

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

February 1, 2022

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

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

JOURNAL OF PROCEEDINGS: The minutes of the Community Development Commission Meeting of the January 4, 2022 were presented.

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

All were in favor. Motion carried.

Director of Community Development, Scott Viger and Senior Village Planner, Kurtis Pozsgay were present and sworn in by Chairman Rowe.

PUBLIC COMMENT: There was no Public Comment.

Public Hearing: CDC Case Number 2021-39
Petitioner: Walnut Grove Development, LLC
Location: 214 N. Walnut Street
Request: Site Plan Review
Municipal Code Section 10 – 3 – 2
Final Planned Unit Development
Municipal Code Section 10 – 4
With the following Code Departures:
Maximum Driveway Width
Municipal Code Section 10 – 8 – 8 – 1
Tree Preservation Replacement Standards
Municipal Code Section 10 – 9 – 2.B

Motion: Commissioner Wasowicz made a motion to open CDC Case No. 2021-39. Commissioner Chambers seconded the motion.

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

Chairman Rowe opened CDC Case No. 2021-39 at 6:32 p.m.

Senior Planner, Kurtis Pozsgay was present and sworn in by Chairman Rowe. Mr. Pozsgay stated a Legal Notice was published in the Daily Herald on January 13, 2022. 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 January 12, 2022. Mr. Pozsgay stated on January 14, 2022 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 the approval of a FINAL Planned Unit Development (PUD) at 214 N Walnut Street. Mr. Pozsgay stated the development entails razing the existing single-family home and detached garage to allow for the construction of 10 townhomes with attached two-car garages. Mr. Pozsgay stated the townhomes will be oriented towards the north, as opposed to fronting Walnut Street. Mr. Pozsgay stated a preliminary PUD was approved in October of 2021, and these enclosed plans are in conformance with the approved preliminary plans.

Ed Kress and Mike Kress of Walnut Grove Development, LLC were both present and sworn in by Chairman Rowe. Mr. E. Kress stated they were there to answer any questions. Mr. E. Kress stated the property will feature ten townhomes, two buildings of five units. Mr. E. Kress stated each townhome will have three bedrooms and a two car garage.

Mr. Viger stated there has been changes in the landscaping plan since the last time the Community Development Commission approved the preliminary PUD. Mr. E. Kress stated landscaping was added to the north side of the property at the request of the neighbor.

There were no questions from the Commission.

Public Comment

Chairman Rowe asked if there were any members of the Public that would like to make comment. There were none.

Mr. Pozsgay reviewed the Findings of Fact for the proposed Site Plan Review in the Staff Report consisting of:

- 1) **Surrounding Character:** The site plan for the proposed development is consistent with the existing character and zoning of adjacent properties and other property within the immediate vicinity of the proposed development.

Applicant's Response: The proposed development is located on a block with existing townhomes.

- 2) **Neighborhood Impact:** The site plan for the proposed development will not adversely impact adjacent properties and other properties within the immediate vicinity of the proposed development.

Applicant's Response: Site plan does not adversely affect adjacent properties.

- 3) **Public Facilities:** The site plan for the proposed development will be provided with adequate utilities, access roads, parking, loading, drainage, stormwater flow paths, exterior lighting, and/or other necessary facilities.

Applicant's Response: Site plan includes 25' access road and 20' X 17' parking pad adjacent to the 2 car garage.

- 4) **Environmental Preservation:** The site plan for the proposed development is designed to preserve the environmental resources of the zoning lot.

Applicant's Response: Site will have minimum impact on zoning lot.

- 5) **On-site Pedestrian Circulation System:** The site plan shall accommodate on-site pedestrian circulation from parking areas, plazas, open space, and public rights-of-way. Pedestrian and vehicular circulation shall be separated to the greatest extent possible.

Applicant's Response: Sidewalks are provided for pedestrian safety.

- 6) **Vehicle Ingress and Egress:** The site plan shall locate curb cuts for safe and efficient ingress and egress of vehicles. The use of shared curb cuts and cross-access easements shall be provided when appropriate.

Applicant's Response: Curb cuts or new curbs will be installed.

