

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

August 17, 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
Absent: Weldon
A quorum was present.

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

JOURNAL OF PROCEEDINGS:

The minutes of the Community Development Commission Meeting of July 6, 2015 were presented.

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

All were in favor. Motion carried.

Commissioner Janowiak recused himself from the meeting at 6:31p.m.

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 Pisano made a motion to open CDC Case No. 2014-30. Commissioner Rowe seconded the motion.

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

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

Director of Community and Economic Development, Scott Viger; Assistant Director of Community and Economic Development, Mark Rysavy; and Village Planner, Victoria Benham were all present and sworn in by Chairman Moruzzi.

Village Planner, Victoria Benham stated a Legal Notice was published in the Bensenville Independent on Thursday June 18, 2015. Mrs. Benham stated a certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours. Mrs. Benham stated the request is set forth by 960 and 970 County Line Road, LLC to allow the operation of a Contractors and Construction Office as a Conditional Use within the I-1 Office/Research/Assembly Industrial District. Mrs. Benham stated currently the I-1 Office/Research/Assembly/Industrial Zoning District ("I-1 Zoning District") prohibits such a use.

Mr. Alan Stefaniak of 216 West Higgins Road, Park Ridge, Illinois was present and sworn in by Chairman Moruzzi. Mr. Stefaniak stated he was present to represent his client who purchased the property. Mr. Stefaniak stated the current Village Code does not allow for his client's business to operate within the I-1 Zoning District. Mr. Stefaniak stated his client is seeking a text amendment to the I-1 Zoning District that would permit his client's operation as a conditional use permit. Mr. Stefaniak stated by requirement a conditional use permit, each matter will have to be approved by the Village on a case by case basis. Mr. Stefaniak stated his client has already filed an application to the Village for a conditional use permit to operate on the site and is prepared to make the presentation when he is given the opportunity to do so. Mr. Stefaniak stated a landscaping plan has also been submitted to the Village for the property. Mr. Stefaniak stated if the text amendment was approved along with a conditional use permit for his clients operation, a new building would be constructed on the site. Mr. Stefaniak stated new development in Bensenville would assist in increasing property values throughout.

Mr. Steve Lenet – 205 Michigan Avenue, Chicago, Illinois was present and sworn in by Chairman Moruzzi. Mr. Lenet stated he was hired as the land architect for the proposed site. Mr. Lenet stated the proposed use on site would be consistent with current operations within the I-1 Zoning District. Mr. Lenet stated a contractor's yard is a low intensity yard compared to other operations. Mr. Lenet stated trucks would leave the site in the morning and return in the evening.

Mr. Lenet stated the current property has a single family use on it and the properties to the south are residential. Mr. Lenet stated he has reviewed the Village's 2015 Comprehensive Plan and was confused by the finding within. Mr. Lenet stated the geometry of the site is significant as the closest home is 275 feet away. Mr. Lenet stated significant landscaping would be done to the site to help buffer sound along with heavy screening on site. Mr. Lenet stated this was a great opportunity for the Village to have new development in Bensenville. Mr. Lenet stated the conditional use permit requirement would allow the Village to control traffic on site; right in, right out; and hours of operation.

Mr. Stefaniak stated the proposed site would operate from 5:30a.m. - 6:00p.m. with limited operations on Saturdays and closed Sundays. Mr. Stefaniak stated he disagrees with several comments in the Village Staff report. Mr. Stefaniak stated his clients operation is not a trucking facility, it is a construction yard.

Commissioner Rodriguez stated there are high levels of sensitivity within the area and feels there to be no compelling evidence to recommend the proposed amendment to the zoning district. Mr. Rodriguez was what the purpose of the request was for. Mr. Stefaniak stated his client had purchased the property and begun operating as a construction yard. Mr. Stefaniak stated the Village issued fines to his client, as they had the right to do. Mr. Stefaniak stated his client want to remain at the site and the first step in obtaining a conditional use permit was to first amend the Village Code to allow such a use in the I-1 Zoning District by conditional use permit.

Public Comment:

Chairman Moruzzi asked if there was any member of the Public that would like to speak in regards to CDC Case No. 2014-30.

