

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

October 3, 2017

CALL TO ORDER: The meeting was called to order by Chairman Rowe at 6:30p.m.

ROLL CALL : Upon roll call the following Commissioners were present:
Rowe, Moruzzi, Marcotte, Ciula, Czarnecki, King
Absent: Rodriguez
A quorum was present.

STAFF PRESENT: K. Pozsgay, S. Viger, C. Williamsen,

JOURNAL OF PROCEEDINGS: The minutes of the Community Development Commission Meeting of September 5, 2017 were presented.

Motion: Commissioner Ciula made a motion to approve the minutes as presented. Commissioner Marcotte seconded the motion.

All were in favor. Motion carried.

The minutes of the Special Community Development Commission Meeting of September 25, 2017 were presented.

Motion: Commissioner King made a motion to approve the minutes as presented. Commissioner Marcotte seconded the motion.

All were in favor. Motion carried.

PUBLIC COMMENT: There was no Public Comment

Continued Public Hearing: CDC Case Number 2017-21
Petitioner: Fluff N Stuff Laundry
Location: 1105 S. York Rd.
Request: Conditional Use Permit, Dry Cleaner, and laundry Drop Off Station and Laundromats, municipal Cade Section 10-7B-3

Motion: Commissioner King made a motion to re-open CDC Case No. 2017-21. Commissioner Marcotte seconded the motion.

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

Rowe, Moruzzi, Marcotte, Ciula, Czarnecki, King

Absent: Rodriguez

A quorum was present.

Chairman Rowe re-opened the Public Hearing at 6:34 p.m.

Chairman Rowe swore in Director of Community and Economic Development, Scott Viger and Village Planner, Kurtis Pozsgay.

Village Planner, Kurtis Pozsgay, was present and previously sworn in by Chairman Rowe. Mr. Pozsgay stated a Legal Notice was published in the Bensenville Independent on August 17, 2017. Mr. Pozsgay 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. Mr. Pozsgay stated Village personnel posted a Notice of Public Hearing sign on the property, visible from the public way on August 18, 2017. Mr. Pozsgay stated on August 18, 2017 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. Mr. Pozsgay 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. Mr. Pozsgay stated the Petitioner is seeking a Conditional Use Permit to allow for a laundromat with onsite pick up and deliveries at 1105 S. York Road, Unit 10. Mr. Pozsgay stated the site is located in Brentwood Commons. Mr. Pozsgay stated they are also seeking a Conditional Use for a dry cleaning services as either a part of the laundromat or as separate subtenant in the space to be added in the future. Mr. Pozsgay stated the proposed space is 14,000 square feet. Mr. Pozsgay stated the laundromat will be open 24 hours a day, 7 days a week. Mr. Pozsgay stated it will occupy about 8,600 square feet and will leave about 5,400 square feet for a dry cleaner to go in as a subtenant, or to expand the space to include dry cleaning services in the future. Mr. Pozsgay stated they estimate roughly 1,200 customers per week. Mr. Pozsgay stated the equipment investment will be approximately one million dollars for machines and dryers, which are all state of the art. Mr. Pozsgay stated the facility will be an all card operation, so there will be no cash for use of the machines.

Mr. Pozsgay stated the overall investment to the property, including the build out and the equipment is estimated to be close to 1.4 million dollars.

Marshall Subach of Hunt, Aranda & Subach, Ltd. was present and sworn in by Chairman Rowe. Mr. Subach stated he was there to address the Commission on behalf of the petitioner. Mr. Subach stated the property in question is approximately 14,000 square feet. Mr. Subach stated the proposed use would be 24 hours a day, 7 days a week. Mr. Subach stated his client has estimated 1.4 million dollars of investment into the property. Mr. Subach stated drop-off service will be offered on site. Mr. Subach stated his client estimates 1,500 customers per week. Mr. Subach stated his client would be installing 70 washers that will range from 28-80 gallons of water used per cycle based on the size of the machine. Mr. Subach stated his client would be installing 80 dryers. Mr. Subach stated the operation would be card based and cash would only be needed to be out onto the card. Mr. Subach stated there is parking on the north end of the site that his client would have his employees park in the help relieve parking in front of the unit. Mr. Subach stated his client is fully aware of the limited parking in the area and is willing to work with the Village to resolve any issues. Mr. Subach reviewed the findings of fact that he had previously submitted to the Commission as part of their packet. Mr. Subach highlighted that there would be no environmental nuisance as a result of the proposed business. Mr. Subach stated the proposed use would not produce sales tax for the Village but would help surrounding businesses while clients are waiting for their laundry. Mr. Subach stated his client estimates 5 million gallon of water use per year. Mr. Subach asked that if the Village were to place a surcharge on laundry mats, that the Village Board let his clients know of that number prior to action being taken on the matter so they can determine if the move would make sense for them. Mr. Subach understands the information that Staff is asking for; Mr. Subach stated his client has no issues supplying the information upon approval of the conditional use permit. Mr. Subach stated the requested information would add a cost to his client that would be unnecessary in the conditional use permit was not granted.

