

**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
April 21, 2015**

CALL TO ORDER: Chairman Wessler called the meeting to order at 6:44 p.m.

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

Chairman Wessler, Janowiak, Jarecki, O'Connell, Ridder

Absent: President Soto, Bartlett

A quorum was present.

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

Staff Present: Cassady, DiSanto, Finner, Kosman, Rysavy, Schaeffer, Sloth, Thakkar, Williamsen

**Approval of
Minutes:**

The March 16, 2015 Special Community & Economic Development Committee minutes were presented.

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

All were in favor. Motion carried.

**125 West
Grand Avenue:**

Assistant Director of Community and Economic Development, Mark Rysavy, presented to the Committee an ordinance considering a Request by Grand Subaru, LLC to Amend the Existing Planned Unit Development for Additional Structures and Site Improvements with an Increased Outdoor Sales and Display Area located at 125 West Grand Avenue within an Existing C-2 Highway Commercial District.

Mr. Rysavy stated due to increase in sales and service demands, the applicant, Grand Subaru, LLC is desirous of amending the existing PUD to include structural updates to the principal building as well as the expansion of the existing outdoor sales and display to the western parcel which is currently vacant. Mr. Rysavy stated the expansion also includes adding a car wash structure and additional service bays on the property. Mr. Rysavy stated these improvements include a stormwater basin and underground pipe along the northern property line to capture runoff and help alleviate flooding issues for the residential properties to the north. Mr. Rysavy stated a public meeting was held with surrounding properties on April 20, 2015 to further discuss the stormwater improvements of this project. Mr. Rysavy stated Staff and the CDC (vote 4-0) support this request subject to conditions. Mr. Rysavy stated Staff-added conditions include requiring the petitioner to work with staff to address drainage concerns, the subject property remain free of litter and debris, and to submit Final Engineering and Landscaping plans acceptable to the Village Manager.

There were no questions from the Committee.

Motion: Trustee Ridder made a motion continue this item to a meeting in March. Trustee Janowiak seconded the motion.

All were in favor. Motion carried.

**Grand Subaru
EIA:**

Village Manager, Michael Cassady, presented to the Committee an Ordinance Approving an Economic Incentive Agreement between the Village and Grand Subaru located at 125 West Grand Avenue.

Mr. Cassady stated Grand Subaru is a mainstay of the Village's Grand Avenue "dealership row", the dealership has experienced significant growth in sales and service over the past number of years and therefore is in need of expansion. Mr. Cassady stated rather than relocate outside of the Village, Grand Subaru has elected to expand in place, upgrading their building and grounds.

Mr. Cassady stated in order to accomplish their proposed \$4,500,000 construction project, Grand Subaru requests Village assistance through an economic incentive agreement. Mr. Cassady stated the term of the agreement is 15 years and with a maximum sharing amount of \$4 million. Mr. Cassady stated for the first three years of the agreement Subaru receives 75% of the sales taxes, and thereafter they are split 50/50. Mr. Cassady stated the Village is also guaranteed \$200,000 or 25% (for the first three years) and 50% (thereafter) of the sales taxes generated each year, whichever is greater. Mr. Cassady stated Staff recommends approval of this agreement to ensure that this important part of our Grand Avenue corridor stays and prospers in Bensenville.

There were no questions from the Committee.

Motion: Trustee O'Connell made a motion continue this item to a meeting in March. Trustee Jarecki seconded the motion.

All were in favor. Motion carried.

**213 North
Walnut Street:**

Assistant Director of Community and Economic Development, Mark Rysavy, presented to the Committee an ordinance considering a Request by A & E Luxury Homes to grant a Planned Unit Development (PUD) to Construct a Multiple Family Apartment Complex located at 213 North Walnut Street within an Existing RM-1 Low Density Multiple Family Zoning District.

Mr. Rysavy stated the subject property is located approximately one block north of Irving Park Road at 213 N. Walnut Street. Mr. Rysavy stated the 1.4 acre site is currently vacant and zoned RM-1 Low Density Multiple-Family. Mr. Rysavy stated the applicant, A&E Luxury Homes, Inc., requests approval of a PUD to construct a high-end yet competitively priced three story, 29 unit apartment complex on the site. Mr. Rysavy stated all zoning requirements are met and no variations to the Code are requested. Mr. Rysavy stated the proposed use is consistent with the Comprehensive Plan designation of "Medium Density Residential" for the property, and the use is consistent with other multiple family development in the area. Mr. Rysavy stated two members of the public representing nearby properties commented on flooding issues in the area during the March 16, 2015 public hearing.

Mr. Rysavy stated the subject property will be developed in accordance with the DuPage County storm water Ordinance and will not have a negative impact on surrounding property drainage. Mr. Rysavy stated the CDC ultimately recommended unanimous approval of the project subject to conditions (vote 4-0) and Staff concurs.

Chairman Wessler asked if Staff feels confident the proposed drainage on site will work for flooding. Director of Public Works, Joe Caracci, stated the proposed drainage on site will have to be approved from the County of DuPage. Mr. Caracci stated Staff will continue to review the propose plans and addresses any issues with the applicant.

Motion: Chairman Wessler made a motion to approve this item for placement on a future Village Board Meeting Agenda for action. Trustee Janowiak seconded the motion.

All were in favor. Motion carried.

3 S. Center St.: Village Manager, Michael Cassady, stated the Applicant, Two Chefs, requested the Committee continue this item until the May 19, 2015 Community and Economic Development Commission.

Motion: Trustee O'Connell made a motion to continue this item until May 19, 2015. Chairman Wessler seconded the motion.

All were in favor. Motion carried.

**INFORMATIONAL
ITEMS:**

Chairman Wessler asked for an update regarding Mohawk School. Mr. Cassady stated the Village does not have an update at this time as the project and property belong to Bensenville School District No. 2. Mr. Cassady stated the Village is scheduled to meet with members from BSD2 and the Park District in the near future regarding the property.

ADJOURNMENT: Trustee Jarecki made a motion to adjourn the meeting. Trustee Ridder seconded the motion.

All were in favor. Motion carried.

Chairman Wessler adjourned the meeting at 7:11 p.m.

Corey Williamsen
Deputy Village Clerk

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville this 19th day May 2015.