

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
August 19, 2014

CALL TO ORDER: Trustee 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:

Bartlett, Janowiak, Jarecki, O'Connell, Ridder

Absent: Chairman Wessler, President Soto

A quorum was present.

Village Clerk, Ilsa Rivera-Trujillo was also present

Staff Present: Cassady, DiSanto, Ferguson, Kosman, Patel, Radde, Rysavy, Sloth, Thakkar, Viger, Williamsen

**Approval of
Minutes:**

The July 15, 2014 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.

**2014 Illinois
Plumbing Code:**

Director of Community & Economic Development, Scott Viger, presented to the Committee an ordinance adopting the 2014 Illinois Plumbing Code.

There were no questions from the Committee.

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.

All were in favor. Motion carried.

President Soto entered the meeting at 6:05 p.m.

**9-2-10 Bedroom
Occupancy:**

Director of Community & Economic Development, Scott Viger, presented to the Committee an ordinance amending Title 9, Chapter 2 and adding Section 10 "Bedroom Occupancy Restriction".

Mr. Viger stated previous Building Code amendments mistakenly eliminated the provision limiting the number of occupants in residential uses. Mr. Viger stated this Code section is vitally important to the health, safety, and general welfare of our residents as to avoid overcrowding. Mr. Viger stated through consultation with the Village Attorney, the proposed amendment modifies the previous maximum of two occupants per bedroom to a more widely utilized standard based on the National Codes. Mr. Viger stated the recommended maximum is based on bedroom size: one occupant in a bedroom of at least 70 square feet, a second occupant allowed up to 100 square feet, and a third occupant allowed up to 150. Mr. Viger stated the maximum is now one, two, or three depending on the size of the bedroom. Mr. Viger stated this amendment will help staff alleviate over occupancy. Mr. Viger stated staff recommends approval.

Trustee Bartlett asked how staff planned to enforced the proposed ordinance. Mr. Viger stated the overcrowding will be seen during annual inspections and upon complaints and that appropriate actions would be taken.

President Soto raised concern with smaller rooms that may be 9' X 10' or 8' by 9'.

Village Manager, Michael Cassady, suggested adding a 10% tolerance clause in the ordinance. Consensus from the Committee was to add the 10% tolerance to the proposed ordinance.

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

All were in favor. Motion carried.

621 N. Route 83: Director of Community & Economic Development, Scott Viger, presented to the Committee an ordinance to approve a request by Gullo International Development Corporation to approve a conditional use permit to allow outdoor storage up to 50% at the property located at 621 North Illinois Route 83 within an existing. I-2 Light Industrial District.

Mr. Viger stated the subject property is currently improved with an approximately 40,000 Sq. Ft. office and industrial building with an undeveloped parcel approximately 1.42 acres to the south of the building. Mr. Viger stated the applicant, Gullo International, seeks to occupy the building with a use that requires storage of 43 semi-tractor trailer trucks. Mr. Viger stated staff and the CDC (vote 6-0) have reviewed the proposal and find it meets the criteria to grant a Conditional Use Permit for outdoor storage up to 50%, subject to conditions that include a fence for screening the storage use.

Trustee O'Connell asked if there was the potential of flooding issued in the area due to the elimination a green space. Mr. Viger stated the submitted plans allow for an underground vault to retain water as if there were green space.

Trustee Bartlett suggested an additional condition that would allow the Police Department to patrol the lot to insure there are no drivers sleeping in trucks. Mr. Viger stated the proposed use is for a business that operates daily and will not have overnight hours. Mr. Viger also stated the drivers will be employed through the company occupying the building.

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.

All were in favor. Motion carried.

830 Maple Lane: Director of Community & Economic Development, Scott Viger, presented to the Committee an ordinance to approve a request by Quality Plastics Products, Inc. to allow an amendment to a conditional use permit for an indoor firing range to be located at 830 Maple Lane within an existing I-2 Light Industrial District.

Mr. Viger stated in 2011 the applicant, Quality Plastics Inc., was granted a Conditional Use Permit (CUP) for a gunsmith use. Mr. Viger stated at this time they request an amendment to the previous CUP to also allow an indoor firing range. Mr. Viger stated the subject property is improved with a 7,000 sqft. industrial building, and the firing range is proposed to be housed within an adjacent portable steel enclosed trailer. Mr. Viger stated the applicant states the trailer is sound-proofed, impenetrable and is equipped to prevent ricochet. Mr. Viger stated on July 7, 2014 the CDC recommended approval (vote 5-1) of the CUP. Mr. Viger stated staff believes the conditions included within the Ordinance address the dissenting vote's concerns by prohibiting the trailer to relocate and prohibiting congregation outside the range. Mr. Viger stated staff concurs with the CDC and recommends approval.

Trustee Bartlett asked if there were Police concerns with the proposed use. Mr. Viger stated there was a concern due to the unfamiliarity of the proposed use but ultimately the Police Department had recommended approval of the proposed use.

