

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

July 22, 2013

CALL TO ORDER: The meeting was called to order by Chairman Moruzzi at 6:34p.m.

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

JOURNAL OF PROCEEDINGS:

The minutes of the Community Development Commission Meeting of July 8, 2013 were presented.

Commissioner Rodriguez made a correction to the drafted minutes on page 21.

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

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2013-22
Petitioner: Factory Plaza, Inc.
Location: 429 South Evergreen Street
Request: Variance; Parking in the Front Yard

Motion: Commissioner Pisano made a motion to open CDC Case No. 2013-22. Commissioner Caira seconded the motion.

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

Chairman Moruzzi opened the Public Hearing for CDC Case Number 2013-22 at 6:36 p.m.

Motion: Commissioner Rowe made a motion to continue the Public Hearing for CDC Case Number 2013-22 until August 12, 2013. Commissioner Weldon seconded the motion.

Roll Call: Ayes: Moruzzi, Cairra, Janowiak, Pisano, Rodriguez, Rowe, Weldon

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2013-24
Petitioner: Village of Bensenville
Request: Text Amendments: Residential Uses in C-4 Regional Destination Commercial Districts, Massage Therapy Salons, Medical, Dental and Optometry Offices in Commercial Districts.

Motion: Commissioner Cairra made a motion to open CDC Case No. 2013-24. Commissioner Weldon seconded the motion.

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

Chairman Moruzzi opened the Public Hearing for CDC Case Number 2013-24 at 6:38 p.m.

Director of Community & Economic Development, Scott Viger, and Assistant Director of Community and Economic Development, Mark Rysavy, were both presented and sworn in by Chairman Moruzzi. Mr. Viger stated a legal notice was published in the Daily Herald on July 6, 2013 and that a certified copy of the legal notice is maintained in the CDC file and available for viewing. Mr. Viger stated there was not a requirement to post property in Bensenville nor a mailing to residents since the request was for text amendments. Mr. Viger reviewed the current code with the Commission. Mr. Viger stated there are current businesses in Bensenville asking for the proposed text amendment to allow therapeutic massages. Mr. Viger stated the proposed text amendment for therapeutic massages would be an addition to the offered services that currently take place. Mr. Viger stated Staff's recommendation would require a conditional use permit to allow therapeutic massages at an establishment. Mr. Viger stated that Police concerns would be addressed within the conditional use permit process.

Mr. Viger stated Staff has not recommended a separation requirement in the proposed text amendment.

Commissioner Rodriguez asked for Staff's reasoning for not recommending a separation requirement in the proposed text amendment. Mr. Viger stated Staff believed there was not a need for a separation requirement as the potential shops would not be burdensome to the community. Mr. Viger also stated each therapeutic massage business would have to be approved via a conditional use permit.

Commissioner Weldon stated he was supportive of Staff's recommendation of not having a separation requirement.

Public Comment:

Dorothy Potenz – 428 Marion Street

Ms. Potenz was present and sworn in by Chairman Moruzzi. Ms. Potenz stated she has been a resident of Bensenville for fifty-five years. Mr. Potenz admitted to the Commission she has received therapeutic massages from the spas she visits in Bensenville. Ms. Potenz stated she has been visiting the spas in Bensenville and is fully supportive of the proposed text amendment.

Monika Kedzior – 245 North Walnut

Ms. Kedzior was present and sworn in by Chairman Moruzzi. Ms. Kedzior stated she had been a resident of Bensenville for ten years and she currently owns a spa in Plaza DeCampana. Ms. Kedzior reviewed the purposes and benefits of therapeutic massages with the Commission and stated she was supportive of the proposed text amendment.

Lucy Sulikowski – 424 Marion Street

Ms. Sulikowski was present and sworn in by Chairman Moruzzi. Ms. Sulikowski stated she was supportive of the proposed text amendment.

Susan Le – 1201-1203 West Irving Park Road

Ms. Le was present and sworn in by Chairman Moruzzi. Ms. Le stated she was the manager of Happy Nail located at 1201-1203 West Irving Park Road. Ms. Le reviewed the purposes and benefits of therapeutic massages with the Commission and stated she was supportive of the proposed text amendment.

Gina Mellenthin – 4N150 Pine Grove

Ms. Mellenthin was present and sworn in by Chairman Moruzzi. Ms. Mellenthin stated she was supportive of the proposed text amendment and also stated she does not foresee the proposed companies having an effect on Bensenville.

There were no questions from the Commissioners.

Mr. Viger addressed the proposed text amendment regarding Medical, Dental and Optometry offices in commercial districts. Mr. Viger stated Staff is proposing to eliminate the constraint of “maximum three (3) professionals” in commercial and office districts. Mr. Viger stated Staff recommends approval of the text amendment as follows:

1. To amend the definition of Therapeutic Massage Salon to read as follows:

~~MASSAGE THERAPY SALON: Any establishment providing therapeutic massage, but must be part of a medical clinic, or part of a full service health club which provides other services including: exercise classes, swimming facilities and weight training. Anyone performing massage therapy must be nationally certified in therapeutic massage, or beauty or barber shop. Anyone performing massage therapy must have a current and valid State of Illinois Massage Therapist License.~~

2. To amend the C – 1 and C – 3 Commercial Districts to require Massage Therapy Salons to be Conditional Uses.
3. To amend the uses in the C – 1, C – 2, C – 3, O – 1 and O – 2 Districts to eliminate the “...maximum of three professionals” from the Use “Medical, Dental and Optometry offices” use.

Chairman Moruzzi asked if there was a conditional use permit requirement for the medical, dental and optometry offices. Mr. Viger stated there was not.

Commissioner Rodriguez asked if the Commission could add a requirement stating the medical, dental and optometry offices would need a valid license from the State to operate. Mr. Viger stated that was a discussion for the Commission.

Commissioner Weldon asked if it was a common practice in other communities to require a conditional use permit for therapeutic massages. Mr. Viger stated he did not believe so. Commissioner Weldon suggested eliminating the conditional use permit requirement in the proposed text amendment.

Motion: Commissioner Rowe made a motion to close CDC Case Number 2013-24. Commissioner Janowiak seconded the motion.

Roll Call: Ayes: Moruzzi, Caira, Janowiak, Pisano, Rodriguez, Rowe, Weldon

Nays: None

All were in favor. Motion carried.

Chairman Moruzzi closed the Public Hearing at 7:15 p.m.

Motion: Commissioner Caira made a motion to approve the proposed text amendment for therapeutic massage as proposed by Staff. Commissioner Weldon seconded the motion.

Roll Call: Ayes: Moruzzi, Caira, Janowiak, Pisano, Rodriguez, Rowe, Weldon

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Weldon made a motion to approve the proposed text amendment for Medical, Dental and Optometry offices in commercial districts as proposed by Staff. Commissioner Rowe seconded the motion.

Roll Call: Ayes: Moruzzi, Caira, Janowiak, Pisano, Rodriguez, Rowe, Weldon

Nays: None

All were in favor. Motion carried.

Report from Community Development

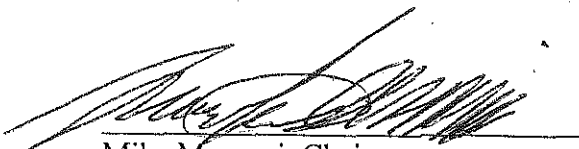
Mr. Viger reviewed both recent CDC cases along with upcoming cases.

ADJOURNMENT:

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

All were in favor
Motion carried.

The meeting was adjourned at 7:28 p.m.



Mike Moruzzi, Chairman
Community Development Commission