

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

**MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION**

July 6, 2015

**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, Rodriguez, Rowe, Tellez, Weldon  
Absent: None  
A quorum was present.

**STAFF PRESENT:** V. Benham, M. Rysavy, C. Williamsen

**JOURNAL OF PROCEEDINGS:**

The minutes of the Community Development Commission Meeting of June 1, 2015 were presented.

**Motion:** Commissioner Pisano 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 2014-30  
**Petitioner:** 960 and 970 County Line Road, LLC  
**Request:** Text Amendment to Allow Contractors and Construction Offices as a Conditional Use within the I-1 Office/Research/Assembly/Industrial District.

**Motion:** Commissioner Rowe made a motion to continue CDC Case No. 2014-30 until August 17, 2015. Commissioner Janowiak seconded the motion.

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

Nays: None

All were in favor. Motion carried.

**Public Meeting:** CDC Case Number 2015-17  
**Petitioner:** Bensenville Community Public Library  
**Location:** 200 South Church Road  
**Request:** Site Plan Review for Children's Reading Room Addition.

**Motion:** Commissioner Weldon made a motion to call CDC Case No. 2015-12. Commissioner Janowiak seconded the motion.

**ROLL CALL :** Upon roll call the following Commissioners were present:  
Moruzzi, Janowiak, Pisano, Rodriguez, Rowe, Tellez, Weldon  
Absent: None  
A quorum was present.

Chairman Moruzzi opened the Public Meeting at 6:33 p.m.

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

Village Planner, Victoria Benham stated as there is no rezoning or variance necessary, neither the State Statute nor the Municipal Code requires a full Public Hearing, but rather a simple public meeting; therefore, no legal notice requirements (newspaper, posting of property or mailed notices to taxpayers of record) are required. Mrs. Benham stated the agenda including this item was posted on the Village website as well as in Village Hall in compliance with the Statute. Mrs. Benham stated the applicant and owner Bensenville Community Public Library is desirous of constructing an addition for a new children's reading room for which a site plan review is required. Mrs. Benham stated the proposed addition is approximately 950 square feet on the northwest corner of the existing building which includes a covered patio area and outdoor access to the courtyard garden. Mrs. Benham stated the subject property is located within the RS-5 High Density Single Family Zoning District.

Jill Rodriguez, Director of the Bensenville Library, was present and previously sworn in by Chairman Moruzzi. Ms. Rodriguez stated the proposed addition will accommodate to additional space needed for early children learning. Ms. Rodriguez stated participation in the program has doubled within the last year and classes are now full Monday thru Friday. Ms. Rodriguez stated the Bensenville Library is currently using the Community Room to accommodate classes.

Susan Diamond, President of the Bensenville Library Board, was present and previously sworn in by Chairman Moruzzi. Ms. Diamond stated the Bensenville Library was awarded a grant worth \$125,000.00 to assist in the cost of the project. Ms. Diamond stated the Bensenville Library Board is fully supportive of the proposed addition and has approved the design and additional funding of the project unanimously.

Ms. Annabella Orlando of FGM Architects was present and previously sworn in by Chairman Moruzzi. Ms. Orlando reviewed the proposed plans with the Commissioners and read the findings of facts into the record. Ms. Orlando stated the proposed design is to match the current library as much as possible.

Mr. Robert Gudmundson of RWG Engineering was present and previously sworn in by Chairman Moruzzi. Mr. Gudmundson stated the proposed project is very simple from an Engineering perspective. Mr. Gudmundson stated minimal grading is needed for the proposed project. Mr. Gudmundson stated the State of Illinois nor does the County of DuPage have any issued with the proposed project.

Commissioner Pisano asked if the \$125,000.00 grant will cover the cost of the proposed project. Ms. Rodriguez stated the grant will not cover the full cost of the project.

Commissioner Pisano asked if there would need to be a referendum for the remaining funds for the proposed project. Ms. Rodriguez stated there is no need for a referendum as the Bensenville Library Board has already approved additional funds for the balance of the project.

Chairman Moruzzi asked if the proposed project would be completed by the end of 2015. Ms. Rodriguez stated the Bensenville Library is optimistic the project will be completed by December 2015.

**Public Comment:**

Chairman Moruzzi asked if there was any member of the Public that would like to speak in regards to CDC Case No. 2015-17. There were none.

Ms. Benham reviewed staff's report and indicated staff recommends approval of the proposed request with the following conditions:

1. The construction of the addition be in conformance with the plans submitted by FGM Architects received on June 24, 2015.
2. The sanitary sewer be re-routed around the proposed addition, subject to final Engineering review and approval.

Commissioner Rodriguez asked if the petitioner was aware of the engineering comments regarding the private sanitary sewer. Mr. Gudmundson stated he has had numerous conversations with the Village's Engineer and does not foresee any issues with the proposed plans.

Motion: Commissioner Weldon made a motion to close CDC Case No. 2015-17. Commissioner Rowe seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Moruzzi closed the public meeting at 7:00 p.m.

