

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

December 7, 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, Rowe, Pisano, Majeski
Absent: Janowiak, Rodriguez, Tellez
A quorum was present.

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

JOURNAL OF PROCEEDINGS:

The minutes of the Community Development Commission Meeting of November 2, 2015 were presented.

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

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2015-28
Petitioner: Doyle Signs, Inc.
Location: 1145 South York Road
Request: Planned Unit Development Amendment and Master Sign Plan with Code Deviations Relative to height, Size and Tenant Panels of the Monument Signs.

Motion: Commissioner Rowe made a motion to open CDC Case No. 2015-28. Commissioner Majeski seconded the motion.

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

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

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

Village Planner, Victoria Benham, was present and previously sworn in by Chairman Moruzzi. Mrs. Benham stated a Legal Notice was published in the Bensenville Independent on Thursday November 19, 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, November 20, 2015. Mrs. Benham stated on Friday, November 20, 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, Doyle Signs, Inc. has submitted a proposal on behalf of the property owners to update the existing monument signs at Brentwood Shopping Center with the Jewel Osco logo as their new tenant and also to include two additional tenant panels. Mrs. Benham stated these updates require both a Planned Unit Development Amendment and Master Sign Plan Amendment to allow such an update. Mrs. Benham stated the subject property is located on the northeast corner of Grand Avenue and York Road within an existing C-2 Highway Commercial Zoning District. Mrs. Benham stated the approximately 9.89 acre site has been developed with monument signs near the driveways on the western frontage as well as on the southern frontage.

Terry Doyle of Doyle Signs Inc. was present and previously sworn in by Chairman Moruzzi. Mr. Doyle stated his company was retained to design the remodeled sign for the new Jewel/Osco within Brentwood Commons Shopping Center. Mr. Doyle stated the proposed sign requires an increase from 60 square feet to approximately 100 square feet. Mr. Doyle also stated the proposed sign height will increase from 12' to 15'. Mr. Doyle reviewed the findings of facts for the proposed PUD amendments. Mr. Doyle stated the proposed drawings have been approved by the ownership of the Brentwood Commons Shopping Center.

Commissioner Majeski asked what other stores would be featured on the proposed sign. Mr. Doyle stated Jewel/Osco would be the main sign with the other panels belonging to Starbucks, Fabrics, Inc., Advanced Auto, Subway and Dollar Tree.

Commissioner Majeski asked when work would start on the sign in approved by the Village Board. Mr. Doyle stated work on the sign will begin prior to Christmas if approval is granted.

Commissioner Rowe asked how long the sign would take to construct. Mr. Doyle stated the sign will be completed and installed prior to the grand opening scheduled for January 12, 2016.

Public Comment:

Chairman Moruzzi asked if there was any member of the Public that would like to speak in regards to CDC Case No. 2015-28. There were none.

Mrs. Benham reviewed the Village Staff Report and stated Staff recommends the approval of the above Findings of Fact and the Planned Unit Development Amendment and Master Sign Plan Amendment subject to the following condition:

1. The property shall be developed in substantial compliance with the plans submitted with the application by Doyle Signs dated October 14, 2015.

There were no further questions from the Commission.

Motion: Commissioner Majeski made a motion to close CDC Case No. 2015-218. Commissioner Rowe seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Moruzzi closed the Public Hearing for CDC Case No. 2015-28 at 6:46 p.m.

Motion: Commissioner Majeski made a motion to approve the findings of fact for the proposed PUD amendment 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 proposed Planned Unit Development Amendment is a creative approach to the unified planning of the Brentwood Shopping Center in that it does not require the structural alteration of signage, but updates the existing signs with the new anchor tenant and panels.**
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. **As designed and submitted, the proposed Planned Unit Development Amendment is compliant with the requirements found in the Zoning Ordinance.**
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 request is in compliance with the Village Comprehensive Plan as well as the Comprehensive Economic Development Strategy (CEDS) both of which indicate gateway and commercial corridor uses for the property.**
4. **Public Welfare:** The PUD will not be detrimental to the public health, safety or general welfare. **The development as proposed would not be detrimental to the public health, safety or general welfare. The updated monument signs will not create any negative impacts.**
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 Planned Unit Development Amendment is compatible with its environs along the York Road corridor.**

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. **There are no natural features on the subject property that will be affected by the increase sign area and height of the monument signs.**
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 alterations will not change any pedestrian ways nor will it affect the safety of those accessing or leaving the site.**
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 existing landscaped base will remain intact and is consistent with the higher standards of design and amenity required of a Planned Unit 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 monument sign alterations will not place an undue burden on existing services, residents and businesses.**

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. **No phasing is required for the proposed monument sign changes.**

Commissioner Rowe seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Rowe made a motion to approve the proposed Planned Unit Development Amendment with Staff's recommendation consisting of:

1. The property shall be developed in substantial compliance with the plans submitted with the application by Doyle Signs dated October 14, 2015.

Commissioner Majeski seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Rowe made a motion to approve the proposed Master Sign Plan Amendment with Staff's recommendation consisting of:

1. The property shall be developed in substantial compliance with the plans submitted with the application by Doyle Signs dated October 14, 2015.

Commissioner Majeski seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Public Meeting: Introduction and Discussion Regarding the Zoning Ordinance Revision

Motion: Commissioner Rowe made a motion to open the Public Meeting. Commissioner Majeski seconded the motion.

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

Chairman Moruzzi opened the Public Meeting at 6:49 p.m.

Jake Seid, Pat Day and Ricardo Lopez of the Chicago Metropolitan Agency for Planning (CMAP) were all present for the Public Meeting.

Mr. Seid provided the Commission with an overview of CMAP and provided an explanation of the proposed timeline for the zoning ordinance revision. Mr. Seid stated a zoning ordinance revision will help implements the newly adopted comprehensive plan completed by the Village of Bensenville along with allowing the Village to thoroughly review development regulations and provide opportunity for future community engagement. Mr. Seid stated the zoning ordinance revision will take approximately 16 months consisting of four phases: 1) review of the existing conditions; 2) assessing the existing conditions; 3) draft the zoning ordinance revision; and 4) public review and adoption of the zoning ordinance revision.

Mr. Seid stressed the importance of the Public's input during this process and asked the Commission to express their current concerns with the zoning code as it is drafted.

Commissioner Majeski stated Bensenville is a unique town with the land lost to the O'Hare Modernization Project and the airplane noise in town. Commissioner Majeski also stated he would like to protect the industrial area north of Irving Park Road as he sees that area as a transportation hub to O'Hare Airport.

Chairman Moruzzi indicated he has heard from several residents that Bensenville is a "land-locked" town and asked how CMAP would deal with the issues of limited land for development.

Chairman Moruzzi also indicated he has heard from residents that Bensenville is a town of gas stations and cigarette stores.

Mr. Seid stated the Commission has brought fourth valuable points that will be considered during their review and recommendation. Mr. Seid thanked all for their participation and reviewed the next steps in the process.

Report from Community Development

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

2016 Meeting Schedule:

Commissioner Majeski made a motion to approve the 2016 meeting schedule as presented. Commissioner Rowe seconded the motion.

All were in favor. Motion carried.

ADJOURNMENT:

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

All were in favor. Motion carried.

The meeting was adjourned at 8:10 p.m.



Mike Moruzzi, Chairman
Community Development Commission