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

7:00 PM August 27, 2013

Or Immediately Following the Board of Trustees Meeting

Call to Order

Roll Call

Approval of Minutes:

August 20, 2013 Community and Economic Development Committee Minutes

ACTION ITEMS

1. Consideration of a request by Factory Plaza for a variance to allow parking within the required front yard setback at 429 S. Evergreen Street in an existing I - 3 Heavy Industrial District.

Factory Plaza, located at 429 S. Evergreen Street, seeks a variance to install 4 parking spaces in their required front yard. Factory Plaza is a granite and kitchen warehouse and showroom that has an existing parking lot in the rear of the facility. Given the showroom in the front of the building, the petitioner wants to add four parking spaces in front for customer access. Given the need to accommodate customers and because there is no other choice for locating parking in the front of the building, staff recommends approval of the variance request to install the parking spaces in the front yard. At their meeting on August 12, 2013, the CDC unanimously recommended approval of the variance subject to conditions including making modifications for accessible access.

2. Consideration of an Ordinance approving a reduction in the required setback for a freestanding sign for Mamma Maria's restaurant located at 438 S. York Road in an existing C -2 Highway Commercial District.

This item is a variance request from Mamma Maria's restaurant to authorize the location of their monument sign at 438 S. York Road. The sign was approved to be located 5 feet off the property line, however the contractor installed the sign 1-3 inches from the property line. Given the existing condition of the sign, and the fact that if the sign met the code it would be blocked from viewing by parked cars, staff recommends approval of the variance. The CDC also recommended approval (7-0) at their July 8, 2013 meeting.

INFORMATIONAL ITEMS

Adjournment