issued to Green Field Technologies, Inc. Since the approval of the conditional use permit, Green Field Technologies, Inc. has merged with another company and is now called Custom Strains, LLC. Mrs. Benham stated Green Field Technologies, Inc. is seeking an amendment to their conditional use permit indicating the name change to Custom Strains, LLC. Mrs. Benham stated both companies have failed to provide the Village Attorney and Village Staff with the proper paper work showing the two companies are linked. Mrs. Benham stated Staff recommends denial of the proposed amendment.

Motion: Commissioner Janowiak made a motion to amended recommendation for approval of a conditional use permit for a Medical Cannabis Cultivation Center to make a name change from Green Field Technologies, Inc. to Custom Strains, LLC

ROLL CALL: Ayes: None
Nays: Moruzzi, Janowiak, Pisano, Rowe, Rodriguez, Weldon
Motion failed.

Public Hearing: CDC Case Number 2014-35
Petitioner: M-K Signs
Location: 145 East Grand Avenue
Request: Conditional Use Permit to Allow an Electronic Message Center with Variance to increase Sign height and Sign Area

Motion: Commissioner Weldon made a motion to open CDC Case No. 2014-35. Commissioner Pisano seconded the motion.

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

Moruzzi, Janowiak, Pisano, Rowe, Rodriguez, Weldon

Absent: Caira

A quorum was present.

Chairman Moruzzi opened the Public Hearing at 6:36 p.m.

Village Planner, Victoria Benham, stated a legal notice was published in the Bensenville Independent on November 27, 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 November 26, 2014. Mrs. Benham stated on November 26, 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 zoned RS-3 Medium Density Single Family and is located on the north side of Grand Avenue, east of David Drive and west of River Forest Country Club. Mrs. Benham stated the property is currently improved with a Church and elementary school facility. Mrs. Benham stated the Church, St. Charles Borromeo has been in the Village since the early 1960s with expansions made to the school facility throughout the years. Mrs. Benham stated in the past five years, the St. Charles Borromeo School has merged with another local school, St. Joseph to form Holy Family Catholic School. Mrs. Benham stated the applicant is desirous of updating the existing signage to include the name of the newly formed school. Mrs. Benham stated for this reason, a Conditional Use Permit is requested for the Electronic Message Center as well as variances for the height and size of the proposed sign.

Mr. Ralph Cilia of M-K Signs, Father Scott McCawley of St. Charles Borromeo and Mr. Ron Abata were all present and previously sworn in by Chairman Moruzzi. Mr. Cilia stated the proposed EMC sign will replace the current sign on site. Mr. Cilia stated the sign will be displayed higher than the current sign. Mr. Cilia stated the proposed sign will be fabricated of aluminum and the proposed sign's foundation will be set into the ground.

Father McCawley read the findings of facts for the proposed variances and conditional use permit into the record.

Commissioner Pisano asked if the sign will be lit 24/7. Father McCawley stated the Church will follow the codes set forth by the Village. Father McCawley stated the sign will be lit 24/7 but was willing to have the EMC go dark per Village's request.

Public Comment:

Chairman Moruzzi asked if there was any member of the Public that would like to speak in regards to CDC Case No. 2014-29. There were none.

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

1. The Conditional Use Permit be granted solely to M-K Signs on behalf of St. Charles Borromeo Catholic Church and Holy Family Catholic School 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 sign be erected in substantial compliance with the plans submitted with the application prepared by M-K Signs and dated 08.22.14.
3. The applicant shall work with staff to provide community news occasionally on the EMC.

Commissioner Weldon asked if there were any issued with the nearby watermain in the Village's right of way. Mrs. Benham stated Staff does not foresee any issues but final review will take place during permit process and JULIE will be contacted.

Motion: Commissioner Pisano made a motion to close CDC Case No. 2014-35. Commissioner Rowe seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Moruzzi closed the public hearing at 6:50 p.m.

Motion:

Commissioner Weldon made a motion to approve the findings of facts for the conditional use permit request for an electronic message center sign 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. Requested sign will not affect flow of traffic. There are no intersections or cross streets near the sign. Placement of the sign will not adversely affect the visibility of those exiting the church parking lot.
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 will not have negative environmental effects as the level of illumination will be aligned with the requirement of not exceeding more than 40 footcandles at any adjacent property line. Additionally, the proposed sign will be static with no flashing and a 10 second dwell time as required by Municipal Code. The compliance with these regulations mitigates any potential glare associated with the Electronic Message Center.
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 existing sign is antiquated and in need of repair. The proposed sign will fit in well with the local properties and is being designed to imitate the architectural characteristics and color of the church building. Neighborhood character will be improved.

