

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

September 10, 2007

CALL TO ORDER: The meeting was called to order at 7:30 PM

ROLL CALL: Upon roll call, the following Commissioners were present:
Gibbs, Markowski, McCutcheon, Ramirez, Wilhelm

A quorum was present.

CHAIRPERSON PRO-TEM

APPOINTMENT:

A motion was made by Commissioner McCutcheon and seconded by Commissioner Wilhelm to appoint Commissioner Markowski Chairperson Pro Tem.

All were in favor. Motion carried.

JOURNAL OF PROCEEDINGS:

The minutes of the Community Development Commission of August 13, 2007 were presented.

Motion: Commissioner Wilhelm made a motion to approve the minutes as presented. Commissioner Gibbs seconded the motion.
All were in favor. Motion carried.

Chairperson Pro-Tem Markowski explained the hearing process and the role of the Community Development Commission.

Continued Public Hearing CDC Case # 081307-1

Petitioner: Scott Bellgrau
Location: 229 W. Grand Avenue, Suite X
Request: Variance from Section 10-18-11.A.D(2)
Maximum height for a Wall Sign

Chairperson Markowski re-opened by public hearing at 7:35 PM. The petitioner, Scott Bellgrau was present and was sworn in by Chairperson Pro-Tem Markowski. Mr. Bellgrau explained his request for a variance to allow a relocated wall sign to identify his Law Office in the Plaza De Campagna. He views the request as a compromise to accommodate the second floor business, the Master Sign Plan approved last year envisions second floor signs and states they will be reviewed on a case by case basis. Due to the architectural style of the Plaza, a second floor sign would be higher then the 20' permitted. Mr. Bellgrau will remove the "box" portion of the existing sign which is below the individual letters and wishes to mount the sign in a fashion similar to the adjoining Progressive Medical Group sign, between the vertical columns and below the shed roof line. Another alternative discussed with staff was to locate the sign above the shed roof on the masonry parapet wall.

Commissioner Wilhelm, asked the petitioners preference. Mr. Bellgrau stated that he would prefer the existing medical group sign, as well as, the Gentile Dental sign to remain as is and for his sign to be mounted similar to the Progressive Medical Group sign. There were no other questions from the Commission.

Chairperson Pro-Tem Markowski asked for staff comments in addition to the written report. Marcy Bunch, said the staff views the request as a compromise and recommends approval. The Progressive Medical Group sign has been on the building for twelve years. Scott Viger reiterated that the petitioner has agreed to remove the "text box" portion of the existing sign prior to relocation.

There being no one in the audience wishing to be heard, the Chairperson Pro – Tem closed the Public Hearing. Commissioner Ramirez made a motion to recommend to the Village Board approval of the variation from Section 10-18-11.A.D(2) to allow a wall sign in excess of 20' subject to the conditions found in the staff report; removal of the text box portion and in substantial compliance with the images presented in the application. Commissioner Wilhelm seconded the motion.

ROLL CALL:

AYES: Gibbs, McCuthcheon, Wilhelm, Ramirez, Markowski

NAYS: None

MOTION CARRIED.

Continued Public Hearing CDC Case# 081307-2

Petitioner: Walter Mulica
Location: 745 Birginal Drive
Request: Site Plan Review (10-3-6) for a multiple tenant building
Variance from Section 10-11-8-2E to increase the width of a
curb cut and a Master Sign Plan (10-18-7-I (1))

Chairperson Pro-Tem Markowski re-opened the Public Hearing at 7:40 PM. Tom Budzik of Thomas Budzik Architecture PC representing the petitioner was sworn in by Chairperson Pro-Tem Markowski.

