

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

April 3, 2018

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, Ciula, Czarnecki, Marcotte, Moruzzi, King
Absent: Rodriguez
A quorum was present.

STAFF PRESENT: K. Pozsgay, C. Williamsen,

JOURNAL OF PROCEEDINGS: The minutes of the Community Development Commission Meeting of March 6, 2018 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

Public Hearing: CDC Case Number 2018-05
Petitioner: Leyva Recycling, Inc.
Location: 334 Evergreen Street
Request: Conditional Use Permit, Recycling centers
Municipal Code Section 10 – 9B – 3

Motion: Commissioner Marcotte made a motion to open CDC Case No. 2018-05. Commissioner King seconded the motion.

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

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

Chairman Rowe swore in 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 March 15, 2018. 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 March 15, 2018. Mr. Pozsgay stated on March 16, 2018 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 for a Recycling Center at 334 Evergreen Street. Mr. Pozsgay stated the applicant intends to purchase and sort non-ferrous metals i.e. copper, brass, wires, batteries, etc.

Mr. George Leyva, son of the owner of Leyva Recycling Inc. was present and sworn in by Chairman Rowe. Mr. Leyva stated there would be no breaking down of materials on site. Mr. Leyva stated they would only accept car batteries and that the batteries would be stored on a pallet until they received 30-40 to ship out to be refurbished. Mr. Leyva stated they were willing to meet all requirements set forth by Staff and the Police Department.

Commissioner Marcotte asked how many parking spaces are available for their business. Mr. Leyva stated their unit would be designated 4-5 spaces on site and that additional parking can occur on the street.

Commissioner Marcotte asked what their hours would be. Mr. Leyva stated they will operate between 7:00am – 5:00pm Monday – Friday and are still debating whether to operate on weekends.

Commissioner Ciula asked if there would be any hazardous materials on site. Mr. Leyva stated they would not accept anything with hazardous materials.

Commissioner King asked if there would be storage outside. Mr. Leyva stated all operations and storage would occur inside.

Public Comment:

Chairman Rowe asked if there was any member of the Public that would like to speak on behalf of the case. There were none.

Mr. Pozsgay reviewed the approval criteria for requested 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.

Applicant's Response: Our business would not create any issues with the traffic flow considering that our clients would go the back of the warehouse. Cars/trucks would enter through one side of the warehouse and exit through the other side therefore keeping the flow of traffic steady. We will not be using large semis so the traffic on Evergreen Ave should not be affected.

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: We don't plan on using heavy machinery in the warehouse other than typical power tools. We plan on organizing our material as we receive them in their corresponding box so that we can avoid having a mess. All the material we will be receiving will be clean material therefore odor and dust shouldn't be a problem.

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: Leyva Recycling will not affect any other business in the village of Bensenville considering that our usage in the property will be no different than any other industrial use. We will do our best to minimize any type of issues with the village, landlord, and surrounding businesses.

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: We will not require any public service in the facility other than what is normally provided.

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: We feel that our business will be convenient for local public and businesses so that they can recycle their used materials. With this approval the Village of Bensenville will have a new business that isn't commonly seen in Bensenville therefore the public and businesses have a local place to go to instead of driving to other towns.

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: We don't see any other factors that we feel will have any affect. Only improvement we will make to the building will be some light replacements.

Mr. Pozsgay stated Staff recommends the approval of the findings of fact as they appear above and therefor recommend approval of the proposed request with the following conditions:

1. The Conditional Use Permit be granted solely to Leyva Recycling Inc 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. Client will limit hours of operation, including deliveries, to 7am and 8pm;
3. Electronic purchases as outlined in section 3 of the Illinois Recyclable Metal Purchase Registration Law must be entered into LEADSONLINE Metal Theft Investigation System;
4. No outdoor storage allowed;
5. Applicant must provide parking strategy to be approved by staff prior to the Village Board Committee of the Whole review. The case will be continued to next CDC if not completed.

Commissioner Moruzzi raised concern with the petitioners proposed operation on the weekend. Commissioner Moruzzi asked that a six-month look back provision be included on the recommendation.

Commissioner Moruzzi suggested security cameras be installed on site.

Commissioner Moruzzi suggested the petitioner contact the Illinois State Fire Marshal's Office to ensure all safety parameters are met.

Motion: Commissioner Moruzzi made a motion to close CDC Case No. 2018-05. Commissioner Marcotte seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed the Public Hearing at 6:50 p.m.

Motion: Commissioner Marcotte made a combined motion to approve the Findings of Fact for CDC Case No. 2018-05 as presented by Staff and to approve the Conditional Use Permit request with the following conditions:

1. The Conditional Use Permit be granted solely to Leyva Recycling Inc 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. Client will limit hours of operation, including deliveries, to 7am and 8pm;
3. Electronic purchases as outlined in section 3 of the Illinois Recyclable Metal Purchase Registration Law must be entered into LEADSONLINE Metal Theft Investigation System;
4. No outdoor storage allowed;
5. Applicant must provide parking strategy to be approved by staff prior to the Village Board Committee of the Whole review. The case will be continued to next CDC if not completed.
6. Staff will perform a 6-month review of the case to ensure all conditions have been met. The review should also ensure that no vehicles are being parked indoors or vehicle parts are being recycled which would require additional building code requirements.

