

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

March 11, 2013

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

ROLL CALL : Upon roll call the following Commissioners were present:
Moruzzi, Janowiak, Pisano, Rowe, Ventura, Weldon
Absent: None
A quorum was present.

JOURNAL OF PROCEEDINGS:

The minutes of the Community Development Commission Meeting of February 25, 2013 were presented.

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

All were in favor. Motion carried.

Public Meeting: CDC Case Number 2013-07
Petitioner: Die-Tech Industries, Inc.
Location: 500 Frontier Way
Request: Conditional Use Permit; Gunsmith

Motion: Commissioner Rowe made a motion to open CDC Case No. 2013-07. Commissioner Pisano seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Moruzzi, Janowiak, Pisano, Rowe, Ventura, Weldon
Absent: None
A quorum was present.

Chairman Moruzzi opened the Public Hearing for CDC Case Number 2013-07 at 6:34 p.m.

Director of Community & Economic Development, Scott Viger and Assistant Director of Community & Economic Development, Mark Rysavy, were sworn in by Chairman Moruzzi.

Director of Community & Economic Development, Scott Viger, stated a legal notice was published in the Daily Herald on February 23, 2013 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 February 22, 2013. Mr. Viger stated on February 21, 2013 Village Staff mailed first class notice of the Public Hearing to taxpayers of record within 250 feet of the property in question.

Brian Glavanovits, owner of Die-Tech Industries, Inc was present and sworn in by Chairman Moruzzi. Mr. Glavanovits stated the piece of the gun Die-Tech Industries, Inc. will begin to manufacture if approved, is considered a gun by the State of Illinois. Mr. Glavanovits shared a sample of the manufactured goods he plans to produce if approved. Mr. Glavanovits read the finding of facts into the record consisting of:

- 1) **Traffic:** There will be no effect on traffic. Die-Tech will continue to ship directly from their docs.
- 2) **Environmental Nuisance:** Die-Tech operates indoors and in a very clean environment. Their building is very secure and almost soundproof.
- 3) **Neighborhood Character:** Die-Tech is currently in a industrial area. Their operations are all in doors and this new use will not change any of the existing methods of operation.
- 4) **Use of Public Services & Facilities:** They only change Die-Tech could foresee will be the need for additional employees, some of who may use public transportation.
- 5) **Public Necessity:** Die-Tech can't see a public necessity other than provide steady above average wage jobs.
- 6) **Other Factors:** The only other factor Die-Tech would like to add is a very secure building and the items they will make are only component parts.

Commissioner Pisano asked how the products will be traced. Mr. Glavanovits stated each component being produced requires its own paper trail.

Chairman Moruzzi asked how many employees are currently with Die-Tech. Mr. Glavanovits stated there are currently ten employees and Die-Tech plans to hire two more.

Public Comment:

Chairman Moruzzi asked if there was any member of the Public that wanted to provide testimony for CDC Case No. 2013-07. There were none.

Mr. Viger presented the Staff Report. Mr. Viger stated Staff recommends approval of the request with the following conditions:

1. The Conditional Use Permit be granted solely to Die- Tech Industries, Inc. and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of the sale or lease of this property, the proprietors shall appear before a public meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and / or ownership to the new proprietor without amendment to the Conditional Use Permit, or if the CDC deems that the new proprietor contemplates a change in use which is inconsistent with the Conditional Use Permit, the new proprietor shall be required to petition for a new public hearing before the CDC for a new Conditional Use Permit;
2. A copy of the Conditional Use Permit ordinance must be kept on the premises of the establishment;
3. Copies of all Federal Firearms Licenses shall be submitted to the Village.
4. Compliance with all life safety and code compliance issued that may arise from the upcoming staff inspection.

Motion: Commissioner Weldon made a motion to close CDC Case Number 2013-07. Commissioner Rowe seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Moruzzi closed the Public Hearing at 6:43p.m.