Calvin Boender, Owner of Fluff N' Stuff was present and sworn in by Chairman Rowe. Mr. Boender stated there would be two employees on staff at night and two to three employees on staff during the day. Mr. Boender stated the main concept on site is the laundry mat and drop-off service.

Mr. Boender stated when he first reached out to the property owner, he was not interested in all 14,000 square feet but felt the property owner gave him a reasonable rent offer. Mr. Boender stated half the space may sit vacant for a while until he can lease it. Mr. Boender stated the dry cleaning service is just an idea and not official.

Commissioner Ciula stated with the estimated 1,500 customers per week, parking and traffic in the shopping center is going to be an issue.

Commissioner Moruzzi asked what the average cycle is for someone to do their laundry. Mr. Boender stated it depends on the load size but on average 30-45 minutes for small loads and 2 – 2 ½ hours for larger loads.

Commissioner King asked what other ideas Mr. Boender had for the other space if he would not operate a dry cleaning service. Mr. Boender stated he really hadn't thought about it but the first thing that came to mind was a restaurant but he doesn't want to get into the food business.

Commissioner Czarnecki raised concern with the current drain pipe size on the property. Commissioner Czarnecki stated if all the machines ran at the same time, drainage on site would be an issue. Mr. Boender agreed with Commissioner Czarnecki's comments and stated they would be willing to install the proper sized drainage on site upon approval.

Commissioner Marcotte asked what the average price for a load would cost. Mr. Boender stated it depends on the size of the load but would range from \$2.00 - \$10.00 for the washers and \$0.25 - \$0.45 for dryers. Mr. Boender stated those estimates were without a surcharge from the Village.

Public Comment:

Chairman Rowe asked if there was any member of the Public that would like to speak on behalf of the case.

Costi Khoury – 15W651 Patricia Lane, Elmhurst, Illinois

Mr. Khoury was present and sworn in by Chairman Rowe. Mr. Khoury stated he was the property owner of buildings to the west of the proposed use. Mr. Khoury stated flooding in the area has always been an issue due to the Village's sanitary sewer.

Mr. Khoury stated he had major concerns with the proposed use as the extra flow through the sanitary sewer would cause more issued. Mr. Khoury stated by the owner installing a larger draining pipe on site would not help relief the issues in the area. Mr. Khoury stated he is against the proposed use of the property.

James Juliano – 145 Elizabeth Court, Wood Dale, Illinois

Mr. Juliano was present and sworn in by Chairman Moruzzi. Mr. Juliano stated he was the property owner of apartments in the surrounding area. Mr. Juliano stated he would like to see the space leased but not to a laundry mat. Mr. Juliano stated he has 22 washing machines and dryers in his units that bring in 7% of his revenue. Mr. Juliano stated he has concerns that his tenants may leave to use the proposed laundry mat and that would force him to lower his rent costs and as a result, his property would decrease in value. Mr. Juliano reminded the commission that the proposed use brings no sales tax to the Village. Mr. Juliano stated he would like to see a hardware store operate the vacant unit and has a friend who would be interested in doing so.

Tom Myers – 775 Stone Hill, Cincinnati, Ohio

Mr. Myers was present and sworn in by Chairman Rowe. Mr. Myers stated he was present on behalf of the property owner. Mr. Myers stated they are very supportive of the propose use on site and would work with the Village with all of their concerns. Mr. Myers stated they are willing to work with the Police Department on security cameras on the site.

Mr. Pozsgay reviewed the approval criteria for the proposed request 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.

Applicant's Response: There will be no adverse impact on traffic or parking. My client will have 3 parking spaces on the west facade with signage stating 10 min parking for loading and unloading. There is also 10 spaces north of the detention basin.

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.

Applicant's Response: There will be no environmental nuisance as a result of the laundromat or future dry cleaners. My client expects to use approximately 5,000,000 gallons of water per year. All dry cleaning services are regulated by the State of Illinois. There will not be any adverse effect on noise, glare, odor, dust, or waste disposal as a result of the approval of the Condition Use as all services are contained indoors.

