

**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**  
**January 21, 2014**

**CALL TO ORDER:** Chairman Jarecki called the meeting to order at 6:15 p.m.

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

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

Absent: None

A quorum was present.

Village Clerk, Ilsa Rivera-Trujillo, was also present.

Staff Present: Anderson, Caracci, Cassady, DiSanto, Rysavy, Sloth, Thorsen, Viger, Williamsen

**Approval of  
Minutes:** The November 19, 2013 Community & Economic Development Committee minutes were presented.

**Motion:** Trustee Wesseler made a motion to approve the minutes as presented. Trustee O'Connell seconded the motion.

All were in favor. Motion carried.

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**Title 9, Chapter 2**

**Amendment**

**(Burglar Bars):**

Director of Community & Economic Development, Scott Viger, presented to the Committee an ordinance adopting amendments to Building Code Regulations pertaining to "burglar bars" as set forth in Title 9, Chapter 2 of the Bensenville Village Code.

Trustee Wesseler asked why the Village could not request the current burglar bars in the Village to be taken down after adoption of the proposed amendment. Mr. Viger stated under the current Village Code, burglar bars are permitted.

Trustee Wesseler suggested the Village financially assist business to relocate existing outdoor burglar bars.

Motion:

Trustee Janowiak made a motion to 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.

**Smoke Shops Text**

**Amendment:**

Director of Community & Economic Development, Scott Viger, presented to the Committee an ordinance for a text amendment pertaining to smoke shops.

Mr. Viger stated the proposed text amendments would clean up the definition of a smoke shop along with reduce the required floor space of a smoke shop from 33% to 10%. Mr. Viger stated Staff is proposing an increase in the cost of a tobacco license from \$50 to \$2500. Mr. Viger stated the Community Development Commission voted unanimously in favor of the proposed text amendment.

Trustee O'Connell stated the increase of the license from \$50 to \$2500 was too high.

President Soto suggested a two tier cost system for tobacco licenses and asked Staff to concur with the Village Attorney.

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Consensus from the Committee directed Staff to proceed with the proposed text amendment without the cost increase of the license.

**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.

**Text Amendment**

**Garages & Sheds:** Director of Community & Economic Development, Scott Viger, presented to the Committee an ordinance for a text amendment pertaining to the maximum sizes for garages and sheds in single family residential districts.

Chairman Jarecki asked how a resident would get relief from the Village if they could not meet the proposed requirements. Mr. Viger stated they would be able to seek a variance.

**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.

**480-500 W. Irving**

**Park Road:** Director of Community & Economic Development, Scott Viger, presented to the Committee an ordinance for a conditional use and variances for motor vehicle repair, minor and parking and frontage strip variances at 480-500 West Irving Park Road within an existing C-2 Highway Commercial District.

Mr. Viger stated a similar conditional use permit and variances was granted to the property in 2012 and later revoked when the tenants moved out. Mr. Viger stated the Community and Development Commission recommended approval of the requests unanimously.

Trustee Wesseler stated he would like to see the improvements be completed to the parking lot prior to issuance of the conditional use permit and variances.

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Motion: Trustee Ridder 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.

Roll Call: Ayes: President Soto, Chairman Jarecki, Bartlett, Janowiak, Ridder, O'Connell

Nays: Wesseler

Motion carried.

**RETI Inspections:** Director of Community & Economic Development, Scott Viger, presented to the Committee an ordinance for a text amendment to Title 9 of the Municipal Code relating to real estate transfer inspections.

Trustee Janowiak asked if the price of the inspection would change. Mr. Viger stated the price of the inspection would remain the same.

Trustee O'Connell suggested creating a list of life safety issues for inspectors to look for to avoid confusion for customers and to be consistent with inspections. Consensus from the Committee was for Staff to create a list of life safety issues that should be addressed during the inspection.

President Soto asked that both the buyer and seller signatures be added to the inspection form along with a section indicating the Village not be reliable for misconception. Mr. Viger stated he would review the forms with the Village Attorney.

President Soto raised concern with the RETI inspection and the possibility of holding up short sales. President Soto asked Staff to meet with the Village Attorney regarding the matter.

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

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Roll Call: Ayes: Chairman Jarecki, Bartlett, Janowiak, Ridder, O'Connell, Wesseler

Nays: President Soto

Motion carried.

**INFORMATIONAL**

**ITEMS:** Terry Ryan of School District No. 2 was present and seeking permission from the Committee to host a carnival in downtown Bensenville on May 15, 2014 through May 19, 2014.

Trustee O'Connell asked that the Village should consider offering the carnival to more than one organization. Mr. Cassady stated he would reach out to organizations within Bensenville gaining their interest.

Consensus from the Committee directed Ms. Ryan to contact the carnival seeking additional rides and games for a potential expansion within the area.

**ADJOURNMENT:** Trustee Bartlett made a motion to adjourn the meeting. Trustee O'Connell seconded the motion.

All were in favor. Motion carried.

Chairman Jarecki adjourned the meeting at 7:49 p.m.

Corey Williamsen  
Deputy Village Clerk

**PASSED AND APPROVED** by the President and Board of Trustees of the Village of Bensenville this 18th day March, 2014