Ernesto Chivilo – 809 John Street

Mr. Chivilo was present and sworn in by Chairman Moruzzi. Mr. Chivilo spoke against the proposed text amendment. Mr. Chivilo stated he has lived at 809 John Street for 40 years. Mr. Chivilo stated he already has a difficult time traveling down County Line Road because of the truck traffic and if the text amendment is approved, it would increase noise and pollution in the area. Mr. Chivilo stated he has learned to live with the current operations around his property and does not want to see them change.

Billy Perry – 814 George Street

Mr. Perry was present and sworn in by Chairman Moruzzi. Mr. Perry spoke against the proposed text amendment. Mr. Perry stated he lived 70 feet away from the site in question. Mr. Perry stated when D.M.D. Construction operated the site, it was a nightmare.

Kenny Gruner – 805 John Street

Mr. Gruner was present and sworn in by Chairman Moruzzi. Mr. Gruner questioned how the operation's hours would be regulated if approved. Mr. Stefaniak stated the Residents would have the opportunity to ask for conditions in the Conditional Use Permit is the proposed text amendment. Mr. Gruner asked if the Village would enforce the hours of operation if approved. Mr. Conway explained that the matter before the Commission was purely for a text amendment and not the operation of the site. Mr. Gruner asked if the petitioners would be required to pave the site. Mr. Conway explained that the matter before the Commission was purely for a text amendment and not the operation of the site. Mr. Stefaniak added that if his client was approved for a conditional use permit in the future, he plans to pave the site.

Beverly Gruner – 805 John Street

Mrs. Gruner was present and sworn in by Chairman Moruzzi. Mrs. Gruner spoke against the proposed text amendment. Ms. Gruner stated she has lived at 805 John Street for 72 years and does not want to see the neighborhood change. Mrs. Gruner stated garbage is dumped into her yard from current operations and fears the situation could worsen if other operations were to be allowed by the Village.

John Pelican – 701 Hillside Drive

Mr. Pelican was present and sworn in by Chairman Moruzzi. Mr. Pelican spoke against the proposed text amendment. Mr. Pelican submitted a petition into the records from Residents opposing to the proposed text amendment. The petition is attached to the minutes as "Exhibit A". Chairman Moruzzi asked how far Mr. Pelican's property is located from industrial buildings. Mr. Pelican stated his property is within 50 feet of industrial buildings.

Thomas Forman – 697 Hillside Drive

Mr. Forman was present and sworn in by Chairman Moruzzi. Mr. Forman spoke against the proposed text amendment. Mr. Forman stated there used to be a truck driving school operations out of the industrial building behind his home. Mr. Forman stated it took twelve months to have the operation evicted.

Chester Doliak – 897 John Street

Mr. Doliak was presented and sworn in by Chairman Moruzzi. Mr. Doliak spoke against the proposed text amendment. Mr. Doliak stated the proposed operation would be a nuisance to the area with increase noise.

Paul Demichele – 17W275 Rodeck Lane

Mr. Demichele was present and sworn in by Chairman Moruzzi. Mr. Demichele stated the owner of the business seeking the text amendment is a member of the Chamber of Commerce. Mr. Demichele submitted photos of the current site and surrounding operations into the record. The photos have been attached to the minutes as “Exhibit B”. Mr. Demichele spoke in favor of the proposed text amendment and stated the proposed operation will fit in with current operations along County Line Road.

Billy Perry – 814 George Street

Mr. Perry was previously sworn in by Chairman Moruzzi. Mr. Perry reiterated to the Commissioners that the proposed text amendment should be denied.

Mrs. Benham reviewed staff’s report and indicated staff recommends denial of the Text Amendment based on the intensity of the use and its incompatibility of adjacent properties within the I-1 Zoning District.

Mr. Stefaniak stated the Public’s concerns would be addressed during the conditional use permit hearing for his client if the text amendment was approved. Mr. Stefaniak stated the properties characteristics are based off County Line Road and not residential. Mr. Stefaniak respectfully requests approval of the proposed text amendment.

Beverly Gruner – 805 John Street

Mrs. Gruner was previously sworn in by Chairman Moruzzi. Mrs. Gruner asked how residents will be informed of future meetings regarding the proposed text amendment. Mr. Conway provided Mrs. Gruner with an overview of the procedures of approval or denial.

