

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
August 18, 2015

CALL TO ORDER: Chairman O'Connell called the meeting to order at 7:14 p.m.

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

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

Absent: None

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

A quorum was present.

Staff Present: V. Benham, J. Caracci, D. DiSanto, G. Ferguson, F. Kosman, M. Rysavy, T. Sloth, S. Viger, C. Williamsen

**Approval of
Minutes:**

The July 14, 2015 Community & Economic Development Committee minutes were presented.

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

All were in favor. Motion carried.

201 South York: Director of Community and Economic Development, Scott Viger, presented to the Committee an ordinance for a Preliminary and Final Planned Unit Development (PUD) for the Construction of Five Townhomes with a Code Deviation to Reduce the Front Yard Setback from 30 Feet to 15 Feet by Isa Becovic for the property located at 201 South York Road.

Mr. Viger stated the subject property is located at the southeast corner of Wood Street and York Road and is currently vacant. Mr. Viger stated the developer, Isa Becovic, requests approval to construct 5 three-bedroom townhomes on the property, which is a consistent use with the RA-1 Zoning and Comprehensive Plan designation. Mr. Viger stated the surrounding neighborhood already experiences flooding and has raised concerns on the compounding impact of this new development. DuPage County does not require stormwater detention for this development since the property was previously improved with a single-family home, however the developer proposes rain gardens on site to aid with stormwater management. Mr. Viger stated an independent engineering analysis shows the impact of this development on the neighborhood flooding will be insignificant. Mr. Viger stated this information was presented at a recent Neighborhood Conversation on flooding in this neighborhood. Mr. Viger stated the neighborhood also has voiced concerns over parking, snow and refuse management, and density. Mr. Viger stated on June 1, 2015, the CDC unanimously approved the development subject to conditions including addressing trash and snow management through Homeowners Association covenants, conditions and restrictions, and additional staff review of the building elevations and landscape plan. Mr. Viger stated staff also recommends approval subject to the same conditions including modifying the elevations to break up the building mass.

Trustee DeSimone stated it is a congested area for five townhomes.

Trustee Jaworska supported Trustee DeSimone's comments regarding the site being congested. Trustee Jaworska stated she lives in a townhome in Bensenville and the area is congested and is always running into issues with snow piling up in the winter.

Mr. Becovic, the developer of the proposed project, was present to answer any questions the Committee had. Mr. Becovic stated he has owned the site since 2005. Mr. Becovic stated the proposed project will act as a gateway along York Road and help increase property values in the area. Mr. Becovic stated less than the proposed five townhomes would be a deal breaker.

Residents in the area were present and voiced their concerns of flooding and snow removal in the area to the Committee. A resident in the audience stated the lot is not meant for townhomes and would have no objections to single family use. The resident also stated the apartment building to the north of the subject property uses the vacant land for their snow removal and questioned where they would put their snow in the future.

Trustee DeSimone stated he was not opposed to the idea of development on the site but stated five townhomes would be too much. Mr. Becovic stated the site would not be developed with less than five townhomes on site, as proposed.

Assistant Village Manager, Dan Di Santo, suggested adding a look back provisions to the ordinance to address Resident concerns in the future.

Motion: Chairman O'Connell made a motion to approve this item for placement on a future Village Board Meeting Agenda for action along with the addition of a lookback provision in the ordinance. Trustee Janowiak seconded the motion.

Roll Call: Ayes: Chairman O'Connell, President Soto, Janowiak, Wesseler
Nays: DeSimone, Jaworska

Abstained: Carmona

Motion carried.

**511 West Irving
Park Road:**

Director of Community and Economic Development, Scott Viger, presented to the Committee a Resolution to approve a Façade Improvement Grant Application for an Amount Not - To - Exceed \$10,000 for Property at 511 West Irving Park Road, Popeye's Louisiana Kitchen.

Mr. Viger stated since 2013 staff has been working with Popeye's Louisiana Kitchen on their acquisition and renovation of 511 W. Irving Park Road, formerly Brown's Chicken. Mr. Viger stated this property is on the key Irving Park Road corridor and is eligible for the Village's facade improvement grant of \$10,000. Mr. Viger stated Popeye's has applied for the grant to help them with their \$300,000 worth of development costs including adding stucco to the exterior walls, stone veneer wainscoting, awnings, lighting, shutters, paint and signage. Mr. Viger stated staff supports the upgrades and recommends approval of the grant.