- 7) **Architectural Design:** The site plan for the proposed development includes architectural design that contributes positively to the Village's aesthetic appearance.

Applicant's Response: We have worked with the Village's building department on a plan that incorporates the aesthetic appearance.

- 8) **Consistent with Title and Plan:** The site plan for the proposed development is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Applicant's Response: Site plan meets Village requirements.

Mr. Pozsgay reviewed the Findings of Fact for the proposed Special Use in the Staff Report consisting of:

- 1) **Public Welfare:** The proposed special use will not endanger the health, safety, comfort, convenience and general welfare of the public.

Applicant's Response: Plan does not endanger the comfort, health and safety of the public.

- 2) **Neighborhood Character:** The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special

use.

Applicant's Response: There are existing townhome developments on this block.

- 3) **Orderly Development:** The proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.

Applicant's Response: Our project will complement the property to the north, whenever that site is developed.

- 4) **Use of Public Services and Facilities:** The proposed special use will not require utilities, access roads, drainage and/or other 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: There will be no negative impact on utilities, roads or drainage.

- 5) **Consistent with Title and Plan:** The proposed special use is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Applicant's Response: This project is consistent with existing townhomes and multi-family units on the block.

Mr. Pozsgay reviewed the Findings of Fact for the proposed Planned Unit Development in the Staff Report consisting of:

- 1) **Comprehensive Plan:** The proposed planned unit development fulfills the objectives of the Comprehensive Plan, and other land use policies of the Village, through an innovative and creative approach to the development of land.

Applicant's Response: Building 10 townhomes is the best use of land.

- 2) **Public Facilities:** The proposed planned unit development will provide walkways, driveways, streets, parking facilities, loading facilities, exterior lighting, and traffic control devices that adequately serve the uses within the development, promote improved access to public transportation, and provide for safe motor vehicle, bicycle, and pedestrian traffic to and from the site.

Applicant's Response: We have included walkways, driveways and parking that adequately serves the development.

- 3) **Landscaping and Screening:** The proposed planned unit development will provide landscaping and screening that enhances the Village's character and livability, improves air and water quality, reduces noise, provides buffers, and facilitates transitions between different types of uses.

Applicant's Response: Extensive landscaping is planned to the west and north for existing single family homes.

- 4) **Site Design:** The proposed planned unit development will incorporate sustainable and low impact site design and development principles.

Applicant's Response: The townhome plan with the 2 car garage with 2 floors built over garage has minimum impact on land.

- 5) **Natural Environment:** The proposed planned unit development will protect the community's natural environment to the greatest extent practical, including existing natural features, water courses, trees, and native vegetation.

Applicant's Response: We are protecting the natural environment by adding trees and native vegetation.

- 6) **Utilities:** The proposed planned unit development will be provided with underground installation of utilities when feasible, including electricity, cable, and telephone, as well as appropriate facilities for storm sewers, stormwater retention, and stormwater detention.

Mr. Pozsgay stated Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Site Plan.

Mr. Pozsgay Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Final Planned Unit Development at 214 N Walnut Street with the following conditions:

- 1) The conditions of approval required of the Preliminary Planned Unit Development (Ord. No. 44-2021) are consequently conditions of approval of this Final Planned Unit Development;
- 2) Engineering plans shall be revised in accordance with comments from the Engineering and the Public Works Department; and
- 3) Applicant shall coordinate with Staff to determine an appropriate fee-in-lieu of tree replacement to be approved by the Zoning Administrator prior to issuance of building permits.

There were no questions from the Commission.

Motion: Commissioner Wasowicz made a motion to close CDC Case No. 2021-39. Commissioner King seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2021-39 at 6:39 p.m.

