

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
February 18, 2014

CALL TO ORDER: Chairman Jarecki called the meeting to order at 6:03 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, Cassady, DiSanto, Kosman, Patel, Rysavy, Schaeffer, Sloth, Swayne, Viger, Williamsen

**Approval of
Minutes:**

There were no minutes for approval.

946 Pamela Drive: Director of Community & Economic Development, Scott Viger, presented to the Committee an ordinance for a variance to allow parking within the corner side yard located at 946 Pamela Drive within an existing RM-1 Low Density Multiple Family District.

Mr. Viger Stated the subject property is a 5-unit multi-family structure located at the northwest corner of Belmont Avenue and Pamela Drive. Mr. Viger indicated the building was constructed in 1958 with only 7 parking spaces, which met the requirements at that time but is inadequate for the current number of occupants with vehicles at this location. Mr. Viger stated the owner of the building Roman and JoAnne Rajchel, request variances to install 2 new parking stalls within the corner side yard along Pamela Drive.

Mr. Viger stated no public testified at the CDC public hearing on February 3, and the CDC voted to approve the request (6-0) with conditions including increased landscaping around the parking stalls to improve the aesthetics. Mr. Viger indicated staff is concerned that this may open the door for several other such requests for variations to increase occupancy and vehicular parking in residential neighborhoods.

Chairman Jarecki asked if the original building was constructed at a 5 unit building or if the building had been added to. Mr. Viger stated the building has always been a 5 unit building.

Trustee Bartlett suggested adding the additional parking on the other side of the building.

Mr. Rajachel, petitioner for the variance, stated he would accept any type of relief granted by the Village Board.

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.

All were in favor. Motion carried.

860 Foster Ave.: Director of Community & Economic Development, Scott Viger, presented to the Committee an ordinance seeking a variance to construct a fence in the corner side yard of the property located at 860 Foster Ave., Global GFS.

Mr. Viger stated Global CFS is the US Customs and Border Protection Centralized Examination Station for the Port of Chicago. Mr. Viger revealed a recent inspection conducted by the US Department of Homeland Security revealed that additional site security is necessary for compliance with their federal contract. Mr. Viger stated as a result of the inspection Global CFS requests approval of a variance to allow a security fence within the corner side yard of the property. Mr. Viger stated the property is along the important Foster Avenue corridor and that staff has requested that the color of the proposed fence slats be changed from blue to a more neutral color. Mr. Viger stated the CDC recommended approval (vote 5-0) of the variance on January 20, 2014.

Chairman Jarecki asked if the variance would be tied to the tenant or the property. Mr. Viger stated the variance will be tied to the property.

Trustee O'Connell asked who will be responsible for maintenance. Mr. Viger stated maintenance is a provision in the ordinance and the property owner will be required to make any repairs.

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

Nays: None

Abstained: Ridder

Motion carried.

222 N. York Rd.: Director of Community & Economic Development, Scott Viger, presented to the Committee an ordinance for a conditional use permit to allow outdoor storage up to fifty percent (50%) and associated variances at 222 North York Road within an existing C-4 Regional Destination PUD Commercial Zoning District, V. Seng Teaming Company.

Mr. Viger stated V. Seng Teaming Company is a trucking company that desires to relocate their operation from Elk Grove Village. Mr. Viger stated the subject property is the long vacant restaurant site at 222 N. York Road (NW corner of Brookwood and York). Mr. Viger stated in order to occupy the site the applicant requests a Conditional Use Permit (CUP) for outdoor storage of trucks and 11 variances related to making the existing site conditions work for their use. Mr. Viger stated staff supports the CUP and the majority of the variances, however based on the Village's Comprehensive Economic Development Strategy and Strategic Plan recommendations to beautify corridors, staff does not support the two variances related to parking within the York Road front yard.

Mr. Viger stated these spaces were necessary for the previous restaurant use but are not needed by the requested trucking use. Mr. Viger stated staff and the CEDC recommend approval of the CUP and most of the variances, however with the condition that the front yard parking spaces be converted into landscaping. Mr. Viger stated that another main condition consistent with other C-4 properties is that the use cease to exist on July 1, 2021.

Trustee Bartlett asked how truck parking and car parking will be distinguished. Mr. Viger stated the striping will be different for the type of parking.

Mr. Seng, petitioner, stated he did not agree with Staff's recommendation to remove the asphalt and would like the Village to reconsider. Mr. Seng stated the cost associated would be too expensive and pointless with the sunset provision in place. Mr. Seng stated he would rather place large plants in the area to beautify the property.

Consensus from the Committee was to approve the conditional use permit and associated variances with the following additions:

- 1) Tie the variance requests into the conditional use permit request which would require the use cease to exist on July 1, 2021.
- 2) Allow the asphalt to remain in place.
- 3) Plants must be acceptable to Village Manager's discretion.

