

**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  
February 21, 2012**

**CALL TO ORDER:** Chairman Peconio called the meeting to order at 6:00 p.m.

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

Chairman Peconio, President Soto, Bartlett, Jarecki, O'Connell, Ridder, Wesseler

Absent: None

A quorum was present.

Staff Present: Caracci, Cassady, DiSanto, Kosman, Rysavy, Sloth, Thorsen, Viger, Williamsen

**Approval of Minutes:** The January 10, 2012 Community & Economic Development Committee minutes were presented.

**Motion:** Trustee Wesseler made a motion to approve the minutes as presented. Trustee Ridder seconded the motion.

All were in favor. Motion carried.

**801 N. Route 83:** Director of Community & Economic Development, Scott Viger, presented to the Committee an ordinance approving a conditional use permit for an electronic message center sign at 801 N. Route 83, Bensenville, Illinois (Perk's). At the February 13, 2012 Community Development Commission Meeting, The Commissioners voted six to zero recommending approval of the conditional use permit with five conditions. Staff recommends approval with a sixth condition.

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Mr. Viger stated the sixth condition would require Perk's to make reductions to existing building signage. Trustee Bartlett asked Staff if the existing temporary signage will be required to be taken down. Mr. Viger stated Perk's will be required to remove all banner signs.

Trustee Wesseler stated he agreed with the Community Development Commission's five recommendations. Chairman Peconio stated the motion to recommend approval was for the Community Development Commission's recommendation.

**Motion:** Trustee Ridder 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, President Soto, Jarecki, O'Connell, Ridder, Wesseler

NAYS: Bartlett

Motion carried.

**211 Beeline Drive**  
**Unit 11:**

Director of Community & Economic Development, Scott Viger, presented to the Committee an ordinance approving a conditional use permit for motor vehicle repair at 211 Beeline Drive, Unit 11, Bensenville, Illinois. At the February 13, 2012 Community Development Commission Meeting, the Commissioners voted six to zero recommending approval of conditional use permit along with six conditions recommended by Staff. Staff recommends approval. Chairman Peconio expressed his concerns with the current issues with overnight truck parking on Beeline. Mr. Viger stated one of the conditions required all work to be done inside and does not allow for outdoor storage of any kind.

Trustee Jarecki suggested a six month review of the conditional use permit. There were no objections from the Committee.

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

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ROLL CALL: AYES: Chairman Peconio, President Soto, Bartlett, Jarecki, O'Connell, Ridder, Wesseler

NAYS: None

All were in favor. Motion carried.

**1033 Bryn Mawr:** Director of Community & Economic Development, Scott Viger, presented to the Committee an ordinance allowing for two variances for accessory structures and one variance for parking lot design at 1033 Bryn Mawr, Bensenville, Illinois. At the February 13, 2012 Community Development Commission Meeting, the Commissioners voted six to zero recommending approval of variances along with two conditions recommended by Staff. Staff recommends approval.

There were no questions from the Committee.

Motion: Trustee Bartlett 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, President Soto, Bartlett, Jarecki, O'Connell, Ridder, Wesseler

NAYS: None

All were in favor. Motion carried.

**17 Gateway Road:** Director of Community & Economic Development, Scott Viger, presented to the Committee an ordinance approving a conditional use permit for motor vehicle repair at 17 Gateway Road, Bensenville, Illinois. At the February 13, 2012 Community Development Commission Meeting, the Commissioners voted six to zero recommending approval of conditional use permit along with seven conditions recommended by Staff. Staff recommends approval.

There were no questions from the Committee.

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**Motion:** President Soto made a motion to approve this item for placement on a future Village Board Meeting Agenda for action. Trustee Jarecki seconded the motion.

**ROLL CALL:** AYES: Chairman Peconio, President Soto, Bartlett, Jarecki, O'Connell, Ridder, Wesseler

NAYS: None

All were in favor. Motion carried.

**123 Sivert Court:** Director of Community & Economic Development, Scott Viger, presented to the Committee an ordinance approving a conditional use permit for outdoor storage at 123 Sivert Court, Bensenville, Illinois. At the February 13, 2012 Community Development Commission Meeting, the Commissioners voted six to zero recommending approval of the conditional use along with three conditions recommended by Staff. Staff recommends approval.

President Soto asked Staff to get in contact with the current business for a potential relocation in Bensenville once the building is purchased for the Elgin/O'Hare Western Bypass Project.

**Motion:** Trustee Ridder 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, President Soto, Bartlett, Jarecki, O'Connell, Ridder, Wesseler

NAYS: None

All were in favor. Motion carried.

**AS SUBMITTED:** There were no items submitted.

**INFORMATIONAL**

**ITEMS:**

Richard Claes, President & CEO of Bluestone Diversified Investments, LLC and Thomas R. Burney, Attorney of Law for Schain Burney Banks & Kenny Ltd. gave a concept preview for a Thornton's Fueling and Convenience Store/Restaurant Facility at the Northeast corner of Route 83 and Foster Avenue.

Concerned Property Owners in the referenced Route 83 and Foster Avenue area asked questions and made comments about the proposed project.

*Trustee O'Connell left the meeting at 7:05 p.m.*

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

All were in favor. Motion carried.

Chairman Peconio adjourned the meeting at 7:40 p.m.

Corey Williamsen  
Deputy Village Clerk

**PASSED AND APPROVED** by the President and Board of Trustees of the Village of Bensenville this 15th day May, 2012