Motion: Commissioner King made a combined motion to approve the Findings of Fact and Approval of a Site Plan Review, Municipal Code Section 10-3-2 with Staff's Recommendations. Commissioner Wasowicz seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Wasowicz made a combined motion to approve the Findings of Fact and Approval of a Final Planned Unit Development, Municipal Code Section 10-4 with Code Departures and with Staff's Recommendations. Commissioner Chambers seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2021-41
Petitioner: Prologis, Inc.
Location: 720, 740, & 840 E. Green Street
Request: Site Plan Review, *Municipal Code Section 10 – 3 – 2*
Plat of Subdivision, *Municipal Code Section 11 – 3*
Preliminary & Final Planned Unit Development, *Section 10 – 4*
***With the following code departures:**
- Parking Location, *Section 10 – 6 – 19.B – 4*
- Outdoor Storage Area, *Section 10 – 7 – 3.X – 1*
- Fence Location, *Section 10 – 7 – 4 – 7.a*
- Max. Number of Parking Spaces, *Section 10 – 8 – 2.B – 6*
- Semi-Truck Trailers Parking Design, *Section 10-8-6.A – 3*
- Maximum Driveway Width, *Section 10 – 8 – 8 – 1*
- Driveway Aprons, *Section 10 – 8 – 8.F – 2*
- Tree Replacement Standards, *Section 10 – 9 – 2.B*
- Parking Lot Landscape Islands, *Section 10 – 9 – 5.C – 1*
- Outdoor Lighting Illumination, *Section 10 – 9 – 8.C – 2.a*

Motion: Commissioner Chambers made a motion to open CDC Case No. 2021-41. Commissioner Ciula seconded the motion.

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

Chairman Rowe opened CDC Case No. 2021-41 at 6:42 p.m.

Senior Planner, Kurtis Pozsgay was present and sworn in by Chairman Rowe. Mr. Pozsgay stated a Legal Notice was published in the Daily Herald on January 13, 2022.

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 January 12, 2022. Mr. Pozsgay stated on January 14, 2022 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 approval of a Plat of Subdivision, Site Plan Review, and a PUD to construct a 35-acre industrial development at 720, 740, and 840 E Green Street. Mr. Pozsgay stated the site will be resubdivided into two lots, one featuring an 83,824 SF industrial building and the other a 276,488 SF building. Mr. Pozsgay stated each building will be served by truck and passenger vehicle parking. Mr. Pozsgay stated the proposed intended use for the two facilities is categorized under the Village Zoning Code as warehousing, storage, and/or distribution facility.

Mr. Pozsgay stated given the magnitude of the development, there are aspects of the plans that do meet certain requirements in the Zoning Code, for which the Petitioner is requesting approval of the above code departures, which are detailed in planning department comments.

Amy Rzepka of Prologis was present and sworn in by Chairman Rowe. Ms. Rzepka provided an overview of Prologis. Ms. Rzepka thanked Village Staff for their professionalism during this process.

Charles Swanson of Ware Malcomb was present and sworn in by Chairman Rowe. Mr. Swanson provided an overview of the proposed buildings on site.

Brian Johnson of Pinnacle Engineering Group, LLC was present and sworn in by Chairman Rowe. Mr. Johnson provided an overview of utilities and stormwater management on the proposed site.

Dale Bunderson of Pinnacle Engineering Group, LLC was present and sworn in by Chairman Rowe. Mr. Bunderson provided an overview of the proposed landscaping on site.

Michael Werthmann of Keing Lindgren O'Hara & Aboona, Inc. (KLOA, Inc.) was present and sworn in by Chairman Rowe. Mr. Werthmann provided a review of the traffic study completed for the proposed project.

Commission Chambers asked if the proposed retention ponds on site would feed into the Addison Creek. Mr. Johnson stated the proposed retention will flow into Addison Creek at a slow pace.

Commissioner Chambers asked if any hazardous materials would be discharged into Addison Creek. Mr. Johnson stated no.

Public Comment

Chairman Rowe asked if there were any members of the Public that would like to make comment. There were none.

Mr. Pozsgay reviewed the Findings of Fact for the proposed Site Plan Review in the Staff Report consisting of:

1. **Surrounding Character:** The site plan for the proposed development is consistent with the existing character and zoning of adjacent properties and other property within the immediate vicinity of the proposed development.
Applicant's Response: The site is zoned as industrial use. The surrounding properties to the North, East and West are comprised of industrial and commercial buildings. The proposed property will fit in with the surrounding character of the adjacent properties.
2. **Neighborhood Impact:** The site plan for the proposed development will not adversely impact adjacent properties and other properties within the immediate vicinity of the proposed development.
Applicant's Response: The proposed property will blend in with the properties on three sides. To the South along Jefferson Street, there has been significant design improvements and modifications to elevate the design of the South elevation with large expansive curtain walls and windows as it looks onto the Redmond Recreational Park.