Mr. Budzik stated that he prepared the various plans the Commission has in their packets. He reviewed the 4.6 acre I – 2 zoned property, the layout of the 113,000 square foot existing structure. The building is proposed to have five tenants, nine loading docks and 109 parking spaces. There are two new docks proposed in the center portion of the building. The variance is to allow for the proposed 54 ‘ – 8” curb cut/driveway, rather than the Ordinance maximum of 35’. The drive will facilitate egress from the property. A Master Sign Plan has been prepared, submitted and reviewed by staff. One monument sign will be placed at the southern end of the site along with the appropriate landscaping per Village Code. The proposed monument sign will indicate the name of the proposed development and the address, tenant names will not be displayed on the monument sign. Each tenant will have a wall sign.

The property has been maintained in good condition, there is adequate parking for the uses envisioned and excellent landscaping. The proposal would have a minimal impact on the existing building, although several new visitor parking spaces will be provided. Additional landscape material will be added near the new driveway and the applicant agrees to provide additional landscape along the existing three foot tall berm along Birginal Drive. None of the existing trees will need to be removed to accommodate the new drive, although the existing fire hydrant will be relocate slightly to the north. Applicant has checked with the Fire Department and they do not object to the proposed relocation.

The variance request would allow the drive to be approximately the same width as the new docks and would facilitate truck egress from the property. The building is setback approximately 57’ from the property line and 72’ from the Birginal Drive curb. Without the variance for the new drive, a large section of the existing berm would be removed leaving only a narrow strip of grass.

Village Planner Bunch asked Mr. Budzik to explain the truck movements proposed for the property. Mr. Budzik walked the Commission through the proposed traffic flow; trucks would enter the site at the northern truck drive and proceed to the south and then back into the new loading docks from the existing parking area aisle.

Mr. Budzik reviewed the demising plan. No variances or relief from Village Codes are being sought. The 10,000 to 30,000 square foot spaces are more marketable than a single user facility. In its current single user configuration, the building has been vacant for 30 months. This proposal would occupy 60% of the building immediately. Tenant space 1 is proposed for a dry goods firm, space 3 for a meats operation and space 4 for a bakery. All are successful local companies looking to expand.

Chairperson Pro-Tem Markowski asked if there had been a Fire Inspection of the premises. Village Planner Bunch indicated that the inspection had been performed. Mr. Budzik added that the owner has discussed the plans with the Fire Department, the department will require six risers be added to the building. The owners are aware of and agree to the fire department requirements.

Chairperson Pro-Tem Markowski asked about the tenant signage and future addressing. M. Bunch responded that the Village will assign addresses at the appropriate time.

Commissioner Gibbs questioned the fire hydrant relocation and expressed concern that the hydrant be located in such a manner to ensure proper spacing for our firefighters and to protect the hydrant from damage.

Commissioner Ramirez asked the applicant to explain the office space layout on the drawings. Each tenant space will have its own separate entry office area and rest room facilities.

Commissioner Ramirez asked about the fresh food aspects of the users. Village Planner Bunch indicated that the uses are permitted by right in the I -2 District.

There being no one in audience asking to be heard, the Chairperson Pro-Tem closed the public hearing.

Commissioner Wilhelm made a motion to recommend to the Village Board approval of the requests for a Site Plan, Master Sign Plan and a variance from Section 10-11-8-2 E to allow a multiple tenant building, master sign plan and a 54' – 8" wide curb cut/driveway at 745 Birginal Drive with the condition that additional landscaping be added along the street frontage. Commissioner McCutcheon seconded the motion.

ROLL CALL

AYES: Gibbs, Ramirez, McCutcheon, Wilhelm, Markowski

NAYS: None

MOTION CARRIED

Public Hearing CDC Case # 091007 – 1

Location: 602 N. York Road

Request: Conditional Use Permit to allow 12 additional antennae on an existing tower. (10-15-8A)

Chairperson Pro – Tem Markowski opened the Public hearing at 7:55 PM. Chris Flick of American Tower representing the applicant Aircell was present and was sworn in by the Chairperson Pro-Tem. Mr. Flick thanked the Commission for their time and described the existing 120; tall tower located to the rear of the building at 602 N. York Road. They propose to install 12 additional antennae and will remove the existing microwave dish. No increase in height is proposed. A 12' x 14' prefabricated shelter would be built at the base of the tower; the existing shelters would also remain. All shelters will meet municipal codes. "Co-ax" lines will run up the legs of the tower, no structural issues are present. One technician should visit the site on a monthly basis; the existing environment of the vicinity will not change.

