

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 16, 2015

CALL TO ORDER: Chairman O'Connell called the meeting to order at 6:05 p.m.

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

Chairman O'Connell, DeSimone, Jaworska, Carmona, Wesseler, Janowiak

Absent: President Soto

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

A quorum was present.

Staff Present: M. Cassady, V. Benham, J. Caracci, D. DiSanto, T. Finner, F. Kosman, M. Rysavy, T. Sloth, A. Thakkar, S. Viger, C. Williamsen

**Approval of
Minutes:**

The May 19, 2015 Community & Economic Development Committee minutes were presented.

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

All were in favor. Motion carried.

President Soto entered the meeting at 6:06 p.m.

764-768

Thomas Drive: Director of Community and Economic Development, Scott Viger, presented to the Committee an ordinance Request by Chicago Auto Place, LLC for a Conditional Use Permit Amendment to Ordinance #10-2008 to allow Outdoor Sales and Display Area at the property located at 764-768 Thomas Drive within an existing I-2 Light Industrial District.

Mr. Viger stated the applicant requests a Conditional Use Permit Amendment to add an outdoor sales and display area as advertising for their existing online car sales use. Mr. Viger stated the request requires a Conditional Use Permit Amendment as the property had previously been granted a Conditional Use Permit for Motor Vehicle Repair, Minor in March of 2008. Mr. Viger stated the subject property is located at the southwest corner of Thorndale Avenue and Thomas Drive, and the Illinois State Toll Highway Authority is currently finalizing the acquisition of a portion of the property for construction of the Elgin O'Hare Western Access Tollway. Mr. Viger stated the proposed outdoor sales and display area meets the new setback associated with the acquisition. Mr. Viger stated after looking to the guidance of the Comprehensive Plan adopted earlier this year, staff finds the integration of outdoor sales and display meet the intent of the regional commercial corridor land use along Thorndale Avenue. Mr. Viger stated Staff and the CDC (vote 7-0) recommend approval subject to conditions including additional landscaping.

There were no questions from the Committee.

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

All were in favor. Motion carried.

806 Grove Ave.: Director of Community and Economic Development, Scott Viger, presented to the Committee an ordinance request by Juan Arellano for a Variance to Allow a Fence in the Corner Side Yard of the Property Located at 806 Grove Avenue within an Existing RS-5 High Density Single Family Zoning District.

Mr. Viger stated the applicant desires approval of a variance to install a fence within the corner sideyard of his property at the southwest corner of Grove and Ellis. Mr. Viger stated the applicant states the fence will prevent people from walking through private property. Mr. Viger stated Staff supports the requested variance since the lot is atypical; the corner side and rear yards abut rear yards of the residential properties to the south. Mr. Viger stated Staff recommended setting the fence back to 5' from the property line and the applicant agreed. Mr. Viger stated there was one member of the public testified at the CDC hearing in support of the variance. Mr. Viger stated Staff and the CDC (vote 6-0) recommend approval, subject to conditions.

There were no questions from the Committee.

Motion: Chairman O'Connell 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.

**INFORMATIONAL
ITEMS:**

Trustee Wessler asked if there were any plans to extend the sidewalk from Blackhawk Middle School to Jefferson Street. Director of Public Works, Joe Caracci, stated the sidewalk extension is part of the overall project and is planned to be completed by 2017.

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

All were in favor. Motion carried.

Chairman O'Connell adjourned the meeting at 6:15 p.m.

Corey Williamsen
Deputy Village Clerk

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville this 14th day July 2015.