

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
January 20, 2015

CALL TO ORDER: Chairman Wessler 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 Wessler, 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, Benham, Caracci, DiSanto, Finner, Flood, Kosman, Rysavy, Schaeffer, Sloth, Thakkar, Viger, Williamsen

**Approval of
Minutes:**

The December 9, 2014 Community & Economic Development Committee minutes were presented.

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

All were in favor. Motion carried.

333 W. Grand Ave

Subdivision: Director of Community and Economic Development, Scott Viger, presented to the Committee an ordinance to approve a request by G&C, Inc. for a subdivision of the property located at 333 West Grand Avenue within an existing C-2 Highway Commercial District.

Mr. Viger stated the subject property is currently improved with three Roesch Dealerships: Roesch Ford, Larry Roesch Volkswagen, and Roesch Ford Truck Center. Mr. Viger stated the applicant is desirous of resubdividing the single parcel into three lots with one dealership per lot. Mr. Viger stated there are no development plans associated with this request; it is simply a plat of subdivision, which is within the property owner's vested rights. Mr. Viger stated the plat meets all zoning requirements therefore staff recommends approval. Mr. Viger stated to streamline the process, at the petitioner's request this subdivision was presented at the December 19, 2015 CDC Meeting. The recommendation from the CDC was unanimous approval of the proposed subdivision.

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. President Soto seconded the motion.

All were in favor. Motion carried.

145 East Grand Ave.

EMC Sign: Director of Community and Economic Development, Scott Viger, presented to the Committee an ordinance to approve a request by M-K Signs on behalf of St. Charles Borromeo for a Conditional Use Permit to allow an electronic message center (EMC) and variance for height and sign area for a proposed monument sign to be located at 145 East Grand Avenue within an existing RS-3 Medium Density Single Family.

Mr. Viger stated St. Charles Borromeo School at 145 E. Grand Avenue recently merged with St. Joseph of Addison to form Holy Family Catholic School. Mr. Viger stated Holy Family requests a Conditional Use Permit to replace their antiquated sign with a modern EMC sign. Mr. Viger stated the request includes a variance to increase the height from 6' to 10.5' and to increase the sign area from 32 square feet to 62 square feet. Mr. Viger stated while zoned residential, the use and location of the property on busy Grand Avenue is more commercial in nature so staff supports the request. Mr. Viger stated on December 15, 2014 the CDC unanimously recommended approval as well.

Chairman Wessler asked if there was any public comment at the December 15, 2014 CDC meeting. Mr. Viger stated there was no public comment and that a notice was mailed to Taxpayers of record within 250 feet of 145 East Grand Avenue as per State Statue.

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

All were in favor. Motion carried.

**Animal Control
Hens/Chickens:**

Director of Community and Economic Development, Scott Viger, presented to the Committee an ordinance to approve an amendment to the Village Code Title 4, Chapter 6 "Animal Control" to allow the raising of up to four hens on a property within a single family residential district.

Mr. Viger stated at the request of a resident comment at a Village Board meeting last year, staff began researching a Village Code amendment to allow "backyard chickens." Mr. Viger stated allowing chickens in residential areas is a widespread development trend in the country, particularly in concert with the sustainable and local foods movement. Mr. Viger stated staff carefully developed the proposed text amendment based on best practices and discussions with other municipalities. Mr. Viger stated the proposed text amendment allows up to four hens, not roosters, in single-family properties.

Mr. Viger stated other restrictions include a licensing requirement, setback requirement, and State of Illinois registration. Mr. Viger stated with this balanced approach, staff recommends approval of the text amendment.

Chairman Wesseler asked how complaints from surrounding neighbors will be handled. Mr. Viger stated the complaints will be handled by the Bensenville Police Department.

President Soto asked for clarification for a license to raise hens. Mr. Viger stated there will be a onetime fee of \$25 and renewable license will be free.

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

All were in favor. Motion carried.

**500 South York
Road Tower:**

Director of Community and Economic Development, Scott Viger, presented to the Committee an ordinance to approve a Conditional Use Permit to allow the Construction of a 143 Foot Monopole Tower with Nine Antennas exceeding 35 Feet Mounted at 90 Feet in Height Requested by SBA Communications Corporation on Behalf of Verizon Wireless and the Bensenville Fire Protection District #2 Located at 500 South York Road within an Existing RS-1 Low Density Single Family District.