Motion: Commissioner Weldon made a motion to approve the findings of facts for the site plan review for a Children's Reading Room addition consisting of:

1. **Integration and Compatibility:** The overall design shall integrate neighborhood and site characteristics into a compatible expression of building mass, scale, color and circulation. The proposed design of the new addition is intended to be harmonious with the existing library building, both in terms of building scale as well as exterior building material appearance/colors. In addition to the use of complementing exterior materials, the total building height of the new reading room will be well below the overall height of the existing structure. This approach in the design will further encourage the new addition space to be perceived as a supplemental functional area, and to not visually compete with the remainder of the building.

2. **Minimization of Impacts:** Spatial designs should minimize the impacts of traffic, noise, reflected light, debris and other undesirable effects of development upon abutting properties and the neighborhood as a whole. The proposed location of the new addition is situated towards the back side of the existing building, at a substantial distance away from the neighboring properties. It is not visible from the street nor from any of the nearby residences and can only be seen from the existing north parking lot area.
3. **Architectural Innovation:** Developers should seek to provide innovative design of structures which are compatible with the general character of the area. The building shall be in scale with the ultimate development planned for the area, and shall be compatible with the permanent neighboring developments. The building shall have good architectural character and be in harmony with nearby buildings, be durable and suitable for the type of building and design in which they are used. Colors shall be harmonious and use compatible accents. The architectural innovation of the proposed addition is compatible with the general character of the existing library building and neighboring properties. The proposed addition utilizes colors and materials harmonious with the existing design.
4. **Loading / Refuse Area:** Design of loading and refuse areas should be sensitive to aesthetic concerns and provide for screening compatible with abutting properties. When possible such loading and refuse areas should be located so as not to be visible from public roads. Not applicable to project.
5. **Parking Lots:** Parking lots and driveways shall be designed to safely and effectively circulate vehicles throughout the site. When appropriate, cross-access easements should be provided between adjoining properties to allow for circulation of vehicles. Not applicable to project. The existing parking lot and driveways are to remain unchanged and will not be revised per the proposed scope of new work.
6. **Curb Cuts:** Curb cuts shall be located to safely and efficiently allow vehicle ingress and egress to the site. The use of shared curb cuts and cross-access easements shall be provided when appropriate. Not applicable to project.

7. **Pedestrian Circulation:** Site and building design shall accommodate pedestrian circulation on-site from parking areas, plazas, open space and public rights-of-way. Pedestrian and vehicular circulation shall be separated to the greatest extent possible. Not applicable to project. The existing on-site pedestrian circulation is to remain unchanged and will not be revised and/or affected by the proposed scope of new work.
8. **Open Space and Landscape Plan:** Design of any development shall provide for a maximum use of open space particularly along the perimeter of the site, in parking lots and near the building foundation. Larger development should include designs which allow centralized open space containing detention/retention ponds, passive recreation, bike/pedestrian paths and other amenities which will serve the development and surrounding community. The configuration and location of the new addition seeks to maintain a majority of the open space surrounding the existing building. The most expansive and open areas of the site around the front side of the building will be unaffected by the proposed scope of work. On the interior side of a site, a portion of the existing open space and well established garden area will be impacted by the proposed construction, however efforts will be made to minimize the affected areas to the greatest extent possible and protect the areas that are intended to remain. As previously noted, the new addition seeks to take advantage of its adjacency to the garden area and will expand the available usable exterior space for building patrons to enjoy. Portions of the site that will be temporarily affected by construction access will ultimately be restored in kind to their original state.
9. **Detention Basins / Retention Ponds:** When appropriate, detention basins and retention ponds should be designed to provide for shared storage between properties. Ideally, such shared storage should include the greatest land area possible. Not applicable to project. Detention is not required for this project under the DuPage County Stormwater Management Ordinance. Existing drainage patterns will be maintained during construction and once the project is complete without impacting flows upstream or downstream of the site.

10. **Lighting:** On-site lighting standards shall be compatible with architectural and spatial designs, and shall provide for safe illumination of the site for vehicles and pedestrians. The lighting shall not affect adjacent properties. Not applicable to project. The existing site lighting serving vehicles and pedestrians will not be revised and/or affected by the proposed scope of new work.

11. **Other Applicable Standards:** Other characteristics of the proposed site plan pertinent in the judgment of the Commission to an assessment of the impact of the development on the area. Subject to Commissioners' judgement.

Commissioner Pisano seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Pisano made a motion to approve the site plan review for a Children's Reading Room addition with the following conditions:

1. The construction of the addition be in conformance with the plans submitted by FGM Architects received on June 24, 2015.
2. The sanitary sewer be re-routed around the proposed addition, subject to final Engineering review and approval.

Commissioner Tellez seconded the motion.

ROLL CALL: Ayes: Moruzzi, Janowiak, Pisano, Rodriguez, Rowe, Tellez, 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 Weldon made a motion to adjourn the meeting. Commissioner Janowiak seconded the motion.

All were in favor.

Motion carried.

The meeting was adjourned at 7:05 p.m.



Mike Moruzzi, Chairman  
Community Development Commission