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 is no change foreseen or projected undue burden in use of 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. While St. Charles Borromeo Catholic Church has been in the community since 1959, Holy Family Catholic School, formed as a merger of St. Charles Borromeo Catholic School and St. Joseph Addison Catholic School, and has only existed as a separate entity for 5 full years. There is no signage for Holy Family Catholic School. Part of the reason for the desired sign is to indicate to the community the existence and location of Holy Family Catholic School.
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. There is an existing sign denoting St. Charles Borromeo Catholic Church. Our desire is to upgrade and improve the sign, both for a smart advertising investment for our church and school and for the benefit of the local community.

Commissioner Janowiak seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Weldon made a motion to approve the findings of facts for the variance request for an increase in sign height from 6 feet to 10.5 feet consisting of:

1. **Special Circumstances:** Special circumstances exist that are peculiar to the property for which the variances are sought and that do not apply generally to other properties in the same zoning district. Also, these circumstances are not of so general or recurrent a nature as to make it reasonable and practical to provide a general amendment to this Title to cover them.

Sign Height and Area: St. Charles Borromeo Catholic Church and Holy Family Catholic School is situated in an area of the Village of Bensenville which is zoned as residential. To the east is River Forest Country Club and to the west is St. Charles Apartments. South across Grand Avenue is Elmhurst along a major corridor generating a special circumstance. There is currently a sign between our building and Grand Avenue which we wish to replace in generally the same size while improving the overall appearance and visibility of that sign.

2. **Hardship Or Practical Difficulties:** For reasons set forth in the findings, the literal application of the provisions of this Title would result in unnecessary and undue hardship or practical difficulties for the applicant as distinguished from mere inconvenience.

Sign Height and Area: The practical difficulty is that there is no identifiable signage for visitors or residents looking for Holy Family Catholic School (HFCS). HFCS formed as a merger of St. Charles Borromeo Catholic School and St. Joseph, Addison, Catholic School approximately 6 years ago. Part of the reason for the desired sign is to indicate to the community the existence and locations of the Holy Family Catholic School.

3. **Circumstances Relate To Property:** The special circumstances and hardship relate only to the physical character of the land or buildings, such as dimensions, topography or soil conditions. They do not concern any business or activity of present or prospective owner or occupant carries on, or seeks to carry on, therein, nor to the personal, business or financial circumstances of any party with interest in the property.

Sign Height and Area: The circumstances relate to the property. The existing sign exceeds current zoning standards and is located along a Minor Arterial with a traffic count of approximately 25,000 ADT.

4. **Not Resulting From Applicant Action:** The special circumstances and practical difficulties or hardship that are the basis for the variance have not resulted from any act, undertaken subsequent to the adoption of this Title or any applicable amendment thereto, of the applicant or of any other party with a present interest in the property. Knowingly authorizing or proceeding with construction, or development requiring any variance, permit, certificate, or approval hereunder prior to its approval shall be considered such an act.

Sign Height and Area: The special circumstances and practical difficulties have not resulted from any act by the applicant.

5. **Preserve Rights Conferred By District:** A variance is necessary for the applicant to enjoy a substantial property right possessed by other properties in the same zoning district and does not confer a special privilege ordinarily denied to such other properties.

Sign Height and Area: The variances requested for height and size is necessary for the applicant to enjoy a substantial property right possessed by other properties located along minor arterial roads and corridors.

6. **Necessary For Use Of Property:** The grant of a variance is necessary not because it will increase the applicant's economic return, although it may have this effect, but because without a variance the applicant will be deprived of reasonable use or enjoyment of, or reasonable economic return from, the property.

Sign Height and Area: The grant of variances is necessary because without the variance, the applicant will be deprived of reasonable use of the property.

7. **Not Alter Local Character:** The granting of the variance will not alter the essential character of the locality nor substantially impair environmental quality, property values or public safety or welfare in the vicinity.

Sign Height and Area: The proposed replacement of the existing sign will not alter the local character nor affect property values; instead the visible attributes of the property will be enhanced.

8. **Consistent With Title And Plan:** The granting of a variance will be in harmony with the general purpose and intent of this Title and of the general development plan and other applicable adopted plans of the Village, as viewed in light of any changed conditions since their adoption, and will not serve in effect to substantially invalidate or nullify any part thereof.

