

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 26, 2013**

**CALL TO ORDER:** Chairman Jarecki called the meeting to order at 6:02 p.m.

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

Chairman Jarecki, Bartlett, Peconio, Ridder, Wesseler

Absent: President Soto, O'Connell

A quorum was present.

*Trustee Ridder attended the meeting via conference call.*

Village Clerk, Susan Janowiak was also in attendance.

Staff Present: Village Attorney, Mary Dickson, Cassady, Caracci, DiSanto, Ferguson, Kosman, Rysavy, Thorsen, Viger, Williamsen

**Approval of Minutes:** The January 22, 2013 Community & Economic Development Committee minutes were presented.

**Motion:** Trustee Bartlett made a motion to approve the minutes as presented. Trustee Peconio seconded the motion.

All were in favor. Motion carried.

Minutes of the Community & Economic Development Committee Meeting  
February 26, 2013 Page 2

**308-460 W. Irving**

**Park Road:**

Director of Community & Economic Development, Scott Viger, presented to the Committee an ordinance granting approval of a planned unit development and conditional use permit for properties commonly known as 308-460 West Irving Park Road, Bensenville, Illinois, Jim's Plaza, LLC.

Mr. Viger stated the Community Development Commission recommended approval of the requests unanimously with conditions recommended by Staff.

Marshall J. Subach of Hunt, Kaiser, Aranda & Subach, Ltd. and Andrew Uttan of V3 Companies presented to the Committee plans for a McDonald's on site.

*President Soto entered the meeting at 6:15 p.m.*

Trustee Peconio asked if the Village has plans to improve the Salk Creek ditch behind the Property. Director of Public Works, Joe Caracci stated the Village will continue to do routine maintenance on the ditch.

Trustee Peconio asked if a fence will be installed. Mr. Subach stated his clients had agreed to place a six foot fence on the property to block lighting to the Residence.

Trustee Bartlett asked for sign request clarification. Mr. Viger reviewed the sign requests.

Trustee Wesseler stated the Village plans to install a bike path along the Salt Creek ditch and asked how the McDonald's would impact the plans. Village Manager, Michael Cassady suggested adding a condition to the ordinance that would request the property owner to not object to the installation and possible assist financially. Mr. Subach stated his client had no issues with the addition of the "no objection clause" but would not be willing to help fund the project.

Minutes of the Community & Economic Development Committee Meeting  
February 26, 2013 Page 3

Motion: Trustee Peconio made a motion to add a “no objection clause” to the ordinance and approve this item for placement on a future Village Board Meeting Agenda for action as amended. Trustee Wesseler seconded the motion.

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

NAYS: None

All were in favor. Motion carried.

**525, 533, 549, 557,**

**573 N. Mayer Rd.:** Director of Community & Economic Development, Scott Viger, presented to the Committee an ordinance granting approval of a planned unit development and conditional use permit for properties commonly known as 525, 533, 549, 557, and 573 North Meyer Road, Bensenville, Illinois, Keco Leading, LLC.

Mr. Viger stated the Community Development Commission recommended approval of the requests unanimously with conditions recommended by Staff.

Trustee Bartlett asked what green space will be eliminated from the current site. Stephen Panzarella of Keco Leading, LLC stated the green space that is currently on site will remain as is.

Chairman Jarecki asked if the property is currently fenced. Mr. Panzarella stated the property is no currently fenced but will be if approved.

President Soto asked if the property will be under video surveillance. Mr. Panzarella stated there will be video surveillance on the property.

Trustee Peconio asked if there will be overnight parking on the property. Mr. Panzarella stated there will be overnight parking of empty trailers on the property.

Minutes of the Community & Economic Development Committee Meeting  
February 26, 2013 Page 4

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

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

NAYS: None.

All were in favor. Motion carried.

**AS SUBMITTED:** There was no information as submitted.

**INFORMATIONAL ITEMS:** Chairman Jarecki asked to table the information item until the next Community & Economic Development Committee. There were no objections from the Committee.

**ADJOURNMENT:** Trustee Peconio made a motion to adjourn the meeting. Chairman Jarecki seconded the motion.

All were in favor. Motion carried.

Chairman Jarecki adjourned the meeting at 6:88 p.m.

Corey Williamsen  
Deputy Village Clerk

**PASSED AND APPROVED** by the President and Board of Trustees of the Village of Bensenville this 19th day March, 2013