

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

February 2, 2015

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

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

STAFF PRESENT: S. Viger, C. Williamsen

The Community Development Commission held a moment of silence for the recognition of Commissioner Frank Caria's passing.

JOURNAL OF PROCEEDINGS:

The minutes of the Community Development Commission Meeting of January 19, 2014 were presented.

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

All were in favor. Motion carried.

Continued

Public Hearing:

CDC Case Number 2014-38

Petitioner:

Grand Suburu, LLC

Location:

125 West Grand Avenue

Request:

Planned unit Development Amendment to the Existing Site Plan to include Additional Structures, Signage and Outdoor Sales and Display Area

Motion: Commissioner Pisano made a motion to call CDC Case No. 2014-38. Commissioner Rowe seconded the motion.

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

Chairman Moruzzi called the Public Hearing at 6:36 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 Bensenville Independent on January 1, 2015 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 January 2, 2015. Mr. Viger stated on January 2, 2015 Village Staff mailed first class notice of the Public Hearing to taxpayers of record within 250 feet of the property in question. Mr. Viger stated the property in question is located on the north side of Grand Avenue, west of York Road. Mr. Viger stated it is composed of two parcels within an existing Planned Unit Development (PUD). Mr. Viger stated the property in question is improved with an automobile dealership and due to an expanding business, is requesting an expansion on the existing site with the addition of an 86 stall parking lot on the vacant parcel to the west. Mr. Viger stated in 2012, the Village granted a PUD to allow for the construction of the sign along the southern frontage in Ordinance #38 - 2012. Mr. Viger stated the applicant has requested additional frontage improvements and expansions for existing services.

Mr. Steve Johnson and Mr. Jim Dallas, representing Grand Suburu, LLC, were both present and previously sworn in by Chairman Moruzzi. Mr. Dallas stated the current building on site will remain and additions will be made. Mr. Dallas stated the current lot to the west of the property will be converted to a parking lot for additional vehicles. Mr. Dallas stated the two parcels will be accessed by a drive-aisle connecting the two. Mr. Dallas stated a six foot fence will be installed on the west side of the property that will enclose the property. Mr. Dallas stated Grand Suburu, LLC is currently working with DuPage County regarding stormwater on the property. Mr. Dallas stated after several meetings, the consensus is to construct a retention basin on the northern end of the property. Mr. Dallas reviewed the open basin / sewer plan and indicated the storm sewer will offer storage within the storm sewer lines that run throughout.

Mr. Dallas stated Grand Suburu will be adding landscaping to the west parcel similar to the current landscaping on site.

Commissioner Pisano asked if the proposed basin will be dry or store water. Mr. Dallas stated the basin will act more as retention.

Commissioner Rodriguez asked if a final decision had been made regarding the carwash. Mr. Dallas stated Grand Suburu plans to construct a carwash on the current structure and not as a standalone building.

Commissioner Rodriguez asked what will happen to the current trailers on site. Mr. Dallas stated the trailers will be incorporated into the current building during construction.

Commissioner Rowe asked what the proposed basin backs up to. Mr. Dallas stated the proposed basin will back up to Single Family Residential properties and will be protected by the existing fence on the property. Mr. Viger stated the proposed basin will meet the Village's requirements and that there is currently no basin on site and after installation, will help with overall flooding in the area.

Mr. Johnson read the findings of fact into the record.

Public Comment:

Chairman Moruzzi asked if there was any member of the Public that would like to speak in regards to CDC Case No. 2014-38. There were none.

Mr. Viger reviewed staff's report and indicated staff recommends approval of the requested PUD amendment with the following conditions:

1. The Planned Unit Development Amendment be granted solely to Grand Subaru, LLC, Heritage Bensenville, LLC and Heritage 1000, 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 prepared by Keller, Inc. dated 12.30.14 and 01.26.15.
3. The proposed fence shall be constructed with black vinyl coated chainlink fence or other material approve by Village staff upon permitting.
4. All landscaping design and materials shall be subject to staff review upon permitting.

There were no questions from the Commission.

Motion: Commissioner Pisano made a motion to close CDC Case No. 2014-38. Commissioner Weldon seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Moruzzi closed the public hearing at 7:04 p.m.