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

All were in favor. Motion carried.

18-30 N. York Rd.: Director of Community & Economic Development, Scott Viger, presented to the Committee an ordinance for a mater sign plan located at 18-30 North York Road within an existing C-3 Downtown Mixed-Use Zoning District.

Mr. Viger stated the subject property is a multi-tenant building that is home to Dr. Diana Dental and VNA Healthcare. Mr. Viger indicated a new tenant, VNA seeks to install signage within the plaza, however no Master Sign Plan currently governs the design and installation of signage at the subject property. Mr. Viger stated prior to approving signage for VNA, a Master Sign Plan must be approved that establishes criteria for plaza signage such as appearance, color, format of message, font size, style, etc. Mr. Viger stated the CDC recommended approval of the Master Sign Plan (vote 6-0) at their February 3, 2014 meeting.

There were no questions from the Committee.

Motion: Trustee O'Connell 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.

249 N. Walnut St.: Director of Community & Economic Development, Scott Viger, presented to the Committee an ordinance for a request by the City of Chicago on behalf of the property owners Max and Deborah Wallace to allow a fence in the front yard located at 249 North Walnut Street within an existing RM-1 Low Density Multiple Family Zoning District.

Mr. Viger stated due to the opening of runway 10C/28C in October, 2013, the FAA identified the trees located in the front yard of the subject property as airspace obstructions. In return for removing these trees on private property, the City of Chicago agreed to apply for a fence variance on behalf of the private property owner. Mr. Viger stated screening is desired at this location due to the multi-family parking lot adjacent to the subject property. Mr. Viger stated in order to place a fence within the front yard, a variance is required. Mr. Viger stated the proposed fence gradually recedes from 6' to 3' to protect vision clearances. Mr. Viger stated the CDC voted to approve (6-0) at their February 3, 2014 meeting and staff also recommends approval.

There were no questions from the Committee.

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

All were in favor. Motion carried.

Firing Ranges: Director of Community & Economic Development, Scott Viger, presented to the Committee an ordinance for a text amendment to allow indoor firing ranges as a conditional use permit within the I-2 Light Industrial, I-3 Heavy Industrial and I-4 General Industrial Zoning Districts.

Mr. Viger stated the proposed text amendment would allow firing ranges as Conditional Uses within the I-2, I-3, and I-4 Zoning Districts. Mr. Viger stated staff presents this text amendment in front of at least two anticipated requests for Conditional Use Permits (CUP). Mr. Viger stated the first request will come from the new Police Headquarters under construction at 345 E. Green Street (I-2) and the second is likely to come from Devil Dawg Firearms at 544 N. York Road (currently C-4, but could request an I-2 CUP through 2021). Mr. Viger stated staff has received other requests as well based on recent changes to gun laws that have created a demand for this use. Similar to smoke shops and currency exchanges, this text amendment proposes 1,000 foot separation between firing ranges to reduce their proliferation.

Trustee Wessler asked if there will be a limit on the number of firing ranges allowed in town, similar to the liquor license process. Mr. Viger stated there will not be a limited number, however, a 1,000 foot separation requirement will be made in the text amendment.

Trustee O'Connell asked if the Village's entertainment tax would be implemented for the ranges. Mr. Viger indicated the entertainment tax would be a requirement to the ranges.

Trustee O'Connell asked if gun sales would be allowed. Mr. Viger stated gun sales would not be allowed at the ranges, however the sale of guns are allowed at a gunsmith shop, which also requires a conditional use permit.

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

Nays: Wesseler

Motion carried.

RETI Inspections: Village Manager, Michael Cassady, presented to the Committee an ordinance approving a text amendment to Title 9 of the Municipal Code relating to Real Estate Transfer Inspections.

Mr. Cassady stated this item was originally recommended for approval at the January 21, 2014 CEDC meeting (vote 6-1). Mr. Cassady stated at the January 28, 2014 Village Board meeting, the item was tabled so that staff could revise the proposed ordinance to eliminate Real Estate Transfer Inspections (RETI) for short sale transactions and to truncate the basic life safety checklist used in RETIs. Mr. Cassady stated at the February 11, 2014 Village Board Meeting, this item was remanded back to the CEDC for further discussion. Mr. Cassady stated staff supports the revised ordinance because short sales increase the likelihood of owner occupancy and decrease the amount of time a home will remain vacant.

There were no questions from the Committee.

Motion: Trustee Bartlett 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.

INFORMATIONAL

ITEMS: Trustee Wessler asked when CMAP would be presenting to the Board in regards to their study on the Village's Comprehensive Plan. Mr. Viger stated within the next six months.

Trustee O'Connell asked for an update regarding the church on Route 83. Mr. Viger stated the church has been purchased and is planning to demolish and rebuild and also annex into the Village.

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

All were in favor. Motion carried.

Chairman Jarecki 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 18th day March, 2014