Mrs. Benham stated Village Staff had received an email from School District No. 2 with their objection to the proposed text amendment. A copy of the email has been attached to the minutes as “Exhibit C”.

Mrs. Benham reviewed the Staff report and stated Staff recommends denial of the proposed text amendment.

There were no questions from the Commission.

Motion: Commissioner Pisano made a motion to close CDC Case No. 2014-30. Commissioner Rowe seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Moruzzi closed the public meeting at 7:30 p.m.

Motion: Commissioner Rowe made a motion to approve the proposed text amendment. Commissioner Pisano seconded the motion.

ROLL CALL: Ayes: None

Nays: Moruzzi, Pisano, Rodriguez, Rowe, Tellez

Motion failed.

Commissioner Janowiak re-entered the meeting at 7:34p.m.

Public Hearing: CDC Case Number 2015-08
Petitioner: Chicago Auto Place
Location: 729 Thomas Drive
Request: Conditional Use Permit for Motor Vehicle Repair, Major & Minor

Motion: Commissioner Rowe made a motion to open CDC Case No. 2015-08. Commissioner Pisano seconded the motion.

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

Chairman Moruzzi opened the Public Meeting at 7:35 p.m.

Director of Community and Economic Development, Scott Viger; Assistant Director of Community and Economic Development, Mark Rysavy; and Village Planner, Victoria Benham were previously sworn in by Chairman Moruzzi.

Village Planner, Victoria Benham stated a Legal Notice was published in the Bensenville Independent on July 30, 2015. Mrs. Benham stated a certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development department during regular business hours. Mrs. Benham stated Village personnel posted two Notice of Public Hearing signs on the property, visible from the public way on Friday, July 31, 2015. Mrs. Benham stated on Friday, July 31, 2015, Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 250' of the property in question. Mrs. Benham stated an affidavit of mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours. Mrs. Benham stated the applicant, Chicago Auto Place, LLC is requesting a Conditional Use Permit to allow motor vehicle repair, major and minor to accommodate their expanding business from 768 Thomas to their second location down the street at 729 Thomas Drive. Mrs. Benham stated the property in question is zoned I-2 Light Industrial and is located on the eastern side of Thomas Drive between Foster Avenue and Thorndale Avenue. Mrs. Benham stated the subject property is just less than 1 acre in size and is improved with a 23,375 square foot building. Mrs. Benham stated Chicago Auto Place is largely an online vehicle sales company and has filed the subject request to install a lift and a spray booth to perform inspections, repairs and detailing services for customers purchasing their vehicles.

Ms. Justyna Blicharska from Chicago Auto Place, was present and sworn in by Chairman Moruzzi. Ms. Blicharska read the approval criteria into the record for the proposed conditional use permit. Ms. Blicharska stated Chicago Auto Place opened last year and business has been increasing rapidly ever since.

There were no questions from the Commissioners.

Public Comment:

Chairman Moruzzi asked if there was any member of the Public that would like to speak in regards to CDC Case No. 2015-08. There were none.

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

1. The Conditional Use Permit be granted solely to Chicago Auto Place 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.
3. No outdoor sales and display area shall be permitted.

There were no questions from the Commission.

Motion: Commissioner Pisano made a motion to close CDC Case No. 2015-08. Commissioner Janowiak seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Moruzzi closed the public meeting at 7:44 p.m.

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

1. **Traffic:** The proposed use will not create any adverse impact of types or volumes of traffic flow not otherwise typical of permitted uses in the zoning district has been minimized. The proposed use does not impact any current types or volumes of traffic flow on Thomas Drive.

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 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 permitted uses in the district/current use of the property. All work will be performed indoors and a spray booth will be utilized for painting.
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 permitted uses in its environs. Surrounding property values, environmental quality and neighborhood character shall remain unchanged.
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 use to perform pre-delivery service inspections with detailing work will not require existing community facilities or services such as water, electricity, etc. to increase. The proposed use will also not generate a disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.
5. **Public Necessity:** The proposed use at the particular location requested is necessary to provide a service or a facility which is in the interest of public convenience, and will contribute to the general welfare of the neighborhood or community. The proposed use at the particular location requested is necessary to provide a safe and convenient service delivered to customers purchasing a used vehicle from Chicago Auto Place. It is in the interest of public convenience for a customer to purchase a vehicle serviced, fully detailed, and inspected for safety.

