

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

**MINUTES OF THE COMMUNITY & ECONOMIC DEVELOPMENT
COMMITTEE MEETING**
June 18, 2013

CALL TO ORDER: Co-Chairman Wesseler called the meeting to order at 6:02 p.m.

PRESENT: Upon roll call by Deputy Village Clerk, Corey Williamsen, the following Board Members were present:

President Soto, Bartlett, Janowiak, O'Connell, Ridder Wesseler

Absent: Chairman Jarecki

A quorum was present.

Village Clerk, Ilsa Rivera-Trujillo was also in attendance.

Staff Present: Village Attorney, Pat Bond, Anderson, Cassady, DiSanto, Kosman, Rubach, Rysavy, Schultz, Sloth, Viger, Williamsen

**EXECUTIVE
SESSION:** Village Attorney, Pat Bond, called for an Executive Session for the purpose of discussing pending, probable, or imminent litigation, acquisition of real estate property, personnel, and collective negotiating matters. No actions will take place as a result of the discussions.

Motion: President Soto made a motion to recess the meeting and go into Executive Session. Trustee O'Connell seconded the motion.

All were in favor. Motion carried.

Co-Chairman Wesseler recessed the meeting at 6:04 p.m.

Minutes of the Community & Economic Development Committee Meeting
June 18, 2013 Page 2

Co-Chairman Wesseler called the meeting back to order at 6:49 p.m.

C-4 Text

Amendment:

Director of Community and Economic Development, Scott Viger, presented to the Committee an ordinance request by applicant, Leszek Rybak for a text amendment to allow outdoor storage on vacant properties in the C-4 Regional Destination Commercial District as a conditional use permit.

Mr. Viger reviewed the results of the June 10, 2013 Community Development Commission meeting and indicated the Community Development unanimously recommended denial of the request.

There were no questions from the Committee.

Motion:

President Soto made a motion recommend denial of the request and approve this item for placement on a future Village Board Meeting Agenda for action as presented. Trustee Bartlett seconded the motion.

All were in favor. Motion carried.

10 Gateway Rd.:

Director of Community and Economic Development, Scott Viger, presented to the Committee an ordinance request by applicant, Sure Investments Group, LLC for a conditional use permit to allow industrial and warehouse uses in the C-4 Regional Destination Commercial District at 10 Gateway Road.

Mr. Viger reviewed the results of the June 10, 2013 Community Development Commission meeting and indicated the Community Development unanimously recommended approval of the request.

There were no questions from the Committee.

Minutes of the Community & Economic Development Committee Meeting
June 18, 2013 Page 2

Motion: President Soto made a motion to approve this item for placement on a future Village Board Meeting Agenda for action as presented. Trustee Ridder seconded the motion.

All were in favor. Motion carried.

**601 N. Rt. 83
Development
Agreement:**

Village Manager, Michael Cassady, presented to the Committee a resolution approving a development agreement of a Thorntons, Inc. Gasoline and Diesel Fuel Service Station at 601 North Route 83, Bensenville, Illinois.

President Soto asked for a provision to be added to the agreement incase Thorntons hits higher sales as estimated. President Soto indicated the provision would pay off the increments quicker. Mr. Cassady and Mr. Thomas R. Burney of Schain, Burney, Banks, & Kenny Ltd. indicated the provision was not currently in the agreement but would be added prior to Village Board action.

Trustee Wesseler indicated the site plan was approved by the Village with indications of a restaurant being placed on site. Trustee Wesseler asked why those plans had fallen through. Mr. Richard Claes of Bluestone Single Tenant Properties, LLC indicated Thorntons would prefer a restaurant on site but had not been able to reach an agreement with any partners. Mr. Claes presented a power-point to the Committee showing a revised plan. The power-point has been attached to the minutes as "Exhibit A".

President Soto thanked Thorntons for their professionalism in addressing the concerns of the Residents in the area. Mr. Claes stated Thorntons is currently working with the property owner along Foster Avenue to assist with redevelopment of the site.

Motion: President Soto made a motion to approve this item for placement on a future Village Board Meeting Agenda for action as presented. Trustee O'Connell seconded the motion.

All were in favor. Motion carried.

Minutes of the Community & Economic Development Committee Meeting
June 18, 2013 Page 3

AS SUBMITTED: There were no items as submitted.

INFORMATIONAL ITEMS: There were no informational items.

ADJOURNMENT: Trustee Bartlett made a motion to adjourn the meeting. President Soto seconded the motion.

All were in favor. Motion carried.

Co-Chairman Wesseler adjourned the meeting at 7:38 p.m.

Corey Williamsen
Deputy Village Clerk

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville this 13th day August, 2013