Trustee O'Connell asked if Federal Guidelines have been met. Mr. Viger stated as far as staff is aware, all guidelines have been met.

President Soto asked if there are caliber limitations. Mike Olsen, petitioner, stated the trailer is rated to withhold a 308 rifle and he would not allow for a higher caliber than that.

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

All were in favor. Bartlett opposed. Motion carried.

**1032 W. Irving
Park Road:**

Director of Community & Economic Development, Scott Viger, presented to the Committee an ordinance to approve a request by Irving Park Investments, LLC to open an animal hospital as a conditional use permit located at 1032 West Irving Park Road within an existing C-2 Highway Commercial District.

Mr. Viger stated the subject property was previously the "Bensenville Animal Hospital," however since it was vacant for more than 180 days a new Conditional Use Permit (CUP) is required even though it is essentially the same use. Mr. Viger stated the new applicant intends to renovate the property and will address issues with the previous use such as prohibiting outdoor animal housing at night, repairing the parking lot and the facade of the building, and installing a fence. Mr. Viger stated the CDC recommended approval of the CUP (vote 7-0) on July 21, 2014. Mr. Viger stated staff recommends approval.

Trustee Janowiak asked if there will be parking in the front of the building after the renovations are complete. Mr. Viger stated there may be one or two spaces but the majority of the parking will occur in the back of the property.

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

All were in favor. Motion carried.

**1217 W. Irving
Park Road:**

Director of Community & Economic Development, Scott Viger, presented to the Committee an ordinance to approve a request by La-Sol Adela, LLC to allow a currency exchange as a conditional use at 1217 West Irving Park Road within an existing C-2 Highway Commercial District.

Mr. Viger stated the subject property is improved with a multiple tenant building, Plaza 83, on the north side of Irving Park Road just west of Route 83. Mr. Viger stated the 1,000 sqft. vacant unit in question was formerly a Super Cuts hair studio. Mr. Viger stated the proposed currency exchange use meets all the criteria for a Conditional Use including the 1,000 foot separation requirement from other similar uses, visibility at eye level into the business, no drive through, hours of operation between 8AM and 8PM, and a valid license required by the state. Mr. Viger stated the CDC recommended approval (vote 7-0) at their August 4, 2014 meeting subject to conditions. Mr. Viger stated 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.

All were in favor. Motion carried.

**525-573 N.
Meyer Road:**

Director of Community & Economic Development, Scott Viger, presented to the Committee an ordinance to approve a request by Global CFS to allow an amendment to the planned unit development granted by Ordinance #9-2013 for the construction of a building at the property located at 525-573 North Meyer Road within an existing C-4 Regional PUD Commercial District.

Mr. Viger stated in 2013 the Village Board granted Global CFS Inc.'s request for a Planned Unit Development (PUD) at 525-573 N. Meyer Road. Mr. Viger stated the subject property is improved with a parking lot that Global CFS uses for on-site inspection of cargo and freight trailers for their work as a US Customs Field Operation. Mr. Viger stated the applicant now requests an amendment to the PUD to further improve the property with a metal 2,500 building so that the inspections can take place in a sheltered space, particularly during inclement weather. Mr. Viger stated on July 7, 2014 the CDC recommended approval (vote 6-0) of the PUD amendment. Mr. Viger stated staff recommends approval.

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. Trustee Bartlett seconded the motion.

All were in favor. Motion carried.

**4N298 Church
Road:**

Director of Community & Economic Development, Scott Viger, presented to the Committee an ordinance to approve the annexation of the vacant single family lot at the northwest corner of White Pine and Church Road (4N298 Church Road).

Mr. Viger stated the owner of the subject property, Grand Construction, seeks to annex a vacant single-family lot in order to connect to Village utilities and to construct a new single-family home. Mr. Viger stated the subject property is eligible for annexation and utilities are available to connect to, therefore staff recommends approval. Mr. Viger stated upon annexation the property will be zoned RS-1, the default low-density single-family district.

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 Ridder seconded the motion.

All were in favor. Motion carried.

**INFORMATIONAL
ITEMS:**

Mr. Viger presented to the Committee "façade improvement program" application for Garcia Tax Services located at 111 West Main Street. Mr. Viger stated due to damage of the building, the applicant has begun working on the façade.

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

All were in favor. Motion carried.

Mr. Viger asked if there were any objections from the Committee to place two CDC cases for medical cannabis cultivations centers to be place on the August 26, 2014 Village Board meeting under Standing Committee for action due to time constraints for their State license application. There were no objections from to Committee.

ADJOURNMENT: Trustee Ridder made a motion to adjourn the meeting. Trustee O'Connell seconded the motion.

All were in favor. Motion carried.

Trustee Jarecki adjourned the meeting at 7:04 p.m.

Corey Williamsen
Deputy Village Clerk

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville this 16th day September 2014