Motion: Commissioner Rodriguez made a motion to approve the findings of facts for the Planned Unit Development 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 planned expansion and improvements to the existing structure at the subject property, along with the incorporation of the proposed development of the adjacent parcel to the west are in compliance with the higher standard of integrated design and amenity that are achievable only through the PUD process. Only minimum changes to the existing PUD will be required and these modifications are warranted based upon the planned expansion of the existing building to achieve functional use of the property while providing adequate drainage and improved appearance to one of the primary gateways to the Village of Bensenville.**
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. **The planned expansion and improvements meet the existing PUD requirements for the Village of Bensenville. No modifications to the use and design standards otherwise applicable are required for the approval of the amended PUD submitted by Grand Subaru, LLC.**
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 planned expansion and improvements are consistent with the Village Plan. The proposed amended PUD is consistent with the objectives of the Village's Comprehensive Plan and will allow for functional expansion of a respected business partner of the Village without adversely impacting the surrounding property and allow Grand Subaru to meet the needs of a substantially larger and growing customer base than existed at the time the initial PUD was adopted.**

4. **Public Welfare:** The PUD will not be detrimental to the public health, safety or general welfare. **The planned expansion and improvements sought in the amended PUD will not be detrimental to the public health, safety or general welfare of the residents of the Village of Bensenville.**
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 adoption of the amended PUD will not 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. Instead, the planned expansion and improvements will provide the benefit of improved landscaping and a more vibrant visual impact to an important gateway to the Village of Bensenville.**
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. **The design of the amended PUD incorporates practical drainage solutions which will not adversely impact upon existing drainage to the surrounding properties.**
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. **The proposed incorporation of the adjacent western parcel will expand available off street parking and allow for safe and efficient circulation of automobiles, trucks, bicycles, pedestrians, firetrucks, garbage trucks, snow plows, as appropriate without blocking traffic, creating unnecessary pedestrian-vehicular conflict, create unnecessary through traffic within the PUD or unduly interfering with the safety or capacity of adjacent streets.**

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. **The quality and quantity of the proposed landscaping in the amended PUD are consistent with the higher standards of design and amenity required of a PUD. The size, shape and location of the adjacent parcel to the west will allow for its seamless integration into a new and improved gateway to the Village of Bensenville without adversely impacting upon neighboring properties. Open space between all buildings is adequate to allow for light and air, access by fire-fighting equipment. Open space along the perimeter of the amended PUD is sufficient to protect existing and permitted future uses of adjacent property from adverse effects from the development.**

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. **The proposed expansion and development will not adversely impact the Village's ability to provide Public Services and, in fact, are expected to substantially increase the sales tax available to the Village of Bensenville to provide services to its residents.**

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 Pisano seconded the motion.

ROLL CALL:

Ayes: Moruzzi, Pisano, Rowe, Rodriguez

Nays: None

All were in favor. Motion carried.

Motion:

Commissioner Rowe made a motion to approve the Planned Unit Development with the following conditions:

1. The Planned Unit Development Amendment be granted solely to Grand Subaru, LLC, Heritage Bensenville, LLC and Heritage 1000, 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 prepared by Keller, Inc. dated 12.30.14 and 01.26.15.
3. The proposed fence shall be constructed with black vinyl coated chainlink fence or other material approve by Village staff upon permitting.
4. All landscaping design and materials shall be subject to staff review upon permitting.

Commissioner Pisano seconded the motion.

ROLL CALL:

Ayes: Moruzzi, Pisano, Rowe, Rodriguez

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2014-41
Petitioner: Jacobs on Behalf of Verizon Wireless
Location: 1250 Ellis Street
Request: Conditional Use Permit Amendment to Allow an Additional 3 Antennas to an Existing Telecommunications Tower

Motion: Commissioner Rowe made a motion to open CDC Case No. 2014-41. Commissioner Weldon seconded the motion.

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

Chairman Moruzzi opened the Public Hearing at 7:07 p.m.

Director of Community and Economic Development, Scott Viger, stated a legal notice was published in the Bensenville Independent on January 15, 2015 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 January 16, 2015. Mr. Viger stated on January 16, 2015 Village Staff mailed first class notice of the Public Hearing to taxpayers of record within 250 feet of the property in question. Mr. Viger stated the property in question is zoned I-2 Light Industrial District and is improved with an existing 123 foot monopole tower constructed for wireless telecommunications. Mr. Viger stated the request is for a Conditional Use Permit Amendment to co-locate three new antennas at the 70 foot level on the tower. Mr. Viger stated the last amended Conditional Use Permit was granted in Ordinance #3-2010.

Mr. Ryan Breen of Jacobs Engineering, representing Verizon Wireless, was present and previously sworn in by Chairman Moruzzi. Mr. Breen stated the project will allow for the chaining of the current antennas to allow for better reception in the area. Mr. Breen stated in addition to changing the current antennas, three additional antennas will be added. Mr. Breen stated the construction should last no more than two days. Mr. Breen stated there will be no alterations to the tower or ground area. Mr. Breen read the findings of fact into the record.

There were no questions from the Commission.

Public Comment:

Chairman Moruzzi asked if there was any member of the Public that would like to speak in regards to CDC Case No. 2014-41. There were none.

Mr. Viger reviewed staff's report and indicated staff recommends approval of the requested rezoning and variance with the following condition:

1. The Conditional Use Permit Amendment be granted solely to Jacobs on behalf of Verizon Wireless 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 antennas be erected in substantial compliance with the plans submitted with the application prepared by Terra Consulting Group, LTD. dated 11.24.14.

