

**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  
December 9, 2014**

**CALL TO ORDER:** Chairman Wesseler called the meeting to order at 8:41 p.m.

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

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

Absent: None

A quorum was present.

Village Clerk, Ilsa Rivera-Trujillo was also present

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

**Approval of Minutes:** The November 18, 2014 Community & Economic Development Committee minutes were presented.

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

All were in favor. Motion carried.

Minutes of the Community & Economic Development Committee Meeting  
December 9, 2014 Page 2

**3 South Center**

**(Two Chefs):**

Village Manager, Michael Cassady, presented to the Committee a term sheet to provide small business assistance for the rebranding of 3 S. Center Street Woodfire Grill restaurant.

Mr. Cassady stated the Village Strategic Plan as well as both resident and business surveys identify restaurants in Downtown Bensenville as a top priority. Mr. Cassady stated the one full service restaurant currently in the Downtown, Two Chefs Cafe and Catering at 3 S. Center Street, is in need of renovations and re-branding to keep its doors open. Mr. Cassady stated Staff has been working with the owner Bob Tercall, with the assistance of other specialists, to create a scope and re-branding plan to ensure a sustainable and successful restaurant in the Downtown. Mr. Cassady stated the result is a list of terms outlining a Redevelopment Agreement for Village financial assistance for a new "3 South Center Woodfire Grill" restaurant. Mr. Cassady stated the new restaurant would cater to business customers in the lunch hour and families on nights and weekends. Mr. Cassady stated the plan would require Two Chefs to close on January 26th and reopen 4-5 weeks later as the Woodfire Grill. Mr. Cassady stated if approved by the Committee, the term sheet would be used to craft a Redevelopment Agreement for Village Board approval on January 13, 2015. Mr. Cassady stated Staff recommends approval.

Motion:

Chairman Wesseler 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.

**125 West Grand Ave.**

**(Grand Subaru):**

Village Manager, Michael Cassady, presented to the Committee a letter of intent for an Economic Incentive Agreement to allow for the expansion of Grand Subaru located at 125 West Grand Avenue.

Minutes of the Community & Economic Development Committee Meeting  
December 9, 2014 Page 3

Mr. Cassady stated Grand Subaru is one of the largest sales tax producers in the Village of Bensenville. Mr. Cassady stated their presence on Grand Avenue is a key property in our auto dealership corridor. Mr. Cassady stated Grand Subaru's business has been so successful that they have outgrown their current facility. Mr. Cassady stated in order to keep them in Bensenville, staff began negotiating an Economic Incentive Agreement to assist them in an estimated \$4 million expansion. Mr. Cassady stated this agenda item outlines a Letter of Intent (LOI) with Grand Subaru that shares sales taxes over a 10 year period up to the maximum of \$4 million. Mr. Cassady stated when the Agreement expires the Village expects to net \$200,000 in additional sales tax per year. Mr. Cassady stated Staff recommends approval of the LOI.

**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. Motion carried.

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

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

All were in favor. Motion carried.

Chairman Wesseler adjourned the meeting at 9:13 p.m.

Corey Williamsen  
Deputy Village Clerk

**PASSED AND APPROVED** by the President and Board of Trustees of the Village of Bensenville this 20th day January 2015.