Mr. Viger stated this request is for a Conditional Use Permit to install a 143' tall monopole tower with telecommunication antennas at 90' in height at the Fire Station #2 property at 500 S. York Road. Mr. Viger stated in addition to the potential for telecommunications improvement for Verizon Wireless users, the Fire Protection District #2 is proposing to utilize the tower for increased public safety communications for both daily and emergency operations. Mr. Viger stated the height is the maximum allowed by the FAA. On December 1, 2014 the CDC unanimously recommended approval subject to conditions including removing their existing tower on site. Mr. Viger stated staff concurs.

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 Ridder seconded the motion.

All were in favor. Motion carried.

600 Eagle Drive

CUP Revocation: Director of Community and Economic Development, Scott Viger, presented to the Committee an ordinance Revoking the Conditional Use Permit Allowing Central States Trucking to have Outdoor Storage (Trailer storage) at 600 Eagle Drive.

Mr. Viger stated on November 23, 2010 the Village Board approved Ordinance #88-2010 granting a Conditional Use Permit to Central States Trucking allowing outdoor storage of semi-trailers. Mr. Viger stated the Ordinance included several conditions for approval including requiring repairs of the fence and pavement at the subject property as well as no spillage of light to the nearby residential properties. Mr. Viger stated after repeated attempts to gain compliance over the years, staff sent a final notice notifying Central States that their Conditional Use Permit would be revoked for failure to adhere to the required conditions. Mr. Viger stated as compliance still has not been reached, staff recommends approval of the Ordinance to revoke Ordinance #88-2010.

Tom Powers of Central States Trucking stated that the company had started occupying the space in December 2013. Mr. Powers stated the cost of repairing the lot to the Village's requirements was estimated to be between \$210,000 - \$280,000 and the full cost would be associated to Central States Trucking. Mr. Powers stated the fence was fixed and has since been damaged by a truck. Mr. Powers stated LED lights were installed on the site.

President Soto stated he received a letter in January 2015 from a Resident asking the Village to address the load noises on the property.

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.

**340 North
Meyer Road:**

Director of Community and Economic Development, Scott Viger, presented to the Committee a Resolution declaring the Village owned property located at 340 N. Meyer Road surplus and directing its sale.

Mr. Viger stated the Village owns the 22,000 square foot vacant parcel of land at 340 North Meyer Road in the Northern Business District and TIF 12. Mr. Viger stated the property was once a well site but that public use was discontinued years ago and the well has been capped. Mr. Viger stated the Village has no plans to utilize the property. Mr. Viger stated in the past the Village has received inquiries regarding the property from local industrial property owners. Mr. Viger stated sale of the property would put it back on the property tax rolls and as the property is within TIF 12 all of the Property Tax would be increment for the District. Mr. Viger stated the appraised value of the property is \$155,000; 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.

**Comprehensive
Plan:**

Village Planner, Victoria Benham, presented to the Committee an Ordinance Adopting an Updated Comprehensive Plan.

Mrs. Benham stated a Comprehensive Plan is a planning document that addresses land use, transportation, infrastructure, housing, and development for an entire community. Mrs. Benham stated Bensenville's Comprehensive Plan originates from 1980 and has been minimally updated since that time. Mrs. Benham stated in 2012 the Village received a technical assistance grant from the Chicago Metropolitan Agency for Planning (CMAP) to provide a full scale update of the Plan. Mrs. Benham stated after numerous public hearings, public meetings, surveys and interviews the Plan is now ready for adoption. Mrs. Benham presented the key actions and findings in the Plan.

There were no questions from the Committee.

Motion: Chairman Wessler 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.

**INFORMATIONAL
ITEMS:**

Trustee Bartlett asked for an update regarding honey bees in Bensenville. Mr. Viger stated Staff is still surveying surrounding communities for their polices.

Trustee Ridder asked for an update regarding enforcement of two hour parking at Thornton's Gas Station. Village Manager, Michael Cassidy stated there will be an update in a future confidential packet.

ADJOURNMENT: Chairman Wessler made a motion to adjourn the meeting. Trustee Bartlett seconded the motion.

All were in favor. Motion carried.

Chairman Wessler adjourned the meeting at 7:22 p.m.

Corey Williamsen
Deputy Village Clerk

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville this 17th day February 2015.