There were no questions from the Commission.

Motion: Commissioner Rodriguez made a motion to close CDC Case No. 2014-41. Commissioner Rowe seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Moruzzi closed the public hearing at 7:17 p.m.

Motion: Commissioner Rowe made a motion to approve the findings of facts for the conditional use permit amendment consisting of:

1. **Traffic:** The proposed use will not create any adverse impact of types or volumes of traffic flow not otherwise typical of permitted uses in the zoning district has been minimized. **No unusual increase in traffic volume is expected from the proposed additional antennas on the property.**
2. **Environmental Nuisance:** The proposed use will not have negative effects of noise, glare, odor, dust, waste disposal, blockage of light or air or other adverse environmental effects of a type or degree not characteristic of the historic use of the property or permitted uses in the district. **There are no environmental nuisances or adverse environmental effects envisioned from the proposed additional antennas. As antennas already exist on the subject property the expansion of the use does not deviate from the previous use of the property. All equipment will be at the existing height and there will be no construction performed on the ground level.**
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. **As antennas have been previously located at this site, the additional antennas will fit harmoniously with the existing character of the environs. The new antennas will provide better coverage and capacity to the community as a whole.**
4. **Use Of Public Services And Facilities:** The proposed use will not require existing community facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area. **There will be no unusual demands placed upon the municipal services or facilities. All maintenance is handled by Verizon Wireless.**

5. **Public Necessity:** The proposed use at the particular location requested is necessary to provide a service or a facility which is in the interest of public convenience, and will contribute to the general welfare of the neighborhood or community. **The Village is quite desirous of enhancing our residents and businesses quality of life and services and the additional antenna will provide enhanced cell phone reception for those utilizing the Applicant's services.**
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 Pisano seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Pisano made a motion to approve the conditional use permit amendment with Staff's recommendations consisting of:

1. The Conditional Use Permit Amendment be granted solely to Jacobs on behalf of Verizon Wireless 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 antennas be erected in substantial compliance with the plans submitted with the application prepared by Terra Consulting Group, LTD. dated 11.24.14.

Commissioner Rowe seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2015-03
Petitioner: Law Auto Group
Address: 877 Supreme Drive
Request: Conditional Use Permits to Allow Motor Vehicle Repair, Major & Minor, Car Wash and Outdoor Sale and Display

Motion: Commissioner Rowe made a motion to open CDC Case No. 2015-03. Commissioner Pisano seconded the motion.

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

Chairman Moruzzi opened the Public Hearing at 7:19 p.m.

Director of Community and Economic Development, Scott Viger, stated a legal notice was published in the Bensenville Independent on January 15, 2015 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 January 16, 2015. Mr. Viger stated on January 16, 2015 Village Staff mailed first class notice of the Public Hearing to taxpayers of record within 250 feet of the property in question. Mr. Viger stated the property in question is located at 877 Supreme Drive on approximately 3.5 acres within an existing I-2 Light Industrial District. Mr. Viger stated the approximately 52,000 Square Foot office and warehouse building is located south of Thorndale Avenue, abutting Supreme Drive to the west and to the south. Mr. Viger stated the applicant, Law Auto Group, is desirous of operating within the subject property due to growth experienced over the last few years at their former 729 Thomas Drive location within Bensenville. Mr. Viger stated the requests are accessory to their online sales of high-end vehicles and include Conditional Use Permits to allow motor vehicle repair, major & minor, outdoor sales and display up to 25% of the site and a car wash.

Tanya Povorozniouk, owner of Law Auto Group, was present and previously sworn in by Chairman Moruzzi. Ms. Povorozniouk stated Law Auto Group is family owned and family operated. Ms. Povorozniouk stated the company has outgrown its current building in Bensenville and wants to stay in Bensenville. Ms. Povorozniouk stated Law Auto Group's main goal is customer satisfaction. Ms. Povorozniouk stated the proposed plan will allow for repairs to be made on site and the cars can be washed for customers after work is performed. Ms. Povorozniouk stated cars will also be brought indoors when the business is closed. Ms. Povorozniouk read the findings of facts into the record.

Commissioner Rowe asked if repairs will occur outside or inside. Ms. Povorozniouk stated all repairs will occur indoors.

Commissioner Rodriguez asked why the proposed outdoor is being requested for the south side of the property. Mr. Viger stated that was an error within the Village Staff report and that the vehicles will be displayed in the north side of the property.

Commissioner Rodriguez asked if there is a landscape plan. Mr. Viger stated there has been no landscape plan submitted to Staff. Ms. Povorozniouk stated she is open to discussion landscaping options with Staff however; there is current landscaping on the property.