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. Given the approval to allow Chicago Auto Place LLC to continue to operate on the same terms and conditions will establish a strong and trustworthy customer relationship with our customers.

Chairman Moruzzi seconded the motion.

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

Nays: None

All were in favor. Motion carried.

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

1. The Conditional Use Permit be granted solely to Chicago Auto Place 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.
3. No outdoor sales and display area shall be permitted.

Commissioner Rowe seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2015-20
Petitioner: RM Brother, Inc. (Popeyes Louisiana Kitchen)
Location: 511 West Irving Park Road
Request: A Variance to Reduce Setback of a Monument Sign

Motion: Commissioner Rowe made a motion to open CDC Case No. 2015-20. Commissioner Janowiak seconded the motion.

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

Chairman Moruzzi opened the Public Meeting at 7:46 p.m.

Director of Community and Economic Development, Scott Viger; Assistant Director of Community and Economic Development, Mark Rysavy; and Village Planner, Victoria Benham were previously sworn in by Chairman Moruzzi.

Village Planner, Victoria Benham stated a Legal Notice was published in the Bensenville Independent on July 30, 2015. Mrs. Benham stated a certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development department during regular business hours. Mrs. Benham stated Village personnel posted two Notice of Public Hearing signs on the property, visible from the public way on Friday, July 31, 2015. Mrs. Benham stated on Friday, July 31, 2015, Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 250' of the property in question. Mrs. Benham stated an affidavit of mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours. Mrs. Benham stated the applicant, on behalf of Popeyes Louisiana Kitchen is desirous of constructing a monument sign in the southwestern corner of the property located on the northeast corner of Irving Park Road and Poppy Lane at 511 West Irving Park Road (formerly Brown's Chicken). Mrs. Benham stated the variance requested is relative to the location of the proposed monument sign and the setback. Mrs. Benham stated Village Code requires a 5' setback from the property line and the proposed sign is only approximately 6" north of the southern property line.

Mr. Thomas Scensniak Thomas V. Scensniak Associates, Inc. – 1754 West Wise Road, Schaumburg, Illinois was present and sworn in by Chairman Moruzzi. Mr. Scensniak stated he was hired by the Popeye's franchise for architectural services. Mr. Scensniak stated the franchise was informed by Village Staff that the current sign on the property was non-conforming. Mr. Scensniak stated after he reviewed the property and the comments made by Police and Village Engineering, he agreed with Staff's concerns regarding the current sign on the property and the need for a new one. Mr. Scensniak stated the proposed sign will be centered with the building. Mr. Scensniak stated the proposed sign will be seen from traffic traveling in both directions on Irving Park Road, however; will not block the view of customers inside the building. Mr. Scensniak stated the proposed sign meets Village requirements. Mr. Scensniak read the approval criteria for the proposed variance into the record.

Commissioner Rodriguez asked if there were any vision offsets to the site with the proposed sign. Mr. Scensniak stated the site has a one way entrance and one way exit off Irving Park road and that the proposed sign will not interfere with customers entering and exiting the property.

Mr. Scensniak submitted a revised site plan of the site showing the minor change to meet Staff's requirements. The site plan has been attached to the minutes as "Exhibit D".

Public Comment:

Chairman Moruzzi asked if there was any member of the Public that would like to speak in regards to CDC Case No. 2015-20. There were none.

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

1. The construction be in accordance with the plans submitted by Thomas V. Scensniak Associates dated July 20, 2015 and revised August 13, 2015.
2. The landscaped area around the monument sign shall be maintained to less than 2.5 feet in height.

There were no questions from the Commission.

Motion: Commissioner Janowiak made a motion to close CDC Case No. 2015-20. Commissioner Rowe seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Moruzzi closed the public meeting at 8:02 p.m.