3. **Public Facilities:** The site plan for the proposed development will be provided with adequate utilities, access roads, parking, loading, drainage, stormwater flow paths, exterior lighting, and/or other necessary facilities.

Applicant's Response: The proposed development will incorporate a number of best management practices (BMP's). These include a reduction in stormwater runoff while maintaining the existing drainage flow paths and native vegetation. The development will also include stormwater infiltration areas to provide volume control and enhance water quality.

New utility extension and services will be provided to replace older pipe and materials along with providing improved potable water circulation.

New access locations and geometry will be provided to meet the development needs. In addition to this, interior drives will be provided to promote onsite circulation and emergency access.

Parking and lighting are being provided to meet the tenant and development needs.

4. **Environmental Preservation:** The site plan for the proposed development is designed to preserve the environmental resources of the zoning lot.

Applicant's Response: The proposed development will preserve the existing wetland and floodplain along the western property line. Added natural landscaping will be included in this area to enhance this natural drainage corridor.

5. **On-site Pedestrian Circulation System:** The site plan shall accommodate on-site pedestrian circulation from parking areas, plazas, open space, and public rights-of-way. Pedestrian and vehicular circulation shall be separated to the greatest extent possible.

Applicant's Response: Response: The proposed development will incorporate sidewalks in and around the main entrances to the buildings to assist in safe pedestrian access from the employee parking lots. Also,

the car and semi-truck access locations have been separated to reduce the potential of car and semi-truck conflicts.

6. **Vehicle Ingress and Egress:** The site plan shall locate curb cuts for safe and efficient ingress and egress of vehicles. The use of shared curb cuts and cross-access easements shall be provided when appropriate.

Applicant's Response: The separate of car and semi-truck is very important for safety. In addition to this, the two proposed buildings have independent access reduces the need for cross-access easements and will improve safety and security between the two buildings.

7. **Architectural Design:** The site plan for the proposed development includes architectural design that contributes positively to the Village's aesthetic appearance.

Applicant's Response: The proposed property consists of two industrial buildings with rear loading. The architectural design is comprised of glass, aluminum and precast. Along Jefferson Street on the south elevation there is significantly more storefront, windows and metal panel canopies to improve the aesthetics of the façade facing the park across the road. Screening with ornamental fencing, landscaping, and an office bump out on the Southwest corner blocks views of the trailer parking and truck court from the park.

8. **Consistent with Title and Plan:** The site plan for the proposed development is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Applicant's Response: The site plan for the proposed development is consistent with the intent of the comprehensive plan, this title, and the other land use policies of the Village.

Mr. Pozsgay reviewed the Findings of Fact for the proposed Planned Unit Development in the Staff Report consisting of:

1. **Comprehensive Plan:** The proposed planned unit development fulfills the objectives of the Comprehensive Plan, and other land use policies of the Village, through an innovative and creative approach to the development of land.

Applicant's Response: The site plan for the proposed development is consistent with the intent of the comprehensive plan, this title, and the other land use policies of the Village.

2. **Public Facilities:** The proposed planned unit development will provide walkways, driveways, streets, parking facilities, loading facilities, exterior lighting, and traffic control devices that adequately serve the uses within the development, promote improved access to public transportation, and provide for safe motor vehicle, bicycle, and pedestrian traffic to and from the site.

Applicant's Response: The redevelopment includes public sidewalks along both Third Avenue and Green Street as well as sidewalks in and around the main entrances to the buildings to assist in safe pedestrian access from the employee parking lots. Also, the car and semi-truck access locations have been separated to reduce the potential of car and semi-truck conflicts. New curb cuts on Third Avenue and Green Street have been designed by a traffic engineer to account for traffic flow, separation of cars and trucks, adjacent driveways, and existing grades. The locations have been submitted to IDOT and Cook County for approval.

