

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

April 21, 2014

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, Caira, Janowiak, Rowe, Weldon
Absent: Pisano, Rodriguez
A quorum was present.

STAFF PRESENT: V. Kosman, M. Rysavy, S. Viger, C. Williamsen

JOURNAL OF PROCEEDINGS:

The minutes of the Community Development Commission Meeting of March 17, 2014 were presented.

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

All were in favor. Motion carried.

Continued

Public Hearing: CDC Case Number 2013-39
Petitioner: AT&T Mobility
Location: 230 West Belmont Avenue
Request: Conditional Use Permit Amendment to Allow Additional Antenna

Motion: Commissioner Weldon made a motion to continue CDC Case No. 2013-39 until May 19, 2014. Commissioner Rowe seconded the motion.

ROLL CALL: Ayes: Moruzzi, Caira, Janowiak, Rowe, Weldon

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2014-09
Petitioner: Road Runner Truck Driving School
Request: Text Amendment Outdoor Commercial Driver Training Schools within the I-1 Office/Research/Assembly/Industrial Zoning District

Motion: Commissioner Janowiak made a motion to open CDC Case No. 2014-09. Commissioner Weldon seconded the motion.

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

Chairman Moruzzi opened the Public Hearing at 6:33 p.m.

Director of Community & Economic Development, Scott Viger, Assistant Director of Community & Economic Development Mark Rysavy, and Village Planner, Victoria Kosman, were all present and sworn in by Chairman Moruzzi.

Village Planner, Victoria Kosman, stated a legal notice was published in the Daily Herald on April 5, 2014 and that a certified copy of the legal notice is maintained in the CDC file and available for viewing. Ms. Kosman stated the request is for a Text Amendment to allow outdoor commercial driver training schools within the I-1 Office/Research/Assembly/Industrial Zoning District via a conditional use permit. Ms. Kosman stated a business license was issued to Road Runner Truck Driving School in 2013 via an error. Staff had assisted Road Runner Truck Driving School in seeking an alternative site. Road Runner Truck Driving School has been unsuccessful in relocating.

Demijan Drnovsek, Attorney representing Road Runner Truck Driving School and Sonny Ceric, owner of Road Runner Truck Driving School were both present and sworn in by Chairman Moruzzi. Mr. Drnovsek stated the current operation was unable to relocate within Bensenville and has no choice but to remain at the current location. Mr. Drnovsek stated his client is willing to alter his current operations to remain on the property. Mr. Drnovsek stated truck noise and pollution from the current operation is minimal and believes the complaints received stem from other operations in the area, not his clients.

Commissioner Rowe asked how many trucks operate on site. Mr. Drnovsek stated there are two trucks on site and that the current lot size does not allow for more.

Commissioner Rowe asked if the instructors teaching the class are certified. Mr. Drnovsek stated all requirements have been met by the instructors.

Commissioner Janowiak asked what the current hours of operation are. Mr. Ceric stated the hours of operation are Monday through Friday from 8:00 a.m. to 5:00 p.m. and a few hours on Saturdays.

Commissioner Weldon asked if the trucks on site are running the entire time during business hours. Mr. Ceric stated the trucks remaining running during business hours.

Commissioner Weldon asked if the text amendment was granted and Road Runner Truck Driving School received a conditional use permit, would the amount of trucks on site decrease. Mr. Ceric stated if the conditional use permit was received, no changes to the current operations will occur.

Commissioner Cairra asked if Road Runner Truck Driving School had any other locations. Mr. Ceric stated Bensenville was the only location.

Commissioner Cairra asked how many students were enrolled in the classes. Mr. Ceric stated there are four to five students per month.

Commissioner Rodriguez entered the meeting at 6:42 p.m.

Public Comment:

Chairman Moruzzi asked if there was any member of the Public that would like to give testimony for CDC Case No. 2014-09.

John Pelikan – 701 Hillside Drive

Mr. Pelikan was present and sworn in by Chairman Moruzzi. Mr. Pelikan shared his objection to the Commission regarding the proposed text amendment to allow outdoor commercial driver training schools within the I-1 Office/Research/Assembly/Industrial Zoning District via a conditional use permit. Mr. Pelikan stated the current operation is directly behind his residence. Mr. Pelikan stated he would be ok with trucks moving in and out of the parking lot but has issues with trucks running all day producing noise and pollution.

Thomas Forman - 697 Hillside Drive

Mr. Forman was present and sworn in by Chairman Moruzzi. Mr. Forman shared his objection to the Commission regarding the proposed text amendment to allow outdoor commercial driver training schools within the I-1 Office/Research/Assembly/Industrial Zoning District via a conditional use permit. Mr. Forman stated Road Runner Truck Driving School operates seven days a week. Mr. Forman stated the noise is too loud for him to enjoy his privacy in his residence.

Czeslaw Gorniak - 579 Hillside Drive

Mr. Gorniak was present and sworn in by Chairman Moruzzi. Mr. Gorniak shared his objection to the Commission regarding the proposed text amendment to allow outdoor commercial driver training schools within the I-1 Office/Research/Assembly/Industrial Zoning District via a conditional use permit. Mr. Gorniak stated the property has not been maintained since Road Runner Truck Driving School has moved in.

Ms. Kosman reviewed the Village Staff Report and stated Staff recommends denial of the Text Amendment based on the intensity of the use and its incompatibility of adjacent properties within the I-1 Office/Research/Assembly/Industrial Zoning District. Ms. Kosman explained the purpose of the I-1 District stating the district's purpose is to provide locations for research, light assembly and similar industrial uses that create minimal adverse environmental effects. It is intended for areas where such uses presently exist or where heavier industrial uses would be objectionable because of proximity to residential or other more restricted uses.

Commissioner Weldon asked how there is a current driving school operation on Larsen Lane. Ms. Kosman stated truck driving schools are prohibited within the Village Code and is unsure how the operation at Larsen Lane was granted. Mr. Kosman stated the operation has been there since the mid-1990s.

Motion: Commissioner Janowiak made a motion to close CDC Case No. 2014-09. Commissioner Weldon seconded the motion.

ROLL CALL: Ayes: Moruzzi, Cairra, Janowiak, Rodriguez, Rowe, Weldon

Nays: None

All were in favor. Motion carried.

Chairman Moruzzi closed the Public Hearing at 7:02 p.m.

Motion: Commissioner Janowiak made a motion to approve the Text Amendment for Outdoor Commercial Driver Training Schools within the I-1 Office/Research/Assembly/Industrial Zoning District for CDC Case No. 2014-09 as presented. Commissioner Rowe seconded the motion.

ROLL CALL: Ayes: None

Nays: Moruzzi, Caira, Janowiak, Rodriguez, Rowe, Weldon

Motion fails.

Report from Community Development

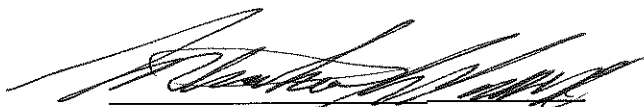
Ms. Kosman reviewed both recent CDC cases along with upcoming cases.

ADJOURNMENT:

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

All were in favor
Motion carried.

The meeting was adjourned at 7:13 p.m.



Mike Moruzzi, Chairman
Community Development Commission