

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

June 13, 2011

CALL TO ORDER: The meeting was called to order at 7:05 p.m.

ROLL CALL : Upon roll call, the following Commissioners were present:
Rowe, Janowiak, Moruzzi, Ventura
Absent: Weldon
A quorum was present.

Motion: Commissioner Rowe made a motion to appoint Commissioner Moruzzi as Chairman Pro Tem. Commissioner Ventura seconded the motion.

Roll Call: Ayes: Rowe, Janowiak, Moruzzi, Ventura

Nays: None

Motion carried.

Public Hearing: CDC Case Number 2011-04
Petitioner: Lerny Devin
Location: 1108 S. York Road
Request: Conditional Use Permit to allow Motor Vehicle Repair; Miner

Motion: Commissioner Ventura made a motion to continue this CDC case until July 11, 2011. Commissioner Rowe seconded the motion.

Roll Call: Ayes: Rowe, Janowiak, Moruzzi, Ventura

Nays: None

Motion carried.

Commissioner Weldon entered the meeting at 7:10 p.m.

JOURNAL OF PROCEEDINGS:

The minutes of the Community Development Commission of March 14, 2011 were presented.

Motion: Commissioner Janowiak made a motion to approve the minutes as presented. Commissioner Ventura seconded the motion.

Roll Call: Ayes: Rowe, Janowiak, Moruzzi, Ventura, Weldon

Nays: None

Motion carried.

Public Hearing: CDC Case Number 2011-03

Petitioner: Roesch Ford

Location: 333 W. Grand Avenue

Request: Planned Unit Development to allow three pole signs

The Public Hearing was opened at 7:12 p.m. Dan Roesch was present and sworn in on behalf of Roesch Ford. Mr. Roesch gave a brief history of the company and stated that the new Roesch Ford has been very successful since the move from Elmhurst. Mr. Roesch stated that the current sign ordinance in the Village of Bensenville puts his business at a disadvantage to other dealerships along Grand Avenue. Roesch Ford currently owns the signs at the old Elmhurst Ford location and would like to move them to the Bensenville location. The signs consist of the following, a Ford blue oval sign that will be located in the middle of the property and will be landscaped and stands 42 feet tall, another sign that reads "Ford Used" that will be located on at the east entrance that is 19-3/4 feet tall, and a sign that reads "Ford Trucks" that will be located on the corner of Church Road and Grand Avenue. Commissioner Rowe asked if the Ford oval sign can be lowered to 35 feet. Mr. Roesch stated he was unable to contact the proper personnel regarding the issue. Mr. Roesch stated he will seek an answer to the question. If it is possible, Mr. Roesch stated he was willing to lower the sign to 35 feet. There was no public comment.

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Village Staff recommends approval. Chairman Pro Tem Moruzzi closed the public hearing at 7:20 p.m.

Motion: Commissioner Rowe made a motion to approve CDC Case Number 2011-03. Commissioner Janowiak seconded the motion.

Roll Call: Ayes: Rowe, Janowiak, Moruzzi, Ventura, Weldon

Nays: None

Motion carried

Public Hearing: CDC Case Number 2011-05

Petitioner: Village of Bensenville

Request: Text Amendment to Section 10-7D-3 to allow I-2 Light Industrial Uses in the C-4 Regional Destination Commercial PUD District as Conditional Use

The Public Hearing was opened at 7:26 p.m. Scott Viger, Director of Community & Economic Development for the Village of Bensenville was sworn in by Chairman Pro Tem Moruzzi. Mr. Viger gave stated the Village Code was changed in 2005 to allow C-4 uses along North York Road. The Village Boards intentions at the time were to establish business that would become a gateway to the Village. Mr. Viger stated that with the uncertainty of O'Hare Airport and the Elgin/Western By-Pass, businesses were not willing to invest in the locations and the properties began to become vacant. Some property owners continue to express interest for I-2 use but lack similar interest for C-4 uses at this time. The Village has proposed the text amendment to keep the buildings zoned as C-4 but allow I-2 use by conditional use permit only for ten years with an additional two years if approved. This will allow the Village to gain better knowledge of the Elgin/Western By-Pass and O'Hare Airport. Staff recommends approval.

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Public Comment:

Stella Weldon

Ms. Weldon was sworn in by Chairman Pro Tem Moruzzi. Ms. Weldon stated she was in support of the proposed text amendment but questioned what will happen after the ten years. She will still own the property and be liable for paying taxes. She would like to see the properties be rezoned to allow I-2 uses at all times.

Frank Favuzzi

Mr. Favuzzi was sworn in by Chairman Pro Tem Moruzzi. Mr. Favuzzi stated he was in full support of Ms. Weldon's comments. He stated he cannot afford the taxes to the property when the property is not being utilized.

The public hearing was closed at 7:40 p.m.

Motion: Commissioner Weldon made a motion to approve CDC Case Number 2011-05. Commissioner Rowe seconded the motion.

Roll Call: Ayes: Rowe, Janowiak, Moruzzi, Ventura, Weldon

Nays: None

Motion carried

Report from Community Development:

Mr. Viger reviewed both recent Village Board actions and prior CDC cases along with upcoming cases.

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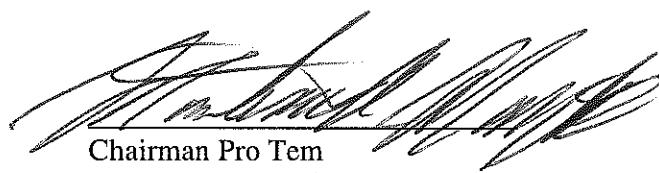
ADJOURNMENT:

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

All were in favor

Motion carried.

The meeting was adjourned at 7:55 p.m.

A handwritten signature in black ink, appearing to read "John M. [unclear]".

Chairman Pro Tem
Community Development Commission