3. **Landscaping and Screening:** The proposed planned unit development will provide landscaping and screening that enhances the Village's character and livability, improves air and water quality, reduces noise, provides buffers, and facilitates transitions between different types of uses.

Applicant's Response: The proposed development will incorporate the necessary enhancements to improve the Village's character and livability.

4. **Site Design:** The proposed planned unit development will incorporate sustainable and low impact site design and development principles.

Applicant's Response: The proposed development will incorporate sustainable and low impact design and

development principles through stormwater BMP's, infiltration native landscaping, and utilizing onsite recycled material.

5. **Natural Environment:** The proposed planned unit development will protect the community's natural environment to the greatest extent practical, including existing natural features, water courses, trees, and native vegetation.

Applicant's Response: This response was inadvertently missed. Based on responses to Site Plan Criteria 3 & 4, staff is satisfied this approval standard has been met.

6. **Utilities:** The proposed planned unit development will be provided with underground installation of utilities when feasible, including electricity, cable, and telephone, as well as appropriate facilities for storm sewers, stormwater retention, and stormwater detention.

Applicant's Response: The proposed development will incorporate new underground utilities and meet or exceed local and County Stormwater requirements.

Mr. Pozsgay reviewed the Findings of Fact for the proposed Special Use in the Staff Report consisting of:

- 1) **Public Welfare:** The proposed special use will not endanger the health, safety, comfort, convenience and general welfare of the public.

Response: The proposed amendment will not endanger the health, safety, comfort, convenience, and general welfare of the public.

- 2) **Neighborhood Character:** The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.

Response: The site is zoned as industrial use. The surrounding properties to the North, East and West are comprised of industrial and commercial buildings. The proposed property will fit in with the surrounding character of the adjacent properties.

- 1) **Proposed hardscape is designed to be asphalt, zoning requires all pavement to be paved. Asphalt is being proposed for the aisles and roads within the property. Also**

looking at the building to the East asphalt pavement has been used. The proposed asphalt pavement is an industry standard for industrial and has no affect on the final product and outcome.

- 2) Outside storage (trailer parking) is proposed to be 14' tall to accommodate the typical height of the trucks.
- 3) Proposed mounting heights for light fixtures are as follows:
 - a. Building mounted 33'-0" (AFG)

The building heights (Building #1 – 36', Building #2 – 44') mounting of the lights at 33' allows for the lights to be lower than building height.

- b. Car parking poles 33'-0" (AFG)

Mounting fixtures at 24"-0" would increase the number of light fixtures to meet required light levels.
 - c. Trailer storage poles 40'-0" (AFG)

A 24' mounting height in the trailer storage area would only light the top of the trailers and not provide any light past the trailer for drive aisles. A 24' mounting height would not provide any light between the dock area and trailer storage where no additional pole lights can be added because it is a drive aisle.

For industrial zoning and building the lights are required to be taller to properly light the building and be able to accommodate trucks through the truck court. The proposed light pole and wall pack heights are proposed at the lowest height to meet code requirements accurately and safely.

The proposed departures from code are standard for this market and type of building design.

- 3) **Orderly Development:** The proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.

Response: The site is a natural fit for an industrial park and will be consistent with the existing surroundings.

- 4) **Use of Public Services and Facilities:** The proposed special use will not require utilities, access roads, drainage and/or other 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.

Response: The proposed development will incorporate new underground utilities and meet or exceed local and County Stormwater requirements.

- 5) **Consistent with Title and Plan:** The proposed special use is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Response: The site plan for the proposed development is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Mr. Pozsgay stated:

- 1) Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Site Plan Review.
- 2) Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Plat of Subdivision.
- 3) Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Special Use Permit to allow a PUD at the subject site.
- 4) Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Planned Unit Development with the following conditions:
 1. Proposed development of the subject site shall be in accordance with the following plans, except as amended herein:
 - i. Conceptual Design by Ware Malcomb dated 12.06.2021;
 - ii. Civil/Engineering plans by Pinnacle Engineering dated 12.07.2021;
 - iii. Plat of Subdivision Pinnacle Engineering dated 12.065.2021; and
 - iv. Electrical Site Plan by Kornacki & Associates dated 11.19.2021.

