

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
September 20, 2016

CALL TO ORDER: Chairman O'Connell called the meeting to order at 6:42 p.m.

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

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

Absent: None

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

A quorum was present.

Staff Present: E. Summers, M. Martella, A. Thakkar, S. Viger, C. Williamsen

Public Comment: There was no public comment.

**Approval of
Minutes:**

The August 16, 2016 Community & Economic Development Committee minutes were presented.

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

All were in favor. Motion carried.

29 S. Center St.: Village Manager, Evan K. Summers, presented to the Committee a Resolution Approving a Façade Enhancement Grant in the not-to-exceed amount of \$10,000 for Hair Shapers at 29 South Center Street.

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.

1390 Indian Hill Drive:

Village Manager, Evan K. Summers, presented to the Committee an Ordinance for a Variance to Allow a Fence in the Corner Side Yard for the Single Family Detached Residence at 1390 Indian Hill Drive.

Mr. Summers stated the applicants are seeing to erect a 4' black chain link fence in the corner side yard. Mr. Summers stated Staff has been talking with a Resident in the area that was opposed to the fence.

Mr. Summer asked if there were any members of the Public that would like to comment on the proposed ordinance. There were none.

There were no questions from the Committee.

Motion: President Soto 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.

318 E. Washington St.:

Village Manager, Evan K. Summers, presented to the Committee an Ordinance Authorizing Approval of the Construction of a 5-Foot-Tall "PVC" Fence Approximately Two (2) Feet into the Corner Side Yard Along Marion Street at 318 E. Washington Street.

Mr. Summers stated Staff is proposing a five-foot setback for the proposed fence and the petitioner is proposing a two-foot setback. Mr. Summer stated the Community Development Commission regimented denial with a split vote of three to three.

Ms. Celeste Emanuel, property owner, shared renderings with the Committee with her vision for the proposed fence and two-foot setback.

Trustee DeSimone stated he had no objections with the petitioners proposed two-foot setback as long as pedestrians using the sidewalk were visible from the property's driveway.

President Soto suggested adding a condition to the ordinance that would prohibit the property owner to plant hedges along the fence and driveway and allow for the two-foot setback as proposed by the petitioner. There were no objections 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.

835 Dennis Drive: Village Manager, Evan K. Summers, presented to the Committee an Ordinance Approving the Variance for Lot Coverage at 835 Dennis Drive.

Mr. Summers stated the applicants, Bradley & Nancy Gibbs, who reside at 835 Dennis Drive are seeking to build an addition and rear deck which exceeds maximum allowed coverage by approximately 50 SF on a 7,800 SF lot.

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.

674 County Line: Village Manager, Evan K. Summers, presented to the Committee an Ordinance to Approve a Conditional Use Permit to allow for an indoor Athletic Facility for All Around Gymnastics at 674 County Line Road.

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.

1220 Mark Street: Village Manager, Evan K. Summers, presented to the Committee an Ordinance Approving a Conditional Use Permit to Allow Motor Vehicle Repair, Major and Minor at 1220 Mark Street.

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.

600-700 Devon: Village Manager, Evan K. Summers, presented to the Committee an Ordinance approving a Site Plan and Variances to Allow the Construction of a 46,000 Square Foot Office/Showroom/Warehouse Industrial Building at 600-700 Devon Avenue.

Director of Community and Economic Development, Scott Viger, stated the petitioner has withdrawn their request to reduce the frontage strip from 8' to 7'; however still request a variance to allow parking in the front yard, along with several other variances. Mr. Viger stated the Community Development Commission recommended the denial of the parking in the front yard and that a super majority vote by the Village Board is needed to overrule the CDC recommendation.

Consensus from the Committee was to allow parking in the front yard to allow for the petitioner to utilize the proposed building for Office/Showroom/Warehouse.

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

All were in favor. Motion carried.

INFORMATIONAL ITEMS:

Rezoning RS-5 to C-2:

Mr. Alan Stefaniak, representative of the property owner, presented to the Committee a concept plan for three vacant lots that are currently zoned RS-5 High Density Single Family. Mr. Stefaniak provided a background history of his clients purchase of the property and vision on the three vacant parcels. Mr. Stefaniak stated there is nothing set in place, however; his client in visions a restaurant on the property that would not be open 24 hours a day and not have a drive-thru.

Several concerned Resident expressed their objections to the proposal by Mr. Stefaniak's clients. The Resident's expressed their opinions with how the three parcels became vacant and how traffic and suspicious activities have increased in the area.

President Soto suggested Mr. Stefaniak reach out to the Resident's in the area and host a neighborhood meeting to gain their opinion with the vacant parcels. Mr. Stefaniak agreed with President Soto's suggestion.

Consensus from the Committee suggested Mr. Stefaniak reach out to the Resident's in the area and host a neighborhood meeting to gain their opinion with the vacant parcels. No other decisions were made.

**John Street
Subdivision:**

David Dubin of Dubin Consulting, Inc. presented a concept plan to the Committee to develop 7 acres located at 770-830 John Street. Mr. Dubin stated he, along with the Village, hosted a neighborhood meeting with Residents in the area to gain their feedback on the proposed development of homes on the site. Mr. Dubin stated 45-50 Residents attended the neighborhood meeting. Mr. Dubin presented the Committee the original plans for the development and revised plans based on the feedback he received from the Residents at the neighborhood meeting.

Two Residents in the affected area were present at the meeting and expressed their support of the proposed project as the land is currently vacant and filled with creatures.

Trustee Carmona questioned Staff as to why other Residents were not invited to attend the meeting to have their opinions heard. Mr. Viger stated Staff did not send letter to Residents because this was an informal concept requested by Mr. Dubin to gain the Village Board's interest in the project.

Trustee DeSimone asked if the revised plans have been presented to the Residents in the area. Mr. Dubin stated he has not hosted another neighborhood meeting as he wanted the Village Board's opinion prior to hosting another neighborhood meeting.

Consensus from the Committee suggested Mr. Dubin reach out to the Residents in the area and host another neighborhood meeting to share the revised plans. No other decisions were made.

**Electronic
Recycling:**

Chairman O'Connell asked Staff to promote and educate Residents on electronic recycling.

120 W. Green St.: Mr. Summers stated the proposed redevelopment agreement was nearing completion and asked the Committee if there were any objections to present the agreement at the September 27, 2016 Village Board Meeting for action to help speed the process up.

Consensus from the Committee directed Staff to present the redevelopment agreement for action at the September 27, 2016 Village Board Meeting.

ADJOURNMENT: Trustee DeSimone 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 8:55 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 October 2016.