

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

January 9, 2012

CALL TO ORDER: The meeting was called to order by Chairman Moruzzi at 6:31 p.m.

ROLL CALL : Upon roll call at 6:31 p.m., 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 of November 14, 2011 were presented at 6:32 p.m.

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

All were in favor at 6:33 p.m. Motion carried.

Public Hearing: CDC Case Number 2011-02
Petitioner: K.B. Demarkis/Perk's Bar & Grill
Location: 801 N. Route 83
Request: Conditional Use Permit to allow an Electronic Message Center Sign

Motion: At 6:34 p.m. Commissioner Ventura made a motion to continue this case until February 13, 2012. Commissioner Rowe seconded the motion

Roll Call: Ayes: Moruzzi, Janowiak, Pisano, Rowe, Ventura, Weldon
Nays: None

All were in favor at 6:34 p.m. Motion carried.

Public Hearing: CDC Case Number 2011-21
Petitioner: Tom's Mobile Truck Repair
Location: 211 Beeline Drive, Unit 11
Request: Conditional Use Permit to allow motor vehicle repair (major & minor).

The Public Hearing was opened at 6:37 p.m. Anthony Oddo, property owner and Arthur Ziarek, owner of Tom's Mobile Truck Repair were present and sworn in by Chairman Moruzzi. Mr. Oddo spoke on behalf of the business owner and stated that Tom's Mobile Truck Repair has been operating at the location since November 1, 2011 and that most of the repairs were completed off site, with a small portion being completed on site. He continued by saying the trucks that are repaired on site are not stored on site overnight. These trucks are picked up once the repairs are completed. They may sit on site for 4 to 5 hours while waiting to be picked up, but they are not stored overnight. Mr. Oddo also noted that since Tom's Mobile Truck Repair has moved in, no tickets for on-site violations have been issued to his business by the Bensenville Police.

Director of Community and Economic Development, Scott Viger, stated the notice for this public hearing was published in the Daily Herald on December 22, 2011. A certified copy of the public hearing notice will be kept in the case file. A copy of the public notice has been included in the Staff report. Mr. Viger also stated signs were posted outside the property on December 22, 2011 and the required mailing of the notice was sent to the surrounding tax payers of record on December 22, 2011. Mr. Viger stated staff had several issues with the current operation that may need to be addressed. They included a triple basin for the floor drains, ventilation for cars running inside the building, etc. Mr. Viger stated the applicants submitted their findings of fact and that they appear to meet the requirements for conditional use. He went on to say staff's recommendation is to approve the conditional use assuming the tenant complies with the conditions in the staff report.

Chairman Moruzzi opened the hearing to discussion.
Commissioner Pisano had no initial questions.
Commissioner Rowe asked how many repair vehicles Tom's Mobile Truck Repair owns and stores on site.

Mr. Oddo and Mr. Ziarek responded that they own 3 vans/ trucks for repair and that they are stored inside each night.

Commissioner Janowick had no initial questions.

Commissioner Ventura asked what were the trucks doing parked outside today and if any repairs happen outside.

Mr. Ziarek stated they were waiting for parts to arrive so they could be pulled into the building for repairs. He went on to say no repairs are completed outside the garage. All trucks are inside the building when repaired.

Chairman Moruzzi asked if there was any inside ventilation.

Mr. Ziarek responded there was not currently. They simply open the doors for the 30 seconds the truck is running. Trucks do not idle inside the building. They are looking into ventilation for the vehicles anyway.

Motion: At 6:55 p.m. Chairman Moruzzi made a motion to continue this issue until the February 12, 2012 meeting to allow the owner to provide responses and timelines for completion of staff's conditions. The motion was seconded by Commissioner Ventura . Discussion by Chairman Moruzzi was to inform the Property and Business Owners that this list of Staff's comments was a little longer than normal and the CDC wants answers to them prior to approval. Commissioner Ventura added that he would like to see the owners contact the other businesses at 211 Beeline to let them know the condition of the property is unacceptable to the Village and may impact their approval. The list of items they would like answers to are:

1. Processes, frequencies, and times for waste disposal
2. Parking lot striping and proper handicapped parking
3. Staff report questions
4. Further information on possible association

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

Nays: None

All were in favor at 7:02 p.m. Motion carried.

Public Hearing: CDC Case Number 2011-09
Petitioner: Village of Bensenville
Request: Text Amendment to allow Electronic Message Center (EMC)
Signs as Conditional Uses in all Zoning Districts

The Public Hearing was opened at 7:05 p.m. Scott Viger, Director of Community and Economic Development, was present and sworn in by Chairman Moruzzi. Mr. Viger stated there has been 1 unofficial workshop and 1 official workshop for the CDC to discuss EMC's, as well as several conversations about 803 N. Route 83 and their request for an EMC. Mr. Viger went over the well documented history of motions and approvals by the CDC and how it is that this hearing has come to be. Mr. Viger listed his record of the points of agreement by the CDC to date:

1. EMC's will require a conditional use plan in all zoning districts
2. Only governmental and institutional occupancies will be allowed EMC's in residential zoning districts
3. No written regulation on proximity to residential districts, but it will be decided on a case by case basis
4. No written regulation on times of operation, but it will be decided on a case by case basis.
5. No live video, flashing, or moving text will be allowed on any EMC. Only static displays will be allowed
6. The dwell time for each message must be a minimum of 10 seconds per IDOT standards.
7. The height of the lettering will be left up to the business to determine
8. Full color displays are allowed
9. The EMC must "go dark" or be turned off when it is broken or requires maintenance
10. The sign must meet the size and square footage requirements of that particular zoning district
11. Illumination, while difficult to enforce, is limited to 40 Footcandles at 4'-0" away from the sign face
12. EMC's must be freestanding signs on the property. No wall mounted EMC's will be allowed
13. A maximum of 50% of a sign's area can be EMC.

14. If an EMC is approved for a property, no temporary signs will be allowed on that same property.
15. Each EMC will have an emergency override to display Amber Alerts as necessary
16. It was the consensus of the CDC to add a requirement that a sign's brightness should dim at night with an automatic sensor or timer setting

Discussion by the CDC was as follows:

Commissioner Rowe asked about the automatic dimmer.

Commissioner Pisano asked about the percentage of allowable signage versus allowable EMC sign area. Also he spoke in favor of no temporary signs if an EMC is approved.

Commissioner Janowick stated there may be a need to work around industry standard sizes.

Commissioner Ventura only had no comments on the EMC's
Chairman Moruzzi asked about allowing larger signs that normal to churches and institutions.

Commissioner Pisano asked about implementation of Amber Alert messages. It was suggested Don Shultz of ESDA could handle the implementation and notification.

Chairman Moruzzi asked about repairs of buildings where signs have been removed.

Motion: At 7:36 p.m. Commissioner Pisano made a motion to approve the text amendment to allow EMC's by Conditional Use Plan. The motion was seconded by Commissioner Rowe.

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

Nays: None

All were in favor at 7:37 p.m. Motion carried.

Report from Community Development

Scott Viger informed the CDC of the upcoming open house at Village Hall for the Airport Compatibility Study, neighborhood meeting for “Preacher’s Row” on 1.16.12, and that the 2nd Road Ranger neighborhood meeting has not been scheduled yet.

ADJOURNMENT:

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

All were in favor
Motion carried.

The meeting was adjourned at 7:43 p.m.

Mike Moruzzi, Chairman
Community Development Commission