

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

January 7, 2020

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

STAFF PRESENT: K. Pozsgay, C. Williamsen

JOURNAL OF PROCEEDINGS: The minutes of the Community Development Commission Meeting of the December 3, 2019 were presented.

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

All were in favor. Motion carried.

Senior Village Planner, Kurtis Pozsgay was present and sworn in by Chairman Rowe.

PUBLIC COMMENT: There was no Public Comment.

Public Hearing: CDC Case Number 2019-26
Petitioner: Grzegorz Strycharczuk
Location: 865 Fairway Drive
Request: Special Use Permit, Motor Vehicle Repair
Municipal Code Section 10 – 7 – 2

Motion: Commissioner Marcotte made a motion to open CDC Case No. 2019-26. Commissioner Wasowicz seconded the motion.

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

Chairman Rowe opened CDC Case No. 2019-26 at 6:32 p.m.

Motion: Commissioner Marcotte made a motion to continue CDC Case No. 2019-26 until February 4, 2020. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, Ciula, King, Marcotte, Rodriguez, Wasowicz

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2019-25

Petitioner: Mike's Auto Forum

Location: 754-758 Industrial Drive

Request: Special Use Permit, Motor Vehicle Repair
Municipal Code Section 10 – 7 – 2 – 1

Motion: Commissioner Marcotte made a motion to open CDC Case No. 2019-25. Commissioner Ciula seconded the motion.

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

Chairman Rowe opened CDC Case No. 2019-25 at 6:36 p.m.

Senior 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 December 19, 2019. 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 December 20, 2019. Mr. Pozsgay stated on December 20, 2019 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 requesting a Special Use Permit for Motor Vehicle Repair in order to expand his business, originally only occupying 758 Industrial Drive, to the adjacent space in the multi-tenant building at 754 Industrial Drive. Mr. Pozsgay stated the current business has been an existing non-conforming use for more than 20 years.

Mike Baranowski, owner of Mike's Auto Forum was present and sworn in by Chairman Rowe. Mr. Baranowski stated he has been waiting for this adjacent property to become available for twenty years. Mr. Baranowski stated most of everything from outside will be moved inside. Mr. Baranowski stated he has a ten foot fence with screening ready to be installed.

Commissioner Rodriguez asked what the plans were for outdoor storage. Mr. Baranowski stated there will be outdoor storage behind the building that will be screened with the fence. Mr. Baranowski stated the outdoor storage will meet the 25% code requirement.

Commissioner Ciula asked if the back of the property would be accessible with the outdoor storage. Mr. Baranowski stated yes.

Chairman Rowe asked if there would be access to both building from within the building. Mr. Baranowski stated that he has already cut a door opening in the wall to access both buildings from the inside and that no further openings would occur.

Commissioner King asked if a permit was pulled for the doorway opening that Mr. Baranowski has already made. Mr. Baranowski stated no permit was pulled.

Public Comment:

Chairman Rowe asked if there was any member of the Public that would like to comment on the proposed 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: Mike's Auto Forum's proposed use will not create any issues with traffic flow especially considering that space is going to be used mainly for storage of parts and parts cars. We will not receive or screen any cargo delivered by semi trucks that takes place in surrounding area by other businesses which means our use will even decrease the traffic flow. Mike's Auto Forum's proposed use of the property will certainly be less traffic than most any other potential user for the space. Traffic will be typical for the industrial district along Industrial 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.

Applicant's Response: Mike's Auto Forum's proposed use of the property, mainly for storage purpose, will not create any adverse effect of noise, flare, odor, dust, waste disposal, blockage of light, air, or any other environmental issues that is not already present in this industrial area.

- 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: Mike's Auto Forum's proposed use will fit harmoniously with existing character of existing permitted uses in its environs and will be beneficial to other businesses and Village of Bensenville itself by being able to use inside space of the building to move from outside to inside of the building all existing parts and parts cars that are already in possession of Mike's Auto Forum.

- 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: No additional public services or facilities will be required.

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: With the approval of the special uses requested, Mike's Auto Forum will be able to store inside all parts cars and parts that we use which will be beneficial for purpose of keeping surrounding area more clean and organized. It also will improve efficiency of time to prepare cars faster for sale which will at the same time generate increase in sales tax for the Village.

6) **Other Factors:** The use is in harmony with any other elements of compatibility pertinent in the judgment of the commission to the Special Use in its proposed location.

Applicant's Response: Our business use is in harmony with any other elements of compatibility pertinent in the judgement of the board of the conditional use in its proposed location.

Mr. Pozsgay stated Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Special Use Permits to allow the expansion of use at 754-758 Industrial Drive with the following conditions:

- 1) Both units require a triple catch basin;
- 2) Applicant must submit a Letter of Intent to install fire alarms at both properties with a cure date no later than six month after approval of Special Use Permit;
- 3) Mechanical ventilation shall be installed in accordance with the International Mechanical Code;
- 4) Show room shall have an accessible entrance on an accessible route from the accessible parking space(s);
- 5) Bathroom shall be accessible, on an accessible route and the existing number of fixture may need to be increased;
- 6) Outdoor Storage Area shall remain under 25% of gross lot area; and
- 7) No vehicles shall be parked in the front yard or on the public street.

There were no questions from the Commission.

Motion: Commissioner Marcotte made a motion to close CDC Case No. 2019-25. Commissioner King seconded the motion.

ROLL CALL: Ayes: Rowe, Ciula, King, Marcotte, Rodriguez, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed the Public Hearing at 6:55 p.m.

Motion: Commissioner Marcotte made a combined motion to approve the Findings of Fact for CDC Case No. 2019-25 as presented by Staff and to approve the Special Use Permit, Motor Vehicle Repair. Commissioner King seconded the motion.

ROLL CALL: Ayes: Rowe, Ciula, King, Marcotte, Rodriguez, Wasowicz

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 Wasowicz seconded the motion.

All were in favor. Motion carried.

The meeting was adjourned at 7:01 p.m.



Ronald Rowe, Chairman
Community Development Commission