

**Village of Bensenville  
Village Board Room  
12 South Center Street  
Bensenville, Illinois 60106  
Counties of DuPage and Cook**

**MINUTES OF THE SPECIAL COMMUNITY & ECONOMIC DEVELOPMENT  
COMMITTEE MEETING**  
**November 23, 2010**

**CALL TO ORDER:** Chairman Peconio called the meeting to order at 5:35 p.m.

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

Chairman Peconio, Johnson, O'Connell

Absent: Bartlett

A quorum was present.

Others: Trustee Adamowski, Trustee Wesseler, Village Clerk, JoEllen Ridder, Anderson, Cassady, Rubach, Rysavy, Viger, Williamsen

**Approval of  
Minutes:** The October 19, 2010 Community & Economic Development minutes were presented.

Trustee Johnson made a motion to approve the minutes as presented. Trustee O'Connell seconded the motion.

All were in favor.

Motion carried.

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**Zoning Map:** Director of Community Development, Scott Viger, presented an ordinance to the Committee adopting the 2010 Zoning Map.

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

**ROLL CALL:** AYES: Chairman Peconio, Johnson, O'Connell

NAYS: None

All were in favor.

Motion carried.

**Text Amendment:** Director of Community Development, Scott Viger, presented results from the Community Development Commissioners meeting held on November 8, 2010 in regards to text amendments to sections 10-9A-2; 10-9A-3; 10-9B-2; 10-9C-3; 10-9B-3; 10-9C-3; 10-9 of the Bensenville Village Code. The Commissioners voted five to one to approve the text amendment. The text amendment will allow outdoor storage by conditional use in the I-1 district up to 25% of the property, outdoor storage in the I-2 district by conditional use up to 50% of the property, and outdoor storage in the I-3 district by conditional use up to 50% of the property. Staff recommends approval.

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

**ROLL CALL:** AYES: Chairman Peconio, O'Connell

NAYS: Johnson

Motion carried.

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**Text Amendment:** Director of Community Development, Scott Viger, presented results from the Community Development Commissioners meeting held on November 8, 2010 in regards to text amendments to section 10-3-3A-5 of the Bensenville Village Code. The Commissioners voted six to zero to approve the text amendment. The text amendment will require petitioners to mail public hearing notices by first class mail instead of certified. This will cut the cost for petitioners. Staff recommends approval.

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

ROLL CALL: AYES: Chairman Peconio, Johnson, O'Connell

NAYS: None

Motion carried.

*Trustee Bartlett entered the meeting at 5:55 p.m.*

**600 Eagle Drive:** Director of Community Development, Scott Viger, presented results from the Community Development Commissioners meeting held on November 8, 2010 in regards to 600 Eagle Drive. The Commissioners voted four to two to approve a conditional use permit to allow accessory outdoor storage for trailers. Staff recommends approval. The Committee agreed to review this case in six months.

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

ROLL CALL: AYES: Chairman Peconio, Bartlett, O'Connell

NAYS: Johnson

Motion carried.

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**141 Foley Street:** Director of Community Development, Scott Viger, presented results from the Community Development Commissioners meeting held on November 8, 2010 in regards to 141 Foley Street. The Commissioners voted four to one to approve a variance to allow a six foot wooden fence in the required corner side yard. Staff recommends approval.

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

ROLL CALL: AYES: None

NAYS: Chairman Peconio, Bartlett, Johnson, O'Connell

Motion denied.

**T.P.I. Agreement:** Village Manager, Michael Cassady, presented to the Committee a resolution authorizing the execution of a contract for building plan review and inspectional services with T.P.I. Building Code Consultants, Inc. The Committee agreed to review this agreement in six months.

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

ROLL CALL: AYES: Chairman Peconio, Bartlett, Johnson, O'Connell

NAYS: None

Motion carried.

**Informational Items:**

610 N. York Road: Tom Budzik and Joel Friedland of 610 N. York Road made a presentation to the Committee in regards to a potential redevelopment project for the property. The Committee directed Mr. Budzik & Mr. Friedland to proceed with the necessary requirements set forth in the Village Code.

**ADJOURNMENT:** Trustee Bartlett made a motion to adjourn the meeting. Trustee Johnson seconded the motion.

All were in favor.

Motion carried.

Chairman Peconio adjourned the meeting at 6:41 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 December, 2010