

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

September 12, 2011

CALL TO ORDER: The meeting was called to order at 7:00 p.m.

ROLL CALL : Upon roll call, the following Commissioners were present:
Rowe, Janowiak, Moruzzi, Ventura, Weldon
Absent: None
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, Weldon

Nays: None

Motion carried.

JOURNAL OF PROCEEDINGS:

The minutes of the Community Development Commission of July 11, 2011 and August 8, 2011 were presented.

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

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

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: Village Staff stated this item will be continued until October 10, 2011.

All were in favor.

Motion carried.

Public Hearing: CDC Case Number 2011-08
Petitioner: Village of Bensenville
Request: Text Amendment regarding Auto Title Loan Agencies, Payday Loan Agencies and Currency Exchanges

The Public Hearing was opened at 7:08 p.m. Scott Viger was present and sworn in by Chairman Pro Temp Moruzzi. The current Village Code does not allow title loan agencies in the C-3 downtown mixed use districts. In December 2010 a title loan agency applied for a business license at 100 W. Green Street and was respectively declined because it had not met the necessary requirements. The denial shed light on the restriction currently in place in the Village Code and discussions began in regards to their appropriateness. There are currently two currency exchanges located in Bensenville, both on Grand Ave. There is currently a Check 'N Go located along York Road. The current Village Code allows currency exchanges in both the C-2 and C-3 districts by a conditional use permit only. Pay day loan agencies and title loan agencies are currently only allowed in the I-2 district by a conditional use permit use. Staff has proposed the same regulations for each other. The proposed text amendment would allow currency exchanges to stay the same and allow pay day loan agencies and title loan agencies to operate in the C-2 and C-3 districts by a conditional use permit only. This will not allow title and pay day loan agencies in the I-2 district. Staff has also proposed to eliminate the thousand foot separation requirements from schools, parks and community facilities but maintain the thousand foot separation requirement between the three uses.

Staff has also proposed to eliminate the required distance for single-family residential from five hundred feet to zero. Staff has recommended eliminating the two square foot sign maximum condition for currency exchanges and not applying the sign requirements to title and paying day loan agencies. All other requirement will remain the same such as the window and door area of the first floor of the facility that faces the street or sidewalk shall not reduce, nor shall changes be made to the windows or doors that block views into the building at eye level; all transactions occur inside the establishment at a service counter, no transactions will be permitted through a drive-up window; hours of operation will be limited from 8:00 a.m. to 8:00 p.m.; all businesses will be required to have a valid license issued by the State of Illinois Department of Consumer Credit. Commissioner Ventura expressed his concerns with the elimination of the required distance between the uses to school, parks, community centers and the single-family residential district. Commissioner Ventura asked if there was a way to keep a required distance rather than eliminating the requirements entirely. Staff stated that every applicant must come in for of the Commission regardless if there are or are not requirements set forth. Chairman Pro Temp Moruzzi asked if there should be a square footage requirement set in place. Chairman Pro Temp asked if there were any members of the audience that would like to give testimony. There was none. Chairman Pro-Temp Moruzzi closed the public hearing at 7:44 p.m.

Motion: Commissioner Weldon made a motion to approve CDC Case Number 2011-08. Commissioner Rowe seconded the motion.

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

Nays: Ventura

Motion carried

Workshop/Discussion:

Director of Community Development, Scott Viger, discussed with the Commissioners the possibility of allowing electronic message center signs. (EMCs) The Village currently has two EMC signs in town. One is located at Fenton High School and the other is located at O'Hare Auto Body on Irving Park Road. The previous Village Code allowed EMC signs until they were prohibited by an ordinance amendment over ten years ago. The Village has received a request for an EMC from 801 N. Route 83 and a few businesses along Irving Park Road have expressed interest. Village Staff asked the Commissioners if there was to be a text amendment to allow EMC signs in Bensenville, where should they be allowed? The Commissioners agreed with Staff's recommendation is to allow EMC signs in the C-2, C-3, C-4, I-2, I-3 and I-4 districts only. Additional discussion ensued regarding the allowance of EMC signs in other districts for institutional uses such as schools, libraries, and parks. The Commissioners were in favor. Staff also asked the Commissioners should there be a consideration to the proximity to residential neighborhoods? Concern was raised with the brightness of the signs and the surrounding residents that may be affected by the continuous flashing lights. The Commissioners suggested surveying the residents around the Fenton High School EMC sign. Staff asked the Commissioners if full video should be allowed or just a changing message? Staff recommended allowing the changing message only with the possibility of video messages in the future. Staff also recommended a dwell time of ten seconds between messages. The Commissioners agreed with Staff's recommendations. Staff proposed the following draft provisions to the Commissioners:

- 1) EMC signs shall be allowed as a conditional use in C-2, C-3, C-4, I-2, I-3 and I-4 zoning districts.
- 2) EMC signs shall only be considered for freestanding signs. Wall mounted EMC signs shall be prohibited.
- 3) EMC signs will be allowed to occupy 50% of the sign area.

- 4) EMC signs will be required to use white or amber LED disks.
- 5) EMC signs will not be allowed to flash.
- 6) EMC sign displays shall be static/non moving
- 7) EMC signs shall be configured with emergency override messages
- 8) EMC signs shall be completely turned off upon a malfunction.
- 9) EMC signs dwell time shall be no less than 10 seconds.

There were no objections from the Commissioners. Staff will bring a text amendment in front on the Community Development Commission in the near future.

Report from Community Development:

Mr. Viger reviewed both recent Village Board actions and prior 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. Chairman Pro Tem Moruzzi seconded the motion.

All were in favor
Motion carried.

The meeting was adjourned at 9:20 p.m.