

Community Development Commission Meeting Minutes

October 8, 2012

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

**MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION**

October 8, 2012

**CALL TO ORDER:** The meeting was called to order by Chairman Moruzzi at 6:30 p.m.

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

**JOURNAL OF PROCEEDINGS:**

The minutes of the Community Development Commission of September 10, 2012 were presented.

Commissioner Weldon made a correction to the minutes.

Motion: Commissioner Pisano made a motion to approve the minutes as amended. Commissioner Janowiak seconded the motion.

Roll Call: Ayes: Moruzzi, Janowiak, Pisano, Weldon

Nays: None

All were in favor. Motion carried.

The minutes of the Special Community Development Commission of September 24, 2012 were presented.

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

Roll Call: Ayes: Moruzzi, Janowiak, Pisano, Weldon

Nays: None

All were in favor. Motion carried.

Chairman Moruzzi reviewed the rules and process to the audience in attendance of the Public Hearings.

Chairman Moruzzi swore in members of the audience under oath that planned to give testimony.

**Public Hearing:** CDC Case Number 2012-34  
**Petitioner:** BCR Automotive Group, LLC  
**Location:** 333 W. Grand Avenue  
**Request:** PUD Amendment

**Motion:** Commissioner Weldon made a motion to open CDC Case No. 2012-34. Commissioner Pisano seconded the motion.

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

Chairman Moruzzi opened the Public Hearing for CDC Case Number 2012-34 at 6:34 p.m.

Director of Community & Economic Development, Scott Viger, stated a legal notice was published in the Daily Herald on September 22, 2012 and that a certified copy of the legal notice is maintained in the CDC file and available for viewing. Mr. Viger also stated that Village Staff posted a notice of the Public Hearing sign on the property on September 21, 2012. Mr. Viger stated on September 21, 2012 Village Staff mailed first class notice of the public hearing to taxpayers of record within 250 feet of the property in question.

Mr. Scott Leadbetter, CEP, LEED AP, Project Manager of International Construction, Inc. stated the current plan will demolish the existing showroom and allow Roesch Ford to construct a new showroom. Mr. Leadbetter stated the showroom square footage would not increase however, Roesch Ford plans to construct an addition to the building on the west side that will increase the square footage by 1,000. Mr. Leadbetter stated there will be a new Roesch Ford logo and two new Ford signs on the new showroom. Mr. Leadbetter stated a new drainage system will be implemented that will drain to Church Road. Mr. Leadbetter stated the lot will be repaved in the affected area of construction. Mr. Leadbetter stated there will be temporary signs during construction informing the Public that Roesch Ford is open.

Mr. Neil Beaufait of the DePalma Group Architecture Design addressed the design on the planned building. Mr. Beaufait stated the new building will be as energy efficient as it can be. Mr. Beaufait stated solar ban 100 and solar ban 60 type glasses will be used on the new construction. Mr. Beaufait reviewed the interior design with the Commission.

Mr. Dan Roesch, owner of Roesch Ford, spoke in regards to his excitement for this project to move forward.

Director of Community Development, Scott Viger, reviewed the Village Staff Report and stated Staff recommends approval of the PUD amendment with the following conditions:

1. The original PUD granted in Ordinance #43-2011 and inherent conditions remain in effect except for the amendment herein;
2. A copy of the PUD Amendment Ordinance must be kept on the premises of the establishment and be presented to any authorized Village official upon request;
3. The property shall be developed and utilized in substantial conformance to the plans to be submitted as part of this application prepared by DePalma Group for Roesch Ford on 09.14.12.;
4. A landscape plan shall be submitted and approved as part of the sign/building permit.

There were no questions from the Commissioners.

Chairman Moruzzi asked if there was any member of the Public that would like to give testimony on the CDC Case.

Mr. Viger stated the Village received a letter from Bob Vick, Deputy Director of Natural Resources for the Forest Preserve District of DuPage County. The letter has been attached to the minutes as "Exhibit A".

Motion:

Commissioner Weldon made a motion to close CDC Case Number 2012-34. Commissioner Pisano seconded the motion.

Roll Call: Ayes: Moruzzi, Janowiak, Pisano, Weldon

Nays: None

All were in favor. Motion carried.

Chairman Moruzzi closed the Public Hearing for CDC Case Number 2012-34 at 6:55 p.m.