Chairman Moruzzi asked that a landscaping review be added to the conditional of approval. There were no objections from the Commission.

Public Comment:

Chairman Moruzzi asked if there was any member of the Public that would like to speak in regards to CDC Case No. 2015-03. There were none.

Mr. Viger reviewed staff's report and indicated staff recommends approval of the requested conditional use permits with the following conditions:

1. The Conditional Use Permits be granted solely to Law Auto Group 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 subject property shall be developed in accordance with the plans submitted with the application received on January 12, 2015.
3. A triple catch basin shall be installed prior to cars being stored within the building.

And the addition of:

4. Staff review a landscaping plan for the property.

Chairman Moruzzi asked if there are plans for future signage on the property. Mr. Viger stated additional signage will meet Village's requirements.

Motion: Commissioner Rowe made a motion to close CDC Case No. 2015-03. Commissioner Pisano seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Moruzzi closed the public hearing at 7:35 p.m.

Motion: Commissioner Pisano made a motion to approve the findings of facts for the conditional use permit to allow vehicle repair, major and minor, 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. Motor Vehicle Repair, Major & Minor: There will be no adverse impact on the traffic as all the vehicles being detailed and repaired are Law Auto Group's vehicles.
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. Motor Vehicle Repair, Major & Minor: Everything will be built and installed according to the code, so no odor of dust will harm the environment. No waste will be disposed of inappropriately. There will be no noise or other environmental nuisance to disturb any neighbors.
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. Motor Vehicle Repair, Major & Minor: There will be no negative effects on environmental quality, no negative effect on property value nor neighborhood character. We believe that we can improve the look of the neighborhood with our high-end cars and high-end showroom.
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. Motor Vehicle Repair, Major & Minor: There will be no burden from us, and we will not require any use of community facilities from the district.
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. Motor Vehicle Repair, Major & Minor: We believe that a good all-in-one shop for detail, wash, repair and body work for high-end cars in the neighborhood will draw more attention and customers into the district.

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 Rowe seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Rowe made a motion to approve the findings of facts for the conditional use permit to allow a carwash 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. Car Wash: There will be no adverse impact on the traffic as all the vehicles being washed are Law Auto Group's vehicles.
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. Car Wash: 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. Car Wash: There will be no negative effects on environmental quality, no negative effect on property value nor neighborhood character. We believe that we can improve the look of the neighborhood with our high-end cars and high-end showroom.

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. Car Wash : There will be no burden from us, and we will not require any use of community facilities from the district.
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. Car Wash: We believe that a good all-in-one shop for detail, wash, repair and body work for high-end cars in the neighborhood will draw more attention and customers into the district.
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.

Chairman Moruzzi seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Rowe made a motion to approve the findings of facts for the conditional use permit to allow outdoor sales and display on the north side of the property 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. Outdoor Sales and Display: There will be no adverse impact on the traffic atypical of uses 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. Outdoor Sales and Display: Everything displayed will meet the Village Code and will not generate any negative effects on any neighboring properties.
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. Outdoor Sales and Display: There will be no negative effects on environmental quality, no negative effect on property value nor neighborhood character. We believe that we can improve the look of the neighborhood with our high-end cars and high-end showroom.
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. Outdoor Sales and Display: There will be no burden from us, and we will not require any use of community facilities from the district.
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. Outdoor Sales and Display: We believe that a good all-in-one shop for detail, wash, repair and body work for high-end cars in the neighborhood will draw more attention and customers into the district.
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 Pisano seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Pisano made a motion to approve the conditional use permit to allow vehicle repair, major and minor, with the following conditions:

1. The Conditional Use Permits be granted solely to Law Auto Group 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 subject property shall be developed in accordance with the plans submitted with the application received on January 12, 2015.
3. A triple catch basin shall be installed prior to cars being stored within the building.

And the addition of:

4. Staff review a landscaping plan for the property.

Commissioner Rowe seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Rowe made a motion to approve the conditional use permit to allow a carwash with the following conditions:

1. The Conditional Use Permits be granted solely to Law Auto Group 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 subject property shall be developed in accordance with the plans submitted with the application received on January 12, 2015.
3. A triple catch basin shall be installed prior to cars being stored within the building.

And the addition of:

4. Staff review a landscaping plan for the property.

Commissioner Pisano seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Rowe made a motion to approve the conditional use permit to allow outdoor sales and display on the north side of the property with the following conditions:

1. The Conditional Use Permits be granted solely to Law Auto Group 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 subject property shall be developed in accordance with the plans submitted with the application received on January 12, 2015.
3. A triple catch basin shall be installed prior to cars being stored within the building.

And the addition of:

4. Staff review a landscaping plan for the property.

Commissioner Pisano seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Report from Community Development

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

ADJOURNMENT:

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

All were in favor

Motion carried.

The meeting was adjourned at 7:52 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