

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
November 19, 2013

CALL TO ORDER: Chairman Jarecki called the meeting to order at 6:01 p.m.

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

Chairman Jarecki, President Soto, Janowiak, O'Connell, Ridder, Wesseler

Absent: Bartlett, Village Clerk, Ilsa Rivera-Trujillo

A quorum was present.

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

**Approval of
Minutes:**

The October 15, 2013 Community & Economic Development Committee minutes were presented.

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

All were in favor. Motion carried.

Chairman Jarecki asked to move item one to the end of the agenda. There were no objections from the Committee.

411 S. Evergreen

Street: Director of Community & Economic Development, Scott Viger, presented to the Committee an ordinance for a conditional use permit to allow motor vehicle repair, major and minor, at 411 South Evergreen Street

Mr. Viger stated the Community Development Commission recommended unanimous approval of the proposed conditional use permit. Mr. Viger stated Staff recommends approval.

Chairman Jarecki asked if the building needed to have a sprinkler system installed. Mr. Viger stated per Village Code, a sprinkler system is not required.

Motion: Trustee Ridder made a motion to approve this item for placement on a future Village Board Meeting Agenda for action as presented. Trustee Wessler seconded the motion.

All were in favor. Motion carried.

Façade Improvement

Ordinance: Director of Community & Economic Development, Scott Viger, presented to the Committee an ordinance establishing a municipal façade improvement program to provide assistance to local businesses to upgrade and enhance their property.

Mr. Viger stated the program would consist of a \$10,000 allowance from the Village with 50% given to begin the project and the other 50% given once the project is complete. Mr. Viger stated the Village has budgeted for \$30,000 in 2014. Mr. Viger stated the area offered for improvements are limited to businesses along York Road, Downtown Bensenville and areas of Irving Park Road.

Trustee Wessler asked what would happen if a business did not complete the work. Mr. Viger stated there are provisions set forth in the proposed ordinance that would allow the Village to collect funds for unfinished projects.

President Soto asked Staff to review the proposed ordinance with the Village Attorney regarding the claw-back provision.

Trustee Janowiak asked if there will be a time limit set to complete the work. Mr. Viger stated the business would be allowed no more than six months to complete the work.

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

All were in favor. Motion carried.

Trustee Bartlett entered the meeting at 6:20 p.m.

**1120 West Irving
Park Road:**

Director of Community & Economic Development, Scott Viger, presented to the Committee an ordinance for a plat of consolidation, conditional use permits for a service station, and electronic message center (EMC) and outdoor sales and display and several variances at 1120 West Irving Park Road in an existing C-2 Highway Commercial Zoning District.

Mr. Viger stated the Community Development Commission recommended unanimous approval of the proposed project. Mr. Viger stated Staff recommends approval.

Mr. Alex Chakonas of Speedway LLC stated the proposed project is Speedway's newest prototype. Mr. Chakonas stated this will not act as a truck stop. Mr. Chakonas stated the proposed site will create 20 to 50 jobs and that Speedway is projecting \$500,000 in sales tax revenue for the Village of Bensenville. Mr. Chakonas stated Speedway will be making \$700,000 improvements to the intersection of Irving Park Road and Marshall Road as part of the proposed project.

Mr. Chris Kalischefski of Corporate Design and Development Group, LLC reviewed the proposed site plan with the Committee. Mr. Kalischefski stated he does not believe traffic traveling on Route 83 will detour to visit the site, especially with Thornton's being constructed on Route 83.

Trustee Bartlett asked how trucks will be kept from entering the west entrance to the site. Mr. Kalischefski stated Speedway will be installing signage to properly direct traffic.

Chairman Jarecki asked if Speedway had received approval from IDOT for their proposed curbcuts. Mr. Kalischefski stated IDOT has no issued with Speedway's proposed plans are that Speedway is currently working with IDOT regarding minor traffic concerns.

Trustee Bartlett asked if there would be a left turn lane installed for vehicles traveling west on Irving Park Road. Mr. Kalischefski stated there will be a left turn lane installed as part of the \$700,000 improvements to Irving Park Road and Marshall Road.

Trustee Wessler questioned if the proposed service station was the Village's best interest and the Village Boards vision for Irving Park Road. Trustee Wessler stated he was grateful for the proposed project but felt that Irving Park Road had enough gas stations. Mr. Cassady stated he understood Trustee Wessler's concerns and that this was an opportunity for new development in Bensenville.

Chairman Jarecki asked if Speedway was seeking an economic development agreement from the Village. Mr. Cassady stated Staff and Speedway had met regarding the issue. Mr. Cassady stated the proposed project is located within TIF 12 and that the TIF is not in a position to offer assistance to Speedway.

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

Roll Call: Ayes: Chairman Jarecki, President Soto, Bartlett, Janowiak, O'Connell, Ridder

Nays: Wessler

Motion carried.

As Submitted: There were no items as submitted.

**INFORMATIONAL
ITEMS:** There were no informational items.

ADJOURNMENT: President Soto made a motion to adjourn the meeting. Trustee Ridder seconded the motion.

All were in favor. Motion carried.

Chairman Jarecki adjourned the meeting at 7:05 p.m.

Corey Williamsen
Deputy Village Clerk

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville this 21st day January, 2014