Commissioner Moruzzi seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2018-06
Petitioner: DLJ Laundromat, Inc.
Location: 1204 West Irving Park Road
Request: Conditional Use Permit, Dry cleaner and laundry drop off stations and laundromats - Municipal Code Section 10 – 7B – 3

Motion: Commissioner Marcotte made a motion to open CDC Case No. 2018-06. Commissioner King seconded the motion.

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

Chairman Rowe opened the Public Hearing at 6:52 p.m.

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 March 15, 2018.

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 March 15, 2018. Mr. Pozsgay stated on March 16, 2018 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 for a Laundromat and Dry Cleaner at 1204 W Irving Park Road. Mr. Pozsgay stated the applicant intends to purchase the property. Both, the laundromat and dry cleaning will occupy the entire building. Mr. Pozsgay stated the proposed space is about 5,741 square feet. Mr. Pozsgay stated the laundromat will be opened from 6am to 11 pm, 7 days a week. Mr. Pozsgay stated the dry cleaner will only be pick up and deliveries. Mr. Pozsgay stated the cleaning process for dry cleaner will be conducted off the site.

Mr. Denny Vo, owner of DLJ Laundromat, Inc. was present and sworn in by Chairman Rowe. Mr. Vo stated he currently operates a laundromat in Bellwood. Mr. Vo stated he would be purchasing the property and operating as a laundromat and drop off/pick up dry cleaner. Mr. Vo stated the dry cleaning will occur off site.

Mr. Mitchel Gebczak, Real Estate Agent, was present and sworn in by Chairman Rowe. Mr. Gebczak stated his client, Mr. Vo, purchased the property for \$100,000.00 and plans to put just as much into the building.

Commissioner King raised concern with the amount of laundromats already operating in Bensenville.

Commissioner Moruzzi asked if there would be an employee on site. Mr. Vo stated there would always be one employee on site.

Public Comment:

Chairman Rowe asked if there was any member of the Public that would like to speak on behalf of the case. There were none.

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: The proposed use will not create any adverse impact on traffic or parking. This property has 26 available parking spaces 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.

Applicant's Response: There will be no environmental nuisance as a result of the laundromat or dry cleaner. I expect to use approximate 900,000 gallons of water per year, which will be similar to the annual water usage in my laundromat in Bellwood. 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 and the dry cleaning process will be conducted by the third party off the site.

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 and dry cleaner will fit harmoniously with the existing business located at Irving Park Rd Commercial Corridor. The new business will not compete with the other business, but will draw additional people to the other business. 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: The proposed use will not put a burden or disproportionate demand on public services beyond what is normally provided for in a C-2 Commercial District. Even the water usage may be comparable with the previous property usage, which was a large restaurant. The washers currently in use are very efficient regarding the water waste. Currently, I have 60lb, 40lb and 30lb washers in my laundromat at 1704 St. Charles Rd in Bellwood and my average water bill shows usage of 68,000 gallons.

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 and dry cleaning services will be a great addition to the Village of Bensenville. This new, state of the art facility will be able to meet the need of the public for the proposed services, especially the community of the surrounding apartment buildings. The customer friendly additions like multiple large, flat screen TVs and vending machines will complete the high quality service provided by my business to the public.

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 business will be filling a vacancy, improve the building and increase the safety in this area. The building, which I intend to purchase, was foreclosed and boarded years ago. I want to bring it back to the Village of Bensenville as a nicely restored property and a great and much needed service to the community. My business will produce a good volume of people from not only Bensenville but also surrounding towns.

Mr. Pozsgay stated Staff recommends the approval of the findings of fact as they appear above and therefor recommend approval of the request with the following conditions:

1. The Conditional Use Permit be granted solely to DLJ Laundromat, Inc. 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; and
2. Applicant must remedy all outstanding billing and service issues; and
3. Applicant must submit a Final Landscape plan for staff approval; and
4. Applicant must provide a Final Site Lighting plan for staff approval.

Commissioner Marcotte asked if the drainage on site was proper for the proposed operation. Mr. Pozsgay stated there were no issues from Engineering regarding the discharge on site.

Commissioner Moruzzi asked to add a condition for the installation of security cameras on site and to allow access to them from the Bensenville Police Department when need be.

Motion: Commissioner Moruzzi made a motion to close CDC Case No. 2018-06. Commissioner Marcotte seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed the Public Hearing at 7:10 p.m.

