

Village Board
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Village of Bensenville, Illinois
VILLAGE BOARD
COMMUNITY AND ECONOMIC DEVELOPMENT
COMMITTEE MEETING
AGENDA

6:45 PM August 20, 2013

Or Immediately Following the Infrastructure and Environment
Committee Meeting

Call to Order

Roll Call

Approval of Minutes:

August 13, 2013 Community and Economic Development Committee Minutes

ACTION ITEMS

1. Consider approving a Conditional Use Permit in the C-4 District for an Industrial Use for the property located at 10 Gateway Road, Wilshire Packaging/Dunwell Packaging.

Wilshire Packaging/Dunwell Packaging is a packaging company currently located in Bensenville that desires to relocate to the vacant 10 Gateway Road building. The building was previously an industrial use but lost its legal non-conforming status due to its vacancy. Since the property in question is in the C-4 Regional Destination Commercial Zoning District, a Conditional Use Permit (CUP) is required to allow an industrial use. Staff recommends approval of the CUP in order to accommodate an existing business, fill a vacant building, and because the use would be temporary until July 1, 2021. The CDC also recommended approval (vote 6-0) at their June 10, 2013 meeting.
2. Consideration of approving a Conditional Use Permit (CUP) for an electronic message center (EMC) sign for the existing McDonald's restaurant located at 630 N. Route 83.

The McDonald's restaurant located at 630 N. Route 83 seeks approval of a Conditional Use Permit (CUP) for an electronic message center (EMC) and a height variance to modify their existing sign along Route 83. All EMC's require a CUP, and staff believes the McDonald's sign meets the criteria established in the Code. The variance request is to increase the height of the existing sign by 5 inches. Staff also supports this variance. Likewise, the CDC voted unanimously (7-0) to approve the CUP and variance at their July 8, 2013 meeting.

INFORMATIONAL ITEMS

1. Discussion Items Related to Village Code Regulations:
A: Regulations on Garages and Sheds in Residential Districts; and
B: Proposed Text Amendment Relating to "Smoke Shops"

This agenda item is provided for discussion purposes and no action is required. Presented are two conceptual text amendments. The first seeks to simplify the Village Code related to the size of garages and accessory structures allowed in Residential Zoning Districts. The second seeks to address a potential loop hole in the Code that allows Smoke Shops to operate without Conditional Use Permits. If there is a consensus from the Board to move forward with these text amendments, staff will schedule the necessary public hearings before the CDC. Staff recommends both text amendments move forward in the process.

Adjournment