Commissioner Gibbs asked how old the tower was. Mr. Flick indicated that the tower was erected in 1982 by MCI WorldCom. Commissioner Gibbs asked about the microwave use and the new antennae uses. Mr. Flick described the microwave "hop" for land lines and how it was no longer needed and the microwave dish could be removed. The new antennae are to facilitate wireless wi-fi uses, providing wireless internet access to jets.

Commissioner Gibbs asked for clarification on the existing shelters. Mr. Flick indicated the existing shelters are to remain. Commissioner Ramirez asked about the existing antennae. The current antennae are to remain.

Commissioner McCuthcheon asked in the site would be cleaned up. Mr. Flick stated that the site would be cleaned up and the fencing would provide screening by installing slats in the existing chain link fencing. Commissioner Wilhelm asked about the current fence height. The current fence is six foot tall with no barbed wire per Mr. Flick.

Commissioner Gibb asked about the tower longevity. Mr. Flick answered that the tower is solid and should have a 100 year user life.

Commissioner Gibbs made a motion to recommend to the Village Board approval of a Conditional Use permit to allow twelve antennae an additional shelter the base of the facility to be screened in accordance with Village Code. Commissioner Ramirez seconded the motion.

There being no one in the audience wishing to be heard, Chairperson Pro-Tem closed the public hearing.

ROLL CALL

AYES: McCutcheon, Wilhelm, Ramirez, Gibbs, Markowski

NAYS: None

MOTION CARRIED.

PUBLIC HEARING CDC CASE # 091007 – 2

Location: 982 2nd Avenue

Request: Rezoning from RS – 1 Low Density Single Family to RS -5 High Density Single Family District

Chairperson Pro-Tem Markowski opened the public hearing and swore in Aneta Szafraniec one of the property owners. Ms. Szafraniec indicated that the 8,153 sq. ft. site is vacant and is comparable to the lots in the area. The property meets the Bensenville ordinances and has water and sewer services available. The owners are rezoning the property to allow for a single family home in the future.

Village Planner Bunch recapped that the property per Ordinance was zoned RS -1 (16,000 sq. ft. minimum lot size) the most restrictive district upon annexation. The property and the requested zoning of RS -5 High Density Single Family District (6,000 sqft minimum lot size) is comparable with the area.

Commissioner Wilhelm confirmed the RS – 5 designation.
Commissioner Ramirez confirmed that the property was vacant.

S. Viger indicated that he believed the site was the only vacant property between Church Road and Hawthorne Avenue. Commissioner Ramirez asked about a possible encroaching driveway from the property to the west. Ms. Szafraniec indicated that the neighbor's driveway does in fact encroach onto the property and that they would have to work that out.

Commissioners Ramirez and Gibbs asked about the home to the east. M. Bunch stated that the existing home on the adjacent lot is close to the property line. Commissioners Ramirez and McCutcheon indicated that they drive past the property daily.

Commissioner Gibbs indicated that the encroaching driveway would be a problem, if not now in the future when a home is constructed and feared that it would be a village problem to solve. The home to the east will not meet code.

Commissioner Wilhelm felt that the petitioner could not be penalized for the neighbor's home location. Chairperson Pro-Tem Markowski indicated that the petitioner's lot meets the village's ordinances and codes.

There being no one in the audience asking to be heard, the Chairperson Pro-Tem closed the Public Hearing.

Commissioner McCutcheon moved to recommend approval to the Village Board the rezoning of 982 2nd Avenue from RS – 1 Low Density Single Family District to RS – 5 High density Single Family District. Commissioner Wilhelm seconded the motion.