Motion: Commissioner Pisano made a motion to approve the findings of facts for the proposed variance 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. Special circumstances exist in the location of the building and maneuvers associated with the drive-through window on the west side of the building. The layout of the property is unusual and generated these special circumstances leaving very little room for signage.
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. The literal application of the provisions of this Title would result in unnecessary and practical difficulties for the applicant in the rebranding of the business.
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. The circumstances relate only to the physical character of the building and the layout of the site.

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. The special circumstances have not resulted from any act of 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. The variance is necessary for the applicant to enjoy substantial property rights possessed by other properties and do not confer a special privilege.
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. The grant of the variance is necessary because without the requested variance, the applicant will be deprived of reasonable use from their property in the adequate identification of their business along the Mid-Town/Irving Park Road Corridor.
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. The granting of the variance will not alter the essential character of the Village's Mid-town/Irving Park Commercial Corridor.

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. The granting of the variance will be in harmony with the general purpose and intent of the Comprehensive Plan as the plan calls for the modernization of signage and facades along the Mid-town/Irving Park Commercial Corridor.
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. The variance requested is the minimum required to provide the applicant with relief from undue practical difficulties.

Commissioner Janowiak seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Rowe made a motion to approve the proposed variance with Staff's recommendations consisting of:

1. *The construction be in accordance with the plans submitted by Thomas V. Scesniak Associates dated July 20, 2015 and revised August 11, 2015.*
2. The landscaped area around the monument sign shall be maintained to less than 2.5 feet in height.

Commissioner Pisano seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2015-22
Petitioner: Village of Bensenville
Request: Acceptance of the Homes for a Changing Region Study

Motion: Commissioner Janowiak made a motion to open CDC Case No. 2015-22. Commissioner Rowe seconded the motion.

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

Chairman Moruzzi opened the Public Meeting at 8:06p.m.

Director of Community and Economic Development, Scott Viger; Assistant Director of Community and Economic Development, Mark Rysavy; and Village Planner, Victoria Benham were previously sworn in by Chairman Moruzzi.

Village Planner, Victoria 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) to chart and develop recommendations on housing capacities and strategies with a Homes for a Changing Region Study. Mrs. Benham stated the Village of Bensenville along with Addison, Bensenville, Wood Dale and Villa Park worked with CMAP Staff to develop a draft version of a long-term housing plan for the region.

Mrs. Benham stated the Homes for a Changing Region Study includes the following components:

- Analysis of Bensenville's existing housing supply including the type and price as well as age of homes and ownership of the population.
- Opportunities and gaps within the region to meet future housing demands.
- Matching of Bensenville's employment sectors and the existing housing stock.
- A market segmentation analysis.
- Policy and strategic recommendations for creating a balanced, sustainable future housing supply, along with targeted goals that can be used to determine Bensenville's future progress in implementation of the plan.
- Design visualization for the northwest corner of Main and Center Street.

Mrs. Benham stated throughout the last two years, a number of meetings, key person interviews and surveys have been conducted to shape the plan into one highlighting the opportunities for growth and the Village's vision for the housing developments in the years to come. Mrs. Benham stated Staff is pleased to present the Final Draft of the Homes for a Changing Region Study to the Community Development Commission, which serves as the Study's Steering Committee. Mrs. Benham stated on the May 18, 2015 Public Meeting, CMAP staff provided a presentation highlighting integral components of the Draft Homes for a Changing Region Study for the Steering Committee's review, discussion and input. No additional comments or recommendations were proposed.

Commissioner Rodriguez asked if there will be more focus on luxury type housing. Mrs. Benham stated there has been consideration for more luxury homes however the Village needs to keep in mind its senior citizen population. Mrs. Benham stated Village Staff's first priority is establishing a vital downtown.

Chairman Moruzzi asked for a six month review of the progression of the report.

Public Comment:

Chairman Moruzzi asked if there was any member of the Public that would like to speak in regards to CDC Case No. 2015-22. There were none.

Mrs. Benham reviewed staff's report and indicated staff recommends acceptance of the Homes for a Changing Region Study as submitted.

There were no questions from the Commission.

Motion: Commissioner Rowe made a motion to close CDC Case No. 2015-22. Commissioner Janowiak seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Moruzzi closed the public meeting at 8:14 p.m.