2. Submit a stormwater application to DuPage County Stormwater Management for floodplain and floodplain buffer review.
3. Submit a stormwater application to DuPage County Stormwater Management for wetland and wetland buffer review.
4. Entrances to the site from Green Street or Jefferson Street are to be considered commercial and shall be PCC meeting the Village's Driveway Standard detail.
5. Traffic study will be updated per HRGreen suggestions. Full review of updated traffic study may include requirements for additional improvements.
6. The Jefferson Street truck entrance/exit shall be for emergency use only. Truck traffic shall generally be prohibited along Jefferson Street.
7. The Zoning Administrator has final review authority over the architectural design of the buildings.
8. The requested code departures for the following shall be approved:
 - i. Parking Location, Section 10 – 6 – 19.B – 4
 - ii. Outdoor Storage Area, Section 10 – 7 – 3.X – 1
 - iii. Max. Number of Parking Spaces, Section 10 – 8 – 2.B – 6
 - iv. Semi-Truck Trailers Parking Design, Section 10-8-6.A – 3
 - v. Maximum Driveway Width, Section 10 – 8 – 8 – 1
 - vi. Driveway Aprons, Section 10 – 8 – 8.F – 2
 - vii. Parking Lot Landscape Islands, Section 10 – 9 – 5.C – 1
 - viii. Outdoor Lighting Illumination, Section 10 – 9 – 8.C – 2.a
9. The requested code departure for Fence Location, Section 10 – 7 – 4 – 7.a shall be approved. No chain link shall be allowed in either front yard. Petitioners shall work with staff on appropriate fence type.
10. The requested code departure for Tree Replacement Standards, Section 10 – 9 – 2.B shall be approved. The Petitioners shall work with Staff to determine an appropriate tree replacement fee-in-lieu.

Commissioner Wasowicz stated he agreed with Commissioner Chamber's questions regarding stormwater management on the proposed site.

Motion: Commissioner Chambers made a motion to close CDC Case No. 2021-41. Commissioner Marcotte seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2021-41 at 7:24 p.m.

Motion: Chairman Rowe made a combined motion to approve the Findings of Fact and Approval of a Site Plan Review, Municipal Code Section 10-3-2 with Staff's recommendations. Commissioner Marcotte seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Marcotte made a combined motion to approve the Findings of Fact and Approval of a Plat of Subdivision, Municipal Code Section 11-3 with Staff's recommendations. Chairman Rowe seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Chambers made a combined motion to approve the Findings of Fact and Approval of a Preliminary & Final Planned Unit Development, Municipal Code Section 10-4 with Code Departures and with Staff's recommendations. Commissioner Marcotte seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Public Meeting: CDC Case Number 2022-01
Petitioner: Gem Car Wash
Location: 904-910 W. Irving Park Road
Request: Plat of Consolidation, Municipal Code Section 11-3

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

Chairman Rowe opened CDC Case No. 2022-01 at 7:27 p.m.

Senior Planner, Kurtis Pozsgay was present and sworn in by Chairman Rowe. Mr. Pozsgay stated in 2020, Gem Car was granted approval of a Planned Unit Development to operate a car wash at these two parcels. Mr. Pozsgay stated a condition of approval of the PUD was that the petitioner consolidated these two parcels and submit a Plat of Consolidation for review. Mr. Pozsgay stated Village departments have reviewed the submitted plat and deemed it satisfactory to the Village's standards.

There were no questions from the Commission.

Public Comment

Chairman Rowe asked if there were any members of the Public that would like to make comment. There were none.

Mr. Pozsgay stated Staff recommends the approval of the Plat of Consolidation for 904-910 W. Irving Park Road.

There were no questions from the Commission.

Motion: Commissioner Wasowicz made a motion to close CDC Case No. 2022-01. Commissioner Marcotte seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2022-01 at 7:30 p.m.

Motion: Commissioner King made a motion to approve the Plat of Consolidation. Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, Ciula, King, Marcotte, 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 Wasowicz made a motion to adjourn the meeting. Commissioner Marcotte seconded the motion.

All were in favor. Motion carried.

The meeting was adjourned at 7:31 p.m.



Ronald Rowe, Chairman
Community Development Commission