ROLL CALL

AYES: Gibbs, Ramirez, Wilhelm, McCutcheon, Markowski

NAYS: None

MOTION CARRIED.

PUBLIC HEARING CDC CASE # 091007-3

Location: 500 Eastern Avenue

Request: Conditional Use Permit to allow outdoor storage of five trucks

Chairperson Pro-Tem Markowski opened the hearing at 8:20 PM and sworn in Maggie Zdzichowski, owner and applicant for 500 Eastern Avenue.

M. Zdzichowski explained that their request was to park five 22' box trucks in the rear of the property. The existing I – 2 property exceeds the parking requirements so that the rear lot could be restriped to accommodate the trucks without creating a parking deficiency. Otherwise they intend to keep the present conditions but will upgrade the landscaping on the property. The trucks will be for Mario's Trucking who works hand in hand with Excellent Bindery to provide a quick turn-around for deliveries etc. Excellent Bindery has been located in Bensenville since 1998 and Mario's trucking has been working with them for the past four years. There should be no change in traffic in the industrial area where the site is located if the Conditional Use were approved. They seek the ability to park the trucks on site overnight and on the week ends. Ms. Zdzichowski testified that there are other trucks in the area parked in the same manner. She stated that the conditional use would allow for the safe storage of the trucks that the property would be well maintained and the parking including handicapped spaces will meet the municipal codes.

Commissioner Ramirez asked for clarification of the requested location and that the drawing should be clear. Ms. Zdzichowski indicated that the trucks would be in the rear. She stated that in compliance with the staff condition the rear lot would be restriped. Chairperson Pro-Tem Markowski advised the applicant that the site plan prior will need to be redrawn prior to the request being forwarded to the Village Board for their review. He also asked if the fire department had reviewed the proposal. Ms. Zdzichowski indicated that Mark Spoo had reviewed the request. S., Viger indicated that staff would reconfirm that the Fire Services had no objection.

Commissioner Ramirez questioned the size of the trucks, which was confirmed to be 22' long. A discussion ensued with Commissioners Gibbs and Ramirez and Ms. Zdzichowski regarding the type of trucks, which are to be 22' long straight axle 12'-6" high box trucks. Ms. Zdzichowski stated that she had talked to the neighbors and that they had no objection to the request.

Chairperson Pro-Tem Markowski asked about the shared drive on the east side of the property. Commissioner Ramirez suggested that the trucks should be parked along the rear property line rather than behind the building and also directed the applicant to redraw the site plan. Commissioners Gibbs and Wilhelm agreed.

There being no one in the audience wishing to be heard, the Chairperson Pro-Tem closed the public hearing.

Commissioner Ramirez moved that the Commission recommend to the Village Board approval of the Conditional Use permit to allow for outdoor storage of five straight trucks with the condition that the requested parking location be clearly depicted on the plans prior to the petition being transmitted to the Village Board. Commissioner McCutcheon seconded the motion.

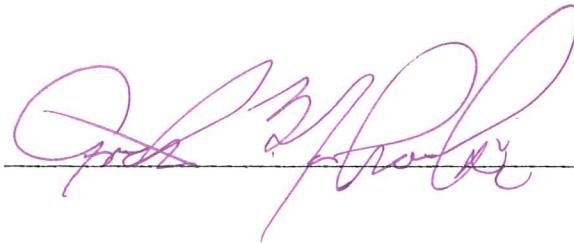
ROLL CALL

AYES: Gibbs, Wilhelm, McCutcheon, Ramirez, Markowski

NAYS: None

MOTION CARRIED

There being no further business before the Community Development Commission Commissioner McCutcheon moved to adjourn the meeting. Commissioner Wilhelm seconded the motion. All Agreed Motion Carried. The September 10, 2007 meeting of the Bensenville Community Development Commission was adjourned at 8:34 PM.

A handwritten signature in purple ink, appearing to be "John A. Frank", is written over a horizontal line.