Motion: Commissioner Janowiak made a motion to accept the Homes for a Changing Region Study. Commissioner Rowe seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Commissioner Rowe left the meeting at 8:17p.m.

Report from Community Development

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

Mrs. Benham announced there will be a joint training session with the Village Board and CDC Commission on September 14, 2015. Mrs. Benham stated she would contact the Commissioners for their attendance at a later date.

ADJOURNMENT:

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

All were in favor.

Motion carried.

The meeting was adjourned at 8:21 p.m.



Mike Moruzzi, Chairman
Community Development Commission

EXHIBIT A (4 PAGES)

Prepared by: Linda Bratland
630-917-2867
915 John St
Bensenville, IL

Subject: Opposing amendment to change Zone I-1 To: Village of Bensenville/CDC

There are numerous reasons that the changing of the zoning would negatively impact the Village as well as any residents that adjoin the proposed properties.

- Outdoor storage would have a negative impact to all residences and surrounding public areas
- Outdoor storage would be visually undesirable to a residential area and the Zone I-1
- Outdoor storage would allow for rodents to inhabit
- Outdoor storage would create additional noise, fumes and pollution to the residential area
- Outdoor storage would have a negative impact on home sales as would decrease home value and put-off interested potential buyers. This would not only decrease property values adjacent to the Zone I-1 area but to all of Bensenville.

We below feel this would have an overall harmful impact in and around our community and we are against any and all text amendment changes to Zone I-1:

	Name	Address	Signature	Phone
1	JUNE FRANZ	902 Hillside	June Franz	630 766 1613
2	ANN FRANZ	902 Hillside	Ann Franz	630 408 8211
3	HAROLD R. BOTEFUHR	906 HILLSIDE DR	Harold R. Botelehr	630 766-6409
4	MILLCENT BOTEFUHR	906 HILLSIDE DR	Millicent Botelehr	630-766-6409
5	ROBERT NASOA	905 Hillside		779 2055185
6	Lukasz Labedz	260 Mohawk Dr.	Lukasz Labedz	630 779 9450
7	MALGORZATA LABEDZ	260 MOHAWK DR.	Malgorzata Labedz	330-350-1732
8	Cecil Labedz	260 Mohawk	Cecil Labedz	630-350-1732
9	Leonarda Gonzalez	875 W Hillside Dr.	Leonarda Gonzalez	630 766-1395
10	Vanesa GayKoush	530 W Hillside Dr.	Vanesa GayKoush	312-361-4506

Prepared by: Linda Bratland
630-917-2867
915 John St
Bensenville, IL

Subject: Opposing amendment to change Zone I-1 To: Village of Bensenville/CDC

There are numerous reasons that the changing of the zoning would negatively impact the Village as well as any residents that adjoin the proposed properties.

- Outdoor storage would have a negative impact to all residences and surrounding public areas
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- Outdoor storage would have a negative impact on home sales as would decrease home value and put-off interested potential buyers. This would not only decrease property values adjacent to the Zone I-1 area but to all of Bensenville.

We below feel this would have an overall harmful impact in and around our community and we are against any and all text amendment changes to Zone I-1:

	Name	Address	Signature	Phone
1	THOMAS FORMAN	697 HILLSIDE DR.	Thomas Forman	630-805-1975
2	JOANNA FORMAN	697 Hillside Dr.	Joanna Forman	630-805-1975
3	CZESLAW GORNIAK	579 HILLSIDE DR	Julia G	630 350-0699
4	Idanta GORNIAK	579 Hillside Dr	Idanta Gorniak	630 350-0694
5	Jarek Milewski	531 Hillside Dr	Jarek Milewski	630 664 9771
6	Art Malachuk	247 N Church	Art Malachuk	773 418 5636
7	Callie Gladstone	247 N Church	Callie Gladstone	773 297 1143
8	DAVID AGUIRRE	609 W. HILLSIDE DR	David Aguirre	630 750 8246
9	David Aguirre	609 W. Hillside	David Aguirre	
10	Leo Casarav	613 W. Hillside Dr	Leo Casarav	630-945-8457