Motion: Commissioner Weldon made a motion to approve the Finding of Facts for CDC Case Number 2012-34 consisting of:

1. **Superior Design:** The PUD represents a more creative approach to the unified planning of development and incorporates a higher standard of integrated design and amenity than could be achieved under otherwise applicable regulations, and solely on this basis modifications to such regulations are warranted. A high standard of design and energy efficiency will be achieved through the use of high efficiency roof top units and light fixtures, use of natural sunlight, and increased thermal envelope properties.
2. **Meet PUD Requirements:** The PUD meets the requirements for planned unit developments set forth in this Title, and no modifications to the use and design standards otherwise applicable are allowed other than those permitted herein. Staff believes this to be accurate.
3. **Consistent With Village Plan:** The PUD is generally consistent with the objectives of the Village general development plan as viewed in light of any changed conditions since its adoption. The Comprehensive Plan Update (2004) indicates the location should remain a general commercial district, establishing a consistent land use.
4. **Public Welfare:** The PUD will not be detrimental to the public health, safety or general welfare. Staff believes this to be accurate.

5. **Compatible With Environs:** Neither the PUD nor any portion thereof will be injurious to the use and enjoyment of other properties in its vicinity, seriously impair property values or environmental quality in the neighborhood, nor impede the orderly development of surrounding property. The proposed PUD amendment is consistent with the current development trends of the surrounding area as it is part of the “Dealership Row” along Grand Avenue.
6. **Natural Features:** The design of the PUD is as consistent as practical with preservation of any natural features such as flood plains, wooded areas, natural drainageways or other areas of sensitive or valuable environmental character. There are no natural drainage ways or sensitive environmental areas affected by the proposed renovation.
7. **Circulation:** Streets, sidewalks, pedestrianways, bicycle paths and off-street parking and loading are provided as appropriate to planned land uses. They are adequate in location, size, capacity and design to ensure safe and efficient circulation of automobiles, trucks, bicycles, pedestrians, fire trucks, garbage trucks and snow plows, as appropriate, without blocking traffic, creating unnecessary pedestrian-vehicular conflict, creating unnecessary through traffic within the PUD or unduly interfering with the safety or capacity of adjacent streets. The existing circulation with the PUD will not be negatively affected by the proposed renovation. The proposed renovations do not reduce the amount of drivable area.
8. **Open Spaces And Landscaping:** The quality and quantity of common open spaces or landscaping provided are consistent with the higher standards of design and amenity required of a PUD. Open space between all buildings is adequate to allow for light and air, access by fire-fighting equipment, and for privacy. Open space along the perimeter of the PUD is sufficient to protect existing and permitted future uses of the adjacent property from adverse effects from the development.
9. **Covenants:** Adequate provision has been made in the form of deed restrictions, homeowners or condominium associations or the like for:
  - a. The presentation and regular maintenance of any open spaces, thoroughfares, utilities, water retention or detention areas and other common elements not to be dedicated to the Village or to another public body.

- b. Such control of the use and exterior design of individual structures, if any, as is necessary for continuing conformance to the PUD plan, such provision to be binding on all future ownerships. No covenants are necessary.

**10. Public Services:** The land uses, intensities and phasing of the PUD are consistent with the anticipated ability of the Village, the school system and other public bodies to provide and economically support police and fire protection, water supply, sewage disposal, schools and other public facilities and services without placing undue burden on existing residents and businesses. There are adequate public services to service the property. The approval of the PUD will not increase the demand or stress the Village's public services.

**11. Phasing:** Each development phase of the PUD can, together with any phases that preceded it, exist as an independent unit that meets all of the foregoing criteria and all other applicable regulations herein even if no subsequent phase should ever be completed. There is no phasing necessary for the proposed project aside from the temporary dealership sales out of the neighboring building during the six month duration of the project.

Commissioner Janowiak seconded the motion.

Roll Call:

Ayes: Moruzzi, Janowiak, Pisano, Weldon

Nays: None

All were in favor. Motion carried.

Motion:

Commissioner Janowiak made a motion to approve the requested PUD amendment with Staff's recommendations for CDC Case Number 2012-34. Commissioner Pisano seconded the motion.

Roll Call:

Ayes: Moruzzi, Janowiak, Pisano, Weldon

Nays: None

All were in favor. Motion carried.

## **Report from Community Development**

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

Chairman Moruzzi asked if there were any objections from the Commissioners to have the meetings in 2013 begin at 6:00p.m.

There were none.

Staff was directed to present a schedule for 2013 at the next CDC Meeting.

## **ADJOURNMENT:**

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

All were in favor

Motion carried.

The meeting was adjourned at 7:05 p.m.