Sign Height and Area: The proposed variances will be in harmony with the general purpose and intent of the general development plan.

9. **Minimum Variance Needed:** The variance approved is the minimum required to provide the applicant with relief from undue hardship or practical difficulties and with reasonable use and enjoyment of the property.

Sign Height and Area: The minimum variance has been requested considering the reasonable use and enjoyment of the property.

Commissioner Janowiak seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Weldon made a motion to approve the findings of facts for the variance request for an increase in sign area from 32 square feet to 62 square feet consisting of:

1. **Special Circumstances:** Special circumstances exist that are peculiar to the property for which the variances are sought and that do not apply generally to other properties in the same zoning district. Also, these circumstances are not of so general or recurrent a nature as to make it reasonable and practical to provide a general amendment to this Title to cover them.

Sign Height and Area: St. Charles Borromeo Catholic Church and Holy Family Catholic School is situated in an area of the Village of Bensenville which is zoned as residential. To the east is River Forest Country Club and to the west is St. Charles Apartments. South across Grand Avenue is Elmhurst along a major corridor generating a special circumstance. There is currently a sign between our building and Grand Avenue which we wish to replace in generally the same size while improving the overall appearance and visibility of that sign.

2. **Hardship Or Practical Difficulties:** For reasons set forth in the findings, the literal application of the provisions of this Title would result in unnecessary and undue hardship or practical difficulties for the applicant as distinguished from mere inconvenience.

Sign Height and Area: The practical difficulty is that there is no identifiable signage for visitors or residents looking for Holy Family Catholic School (HFCS). HFCS formed as a merger of St. Charles Borromeo Catholic School and St. Joseph, Addison, Catholic School approximately 6 years ago. Part of the reason for the desired sign is to indicate to the community the existence and locations of the Holy Family Catholic School.

3. **Circumstances Relate To Property:** The special circumstances and hardship relate only to the physical character of the land or buildings, such as dimensions, topography or soil conditions. They do not concern any business or activity of present or prospective owner or occupant carries on, or seeks to carry on, therein, nor to the personal, business or financial circumstances of any party with interest in the property.

Sign Height and Area: The circumstances relate to the property. The existing sign exceeds current zoning standards and is located along a Minor Arterial with a traffic count of approximately 25,000 ADT.

4. **Not Resulting From Applicant Action:** The special circumstances and practical difficulties or hardship that are the basis for the variance have not resulted from any act, undertaken subsequent to the adoption of this Title or any applicable amendment thereto, of the applicant or of any other party with a present interest in the property. Knowingly authorizing or proceeding with construction, or development requiring any variance, permit, certificate, or approval hereunder prior to its approval shall be considered such an act.

Sign Height and Area: The special circumstances and practical difficulties have not resulted from any act by the applicant.

5. **Preserve Rights Conferred By District:** A variance is necessary for the applicant to enjoy a substantial property right possessed by other properties in the same zoning district and does not confer a special privilege ordinarily denied to such other properties.

Sign Height and Area: The variances requested for height and size is necessary for the applicant to enjoy a substantial property right possessed by other properties located along minor arterial roads and corridors.

6. **Necessary For Use Of Property:** The grant of a variance is necessary not because it will increase the applicant's economic return, although it may have this effect, but because without a variance the applicant will be deprived of reasonable use or enjoyment of, or reasonable economic return from, the property.

Sign Height and Area: The grant of variances is necessary because without the variance, the applicant will be deprived of reasonable use of the property.

7. **Not Alter Local Character:** The granting of the variance will not alter the essential character of the locality nor substantially impair environmental quality, property values or public safety or welfare in the vicinity.

Sign Height and Area: The proposed replacement of the existing sign will not alter the local character nor affect property values; instead the visible attributes of the property will be enhanced.

8. **Consistent With Title And Plan:** The granting of a variance will be in harmony with the general purpose and intent of this Title and of the general development plan and other applicable adopted plans of the Village, as viewed in light of any changed conditions since their adoption, and will not serve in effect to substantially invalidate or nullify any part thereof.

Sign Height and Area: The proposed variances will be in harmony with the general purpose and intent of the general development plan.

9. **Minimum Variance Needed:** The variance approved is the minimum required to provide the applicant with relief from undue hardship or practical difficulties and with reasonable use and enjoyment of the property.

Sign Height and Area: The minimum variance has been requested considering the reasonable use and enjoyment of the property.

Commissioner Rowe seconded the motion.

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

Nays: None

All were in favor. Motion carried.