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.

Applicant's Response: The proposed laundromat will fit harmoniously with the existing business located in the shopping center. The new business will not compete with the other business, but will draw additional people to the other businesses. A typical customer may do some shopping or eating at an existing business while doing their laundry.

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.

Applicant's Response: Other than higher than typical water uses, the proposed use will not put a strain or disproportionate strain on public services beyond what is normally provided for in a C-2 Commercial 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.

Applicant's Response: The proposed laundromat use will be a great addition to the Village of Bensenville. Although there is a laundromat located on Grand Avenue, this new, state of the art facility will be able to handle much larger amounts of customers. In addition, the 24 hour availability will assist those residents that may work third shift and want to do laundry after work or at off peak hours.

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.

Applicant's Response: The proposed development will be filing a vacancy in the Brentwood Commons with a business that will produce a high volume of people from not just Bensenville but also surrounding communities.

Mr. Pozsgay stated Staff does not recommend approval of the Findings of Fact, as Staff does not believe the applicant has satisfactorily answered the “Public Services & Facilities and Public Necessity” aspects.

Mr. Pozsgay stated staff is not commenting on the Dry Cleaner aspect of the request as no information was submitted relative to the proposed use

Mr. Pozsgay stated Staff recommends the Denial of the above Findings of Fact and therefore the Denial of the Conditional Use Permit for Fluff N Stuff Laundry. Mr. Pozsgay stated should the Community Development Commission differ and believes the Conditional Use Permit for the Laundromat and Laundry Drop Off Station should be recommended for approval, staff offers the following conditions:

1. The plans and aesthetics of the facility be in substantial compliance with the plans submitted with this application.
2. Removal of the outdoor seating and vestibule on the northern façade of the building.
3. A new parking/drop off plan and strategy be submitted to Village staff for review and approval prior to Village Board Committee of the Whole.
4. A public safety plan should be submitted for review to Bensenville Police for approval prior to Village Board Committee of the Whole. To include:
 - a. Laundromat staff
 - b. Cameras and remote viewing
 - c. Police authorization to bar subjects and/or arrest for trespass without contacting management
 - d. Prohibition of amusement games
 - e. Lighting
 - f. Detention area maintenance
 - g. Limitations on the hours of operation

5. A detailed water use and discharge plan should be submitted to Bensenville Public Works prior to Village Board Committee of the Whole.
6. Market analysis to document the Public Necessity for the prosed use.

There were no questions from the Commissioners.

Mr. Subach asked that the submittal of the requested reports listed on Staff's requirements only be required upon approval by the Village Board.

Motion: Commissioner Moruzzi made a motion to close CDC Case No. 2017-21. Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Rowe, Moruzzi, Marcotte, Ciula, Czarnecki, King

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed the Public Hearing at 7:32 p.m.

Motion: Commissioner Marcotte made a motion to approve the Findings of Fact for CDC Case no. 2017-221 as presented by the Petitioner. Commissioner Moruzzi seconded the motion.

Motion: Commissioner Marcotte made an amended motion to approve the Findings of Fact for CDC Case no. 2017-221 as presented by the Staff. Commissioner Kings seconded the motion.

ROLL CALL: Ayes: Moruzzi, Marcotte, Czarnecki

Nays: Rowe, Marcotte, King

Motion failed.

Motion: Commissioner Marcotte made a motion to approve the conditional use permit for CDC Case No. 2017-21. Commissioner Moruzzi seconded the motion.

ROLL CALL: Ayes: None

Nays: Rowe, Moruzzi, Marcotte, Ciula, Czarnecki, King

Motion failed.

Recess: Commissioner Moruzzi made a motion to recess the meeting. Commissioner Marcotte seconded the motion.

All were in favor. Motion carried.

Chairman Rowe recessed the meeting at 7:38 p.m.

Chairman Rowe called the meeting back to order at 7:43 p.m.

ROLL CALL : Upon roll call the following Commissioners were present: Rowe, Moruzzi, Marcotte, Ciula, Czarnecki, King
Absent: Rodriguez
A quorum was present.

Report from Community

Development: Mr. Pozsgay reviewed both recent CDC cases along with upcoming cases.

ADJOURNMENT: There being no further business before the Community Development Commission, Commissioner Marcotte made a motion to adjourn the meeting. Commissioner King seconded the motion.

All were in favor. Motion carried.

The meeting was adjourned at 7:49 p.m.



Ronald Rowe, Chairman
Community Development Commission