- Motion: Commissioner Pisano made a motion to approve the findings of fact for the conditional use request submitted by Die-Tech Industries, Inc. consisting of:
1. **Traffic:** There will be no effect on traffic. Die-Tech will continue to ship directly from their docs.
 2. **Environmental Nuisance:** Die-Tech operates indoors and in a very clean environment. Their building is very secure and almost soundproof.
 3. **Neighborhood Character:** Die-Tech is currently in a industrial area. Their operations are all in doors and this new use will not change any of the existing methods of operation.
 4. **Use of Public Services & Facilities:** They only change Die-Tech could foresee will be the need for additional employees, some of who may use public transportation.
 5. **Public Necessity:** Die-Tech can't see a public necessity other than provide steady above average wage jobs.
 6. **Other Factors:** The only other factor Die-Tech would like to add is a very secure building and the items they will make are only component parts.

Commissioner Rowe seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Rowe made a motion to approve the conditional use request with Staff recommendations consisting of:

1. The Conditional Use Permit be granted solely to Die- Tech Industries, Inc. and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of the sale or lease of this property, the proprietors shall appear before a public meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and / or ownership to the new proprietor without amendment to the Conditional Use Permit, or if the CDC deems that the new proprietor contemplates a change in use which is inconsistent with the Conditional Use Permit, the new proprietor shall be required to petition for a new public hearing before the CDC for a new Conditional Use Permit;
2. A copy of the Conditional Use Permit ordinance must be kept on the premises of the establishment;
3. Copies of all Federal Firearms Licenses shall be submitted to the Village.
4. Compliance with all life safety and code compliance issued that may arise from the upcoming staff inspection.

Commissioner Pisano seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Public Meeting: CDC Case Number 2012-35

Petitioner: Village of Bensenville

Request: Comprehensive Plan Amendment; Comprehensive Economic Development Strategy

Motion: Commissioner Pisano made a motion to open CDC Case No. 2012-35. Commissioner Weldon seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:

Moruzzi, Janowiak, Pisano, Rowe, Ventura, Weldon

Absent: None

A quorum was present.

Chairman Moruzzi opened the Public Hearing for CDC Case Number 2012-35 at 6:46 p.m.

Director of Community & Economic Development, Scott Viger, stated a legal notice was published in the Daily Herald on February 23, 2013 and that a certified copy of the legal notice is maintained in the CDC file and available for viewing. Mr. Viger stated there were no requirements for a property posting or mailings.

Mr. Viger had been previously sworn in by Chairman Moruzzi. Mr. Viger reviewed the amended Comprehensive Economic Development Strategy with the Commissioners and the Public. Mr. Viger stated the proposed amendment to the Comprehensive Plan is a report entitled "Connected to the World, Comprehensive Economic Development Strategy" dealing with airport compatibility assessment, land use plan and economic development strategies. Mr. Viger stated the plan amendments objective is to:

- Identify appropriate land uses in proximity to O'Hare International Airport to avoid future conflicts, and sustain a vision for future real estate development in the Village, as pressure for land use change gradually builds.
- Assess opportunities to leverage public investments to facilitates economic growth in the Village.
- Identify strategies to implement improvements necessary to be successful in achieving desired outcomes.
- Build consensus around a flexible road ramp for Bensenville that invigorates its neighborhoods and upgrades its aging business districts to compete globally in the 21st century.

Mr. Viger stated the proposed amendment includes neighborhood plans to key study areas in the Northern and Eastern Business District, the MidTown/Irving Park Road corridor and the downtown.

Mr. Viger stated the proposed amendment to the Comprehensive Plan is available for public inspection during normal business hours at the office of the Village Clerk, and at the Community Developments Department, 12 South Center Street, Bensenville, Illinois.

Public Comment:

Chairman Moruzzi asked if there was any member of the Public that wanted to provide testimony for CDC Case No. 2012-35. There were none.

Motion: Commissioner Rowe made a motion to close CDC Case Number 2012-35. Commissioner Ventura seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Chairman Moruzzi closed the Public Hearing at 7:43p.m.

Motion: Commissioner Weldon made a motion to approve proposed amendment to the Comprehensive Economic Plan. Commissioner Ventura seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Report from Community Development

Mr. Viger reviewed both recent CDC cases along with upcoming cases.

ADJOURNMENT:

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

All were in favor
Motion carried.

The meeting was adjourned at 7:46p.m.