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

1. The Conditional Use Permit be granted solely to M-K Signs on behalf of St. Charles Borromeo Catholic Church and Holy Family Catholic School 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 sign be erected in substantial compliance with the plans submitted with the application prepared by M-K Signs and dated 08.22.14.
3. The applicant shall work with staff to provide community news occasionally on the EMC.

Commissioner Pisano seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Weldon made a motion to approve the variance to allow an increase in sign height from 6 feet to 10.5 feet with Staff's recommendations consisting of:

1. The Conditional Use Permit be granted solely to M-K Signs on behalf of St. Charles Borromeo Catholic Church and Holy Family Catholic School 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 sign be erected in substantial compliance with the plans submitted with the application prepared by M-K Signs and dated 08.22.14.
3. The applicant shall work with staff to provide community news occasionally on the EMC.

Commissioner Janowiak seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Rowe made a motion to approve the variance to allow an increase in sign area from 32 square feet to 62 square feet with Staff's recommendations consisting of:

1. The Conditional Use Permit be granted solely to M-K Signs on behalf of St. Charles Borromeo Catholic Church and Holy Family Catholic School 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 sign be erected in substantial compliance with the plans submitted with the application prepared by M-K Signs and dated 08.22.14.
3. The applicant shall work with staff to provide community news occasionally on the EMC.

Commissioner Pisano seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2014-34
Request: Consider the Adoption of a New Comprehensive Plan.

Motion: Commissioner Rowe made a motion to open CDC Case No. 2014-34. Commissioner Pisano seconded the motion.

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

Chairman Moruzzi opened the Public Hearing at 6:55 p.m.

Mrs. Benham stated in October of 2012, staff sought and was successful in securing a Local Technical Assistance (LTA) Grant from the Chicago Metropolitan Agency for Planning (CMAP) for the updating of the Village's Comprehensive Plan. Mrs. Benham stated this grant awarded the Village an opportunity to reconstruct the outdated Comprehensive Plan. Mrs. Benham stated the Village's General Comprehensive Plan dates from 1980 and was partially updated by the 2004 Corridor Plan. Mrs. Benham stated since the award, the Village staff has worked diligently along with the staff support of CMAP to develop a plan that provides guidance in meeting the Village's future needs and defining a vision. Mrs. Benham stated the Plan provides long and short term goals to meet the intent of the Plan with concern to future land use, impending infrastructure changes such as the Elgin O'Hare Western Access, Irving Park Road grade separation and a multitude of economic opportunities.

Mrs. Benham stated throughout the last two years, a number of meetings, public input sessions, key person interviews and surveys have been conducted to shape the plan into one highlighting the opportunities for growth and the vision for the Village over the next 30 years. Mrs. Benham stated the dates below highlight formal public input and comment collection throughout the development of the Plan.

- June – July 2013 – Public Survey
- June 27, 2013 – Public Meeting
- October 3, 2013 – Visioning Workshop
- August 25, 2014 – Public Meeting with Steering Committee
- September 11, 2014 – Public Open House

Mrs. Benham stated Staff recommends approval of the proposed Comprehensive Plan.

Commissioner Rodriguez asked if there were plans to highlight the Edge Ice Arena and Redmond Park in the proposed plan. Mrs. Benham stated Staff has considered the options and continues to work towards a commercial/industrial district to help highlight the area.

Commissioner Rodriguez asked why there is a proposed fluxuation on Grand Avenue from Residential to Commercial. Mrs. Benham stated the change was made for long term; 30-40 years from now. Mr. Viger stated rights for currant homes/apartments will not go away; the proposed use identifies options for future development.

Public Comment:

Chairman Moruzzi asked if there was any member of the Public that would like to speak in regards to CDC Case No. 2014-34. There were none.

Motion: Commissioner Rowe made a motion to close CDC Case No. 2014-34. Commissioner Pisano seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Moruzzi closed the public hearing at 7:25 p.m.

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

ROLL CALL: Ayes: Moruzzi, Janowiak, Pisano, 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.

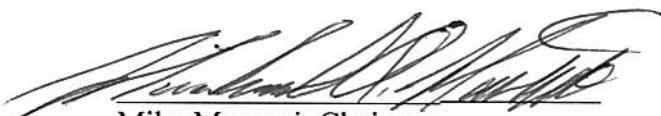
ADJOURNMENT:

There being no further business before the Community Development Commission, 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 7:33 p.m.



Mike Moruzzi, Chairman
Community Development Commission