Motion: Commissioner Moruzzi made a combined motion to approve the Findings of Fact for CDC Case No. 2018-06 as presented by Staff and to approve the Conditional Use Request with the following conditions:

1. The Conditional Use Permit be granted solely to DLJ Laundromat, Inc. 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; and
2. Applicant must remedy all outstanding billing and service issues; and
3. Applicant must submit a Final Landscape plan for staff approval; and
4. Applicant must provide a Final Site Lighting plan for staff approval.
5. 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. Limitations on the hours of operation

Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Ciula, Czarnecki, Moruzzi

Nays: Rowe, King, Marcotte

The motion failed.

Public Hearing: CDC Case Number 2018-07
Petitioner: Global CFS, Inc.
Location: 525 Meyer Road
Request: A Planned Unit Development Amendment and Conditional Use Permit Amendment to Ordinance Nos. 9 – 2013, 42 - 2014 and 13 – 2016 to allow for the construction of a parking lot on site, Municipal Code Sections 10 – 7D – 2 and 10 – 10 – 6.

Motion: Commissioner Moruzzi made a motion to open CDC Case No. 2018-07. Commissioner Marcotte seconded the motion.

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

Chairman Rowe opened the Public Hearing at 7:14 p.m.

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 March 15, 2018.

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 March 15, 2018. Mr. Pozsgay stated on March 16, 2018 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 to amend 3 previously approved ordinances which granted a Planned Unit Development and Conditional Use Permit for a parking lot at 525 Meyer Road. Mr. Pozsgay stated the applicant intends to expand the lot to the north. Mr. Pozsgay stated the addition will more than double the number of parking spaces adding 28 for a total of 51 (including 2 handicap). Mr. Pozsgay stated additional detention is proposed, along with landscaping.

Mr. Joe Petrungaro of Petrungaro & Associates, Inc. was present and sworn in by Chairman Rowe. Mr. Petrungaro reviewed the proposed plans for the parking lot extension. Mr. Petrungaro stated he has been in discussion with the Village's Engineering Department and will meet all concerns to ensure the proper permits are issued.

There were no questions from the Commissioners.

Public Comment:

Chairman Rowe asked if there was any member of the Public that would like to speak on behalf of the case. There were none.

Mr. Pozsgay reviewed the approval criteria for the proposed Planned Unit Development 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: The proposed use will not create any adverse impact on traffic or parking. This property has 26 available parking spaces 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.

Applicant's Response: There will be no environmental nuisance as a result of the laundromat or dry cleaner. I expect to use approximate 900,000 gallons of water per year, which will be similar to the annual water usage in my laundromat in Bellwood. 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 and the dry cleaning process will be conducted by the third party off the site.

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 and dry cleaner will fit harmoniously with the existing business located at Irving Park Rd Commercial Corridor. The new business will not compete with the other business, but will draw additional people to the other business. 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: The proposed use will not put a burden or disproportionate demand on public services beyond what is normally provided for in a C-2 Commercial District. Even the water usage may be comparable with the previous property usage, which was a large restaurant. The washers currently in use are very efficient regarding the water waste. Currently, I have 60lb, 40lb and 30lb washers in my laundromat at 1704 St. Charles Rd in Bellwood and my average water bill shows usage of 68,000 gallons.

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 and dry cleaning services will be a great addition to the Village of Bensenville. This new, state of the art facility will be able to meet the need of the public for the proposed services, especially the community of the surrounding apartment buildings. The customer friendly additions like multiple large, flat screen TVs and vending machines will complete the high quality service provided by my business to the public.

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 business will be filing a vacancy, improve the building and increase the safety in this area. The building, which I intend to purchase, was foreclosed and boarded years ago. I want to bring it back to the Village of Bensenville as a nicely restored property and a great and much needed service to the community. My business will produce a good volume of people from not only Bensenville but also surrounding towns.

Mr. Pozsgay stated Staff recommends the approval of the findings of fact as they appear above and therefor recommend approval of the requests with the following conditions:

- 1) The Conditional Use Permit for Outdoor Storage be granted solely to Global CFS/PC Properties, 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 submitted Petrungaro & Associates, Inc. dated 03.09.18.
- 3) All outstanding inspections for previous work be completed prior to permits being issued for the proposed updates.
- 4) A landscape plan shall be submitted for the entire site for staff review and approval prior to the Committee meeting.

There were no questions from the Commissioners.

Motion: Commissioner Moruzzi made a motion to close CDC Case No. 2018-07. Commissioner Marcotte seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed the Public Hearing at 7:20 p.m.

Motion: Commissioner Marcotte made a combined motion to approve the Findings of Fact for CDC Case No. 2018-07 as presented by Staff and to approve the proposed request with Staff's recommendations ask listed above. Commissioner King seconded the motion.

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

Nays: None

All were in favor. Motion carried.


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 7:24 p.m.

A handwritten signature in black ink, appearing to read 'Ronald Rowe', is written over a horizontal line.

Ronald Rowe, Chairman
Community Development Commission