There were no questions from the Committee.

Motion: Trustee Wessler 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.

**520-540 North
York Road:**

Director of Community and Economic Development, Scott Viger, presented to the Committee an Ordinance rescinding the Conditional Use Permit to allow an Indoor Firing Range and Gunsmith at 520 -540 North York Road for Devil Dawgs Firearms.

Mr. Viger stated on January 27, 2014 the Village Board approved Ordinance # 32 - 2014 that allowed Devil Dawgs Firearms to open an indoor firing range and gunsmith in the multi-tenant industrial building at 520 - 522 North York Road. Mr. Viger stated since that time Devil Dawgs has not complied with the Ordinance conditions and have terminated their lease with the landlord. Mr. Viger stated staff recommends exercising the authority given in Section 10-3A-11D of the Municipal Code to revoke the Conditional Use Permit since the use was not established within a year of approval.

There were no questions from the Committee.

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

All were in favor. Motion carried.

411 South

Evergreen Street: Director of Community and Economic Development, Scott Viger, presented to the Committee an Ordinance revoking the Conditional Use Permit granted by Ordinance # 92 - 2013 that allowed Motor Vehicle Repair Major & Minor at 411 South Evergreen Street.

Mr. Viger stated on November 26, 2013 the President and Village Board of Trustees approved Ordinance # 92 - 2013 that allowed 411 Auto to operate a Motor Vehicle repair (Major & Minor) use at 411 South Evergreen Street. Mr. Viger stated since that time, 411 Auto has ceased to operate and has left the building. Mr. Viger stated staff recommends exercising the authority given in Section 10-3A-11D of the Municipal Code to revoke the Conditional Use Permit.

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:**

515 South

York Road: Mr. Viger presented to the Committee a courtesy/concept review of a three unit townhome proposal for 515 S. York Road, by the proposed developers Ferrari and Belmonte.

Mr. Viger stated the subject property is currently vacant and surrounded by a 4-unit multi-family building to the north and an office building to the south. Mr. Viger stated the RA-1 Zoning and the Comprehensive Plan envision townhomes on the site, however due to its small size (50' x 150') the lot is virtually unbuildable without zoning relief. Mr. Viger stated the proposed developers request a conceptual review by the Committee prior to formally initiating the development process to see if there is support/questions/suggestions by the Committee. Mr. Viger stated staff supports the proposed use but acknowledges that parking is an issue with only 5 spaces provided for 3 townhome units. Mr. Viger stated other relief is required to allow 3 units since the density regulations in the Code would only allow 1 unit due to the small site. Mr. Viger stated no formal action is required on this item, however staff encourages a discussion for the benefit of the proposed developers so they can make their decision whether or not to move forward.

Trustee DeSimone asked where guests would park. Mr. Ferrari, proposed developer for the proposed site, stated parking is available on Crest Avenue. Mr. Ferrari stated parking on site would be handled by the Homeowners Association.

Consensus from the Committee was to have Ferrari and Belmonte proceed with their proposal for development of 515 South York Road.

Enterprise Zone: President Soto announced the Village of Bensenville had their application approved in Springfield to operate as an enterprise zone. President Soto stated the project still needs to be approved by the State for funding. President Soto stated this was a good news item for the Village of Bensenville and would assist in future development in town.

Mr. Viger announced a joint training session with the Village Board and Community and Economic Development Commission on September 14th.

Mr. Viger informed the Committee that staff will be presented a resolution for the approval of a grant to work with CMAP for the Village's zoning ordinance revision at the August 25th Village Board Meeting.

Trustee DeSimone asked if Staff had any new information regarding a possible tax the Village could implement on the TIF 4 area. Mr. Di Santo stated he would meet with Village Manager, Michael Cassady, when he returned to the office and report back to the Committee at a later date.

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

All were in favor. Motion carried.

Chairman O'Connell adjourned the meeting at 8:40 p.m.