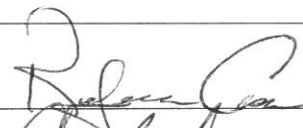
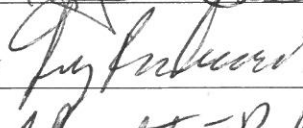
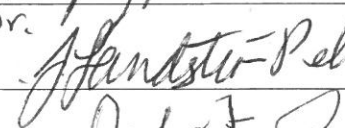
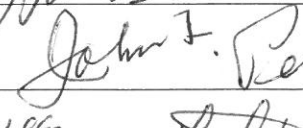
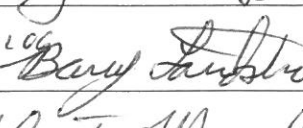
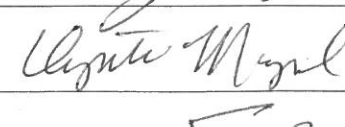
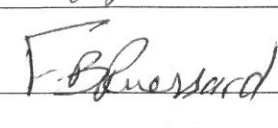
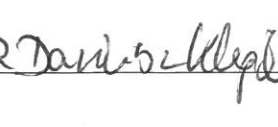

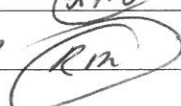
Prepared by: Linda Bratland
630-917-2867
915 John St
Bensenville, IL

Subject: Opposing amendment to change Zone I-1 To: Village of Bensenville/CDC

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We below feel this would have an overall harmful impact in and around our community and we are against any and all text amendment changes to Zone I-1:

	Name	Address	Signature	Phone
1	Rebeca Casanas	613 Hillside Dr.		630-470-7646
2	Amy Frankovich	617 W Hillside Dr		630-930-7850
3	John Landstrom-Pelivan	701 Hillside Dr.		630-595-2586
4	John F. Pelikan	701 Hillside Dr. BENSENVILLE, IL		630-595-2586
5	BARRY LANDSTROM	701 W. HILLSIDE DR		630-890-3399
6	Cynthia Madrigal	616 Hillside Dr		630-746-3497
7	FARIDEH M. BRUESSARD	614 Hillside Dr		766-8348
8	DARIUSZ KLEPACZ	702 W HILLSIDE DR		773-501-6137
9	Aaron Matheson	705 W Hillside Dr		815-641-8323
10	Ralph Matto	705 HILLSIDE DR		630-853-0558

Subject: Opposing amendment to change Zone I-1 To: Village of Bensenville/CDC

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We below feel this would have an overall harmful impact in and around our community and we are against any and all text amendment changes to Zone I-1:

	Name	Address	Signature	Phone
1	Kathy Harrum	715 W Hillside drive		630(860) 2137
2	TERRANCE HARRISON	715 HILLSIDE DR.		(630) 860-2137
3	SEAN O'NEAL	715 HILLSIDE DR.		630 860 2137
4	Mark Mertz	608 W. Hillside Dr.		630 616 1863
5	Paul Schoonover	775 N. Hillside Dr.		972-922-3395
6	THOMAS JAMES	865 Hillside		430-254-8665
7	PAUL SALAMUCHA	246 TIOGA AVE		312-219 0500
8	HENRY LOPEZ	704 HILLSIDE DR		873-632-6505
9	KATHIN LOPEZ	704 Hillside dr		630 387 1111
10				

EXHIBIT B
(3 PAGES)







EXHIBIT C (1 PAGE)

Victoria Benham

Subject: RE: Text Amendment to I - 1 zoned property

From: Stelter, Jim [mailto:jstelter@bsd2.org]

Sent: Friday, August 07, 2015 6:55 AM

To: Linda Bratland <lbratland@hearthsidefoods.com>; Michael Cassady <MCassady@bensenville.il.us>

Cc: Viger@bensenville.il.us; Victoria Benham <VBenham@bensenville.il.us>; Snyder, Cindy <csnyder@bsd2.org>

Subject: RE: Text Amendment to I - 1 zoned property

Hi folks,

School District 2 does NOT support this amendment. It would negatively impact the future use of the Mohawk School property.

Thanks

Dr. James E. Stelter

Superintendent of Schools

Bensenville Elementary District 2

210 S. Church Road

Bensenville, IL 60106

630-766-5940

POPEYES

