

**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 17, 2015**

**CALL TO ORDER:** Chairman Wesseler called the meeting to order at 6:12 p.m.

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

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

Absent: President Soto, Bartlett, Village Clerk, Ilsa Rivera-Trujillo

A quorum was present.

Staff Present: Village Attorney, Pat Bond, Caracci, DiSanto, Finner, Flood, Kosman, Martella, Rysavy, Schaeffer, Thakkar, Viger, Williamsen

**Approval of Minutes:** The January 20, 2015 Community & Economic Development Committee minutes were presented.

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

All were in favor. Motion carried.

**125 W. Grand Ave.:** Director of Community and Economic Development, Scott Viger, presented to the Committee an ordinance considering the request by Grand Subaru, LLC to amend the Existing Site Planned Unit Development for Additional Structures and Site Improvements with an Increased Outdoor Sales and Display Area Located at 125 West Grand Avenue within an Existing C-2 Highway Commercial District.

Assistant Village Manager, Dan Di Santo stated the petitioner has requested this item be continued until March.

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Motion: Trustee Ridder made a motion continue this item to a meeting in March. Trustee O'Connell seconded the motion.

All were in favor. Motion carried.

**Grand Subaru**

**EIA:** Director of Community and Economic Development, Scott Viger, presented to the Committee an ordinance considering an Economic Incentive Agreement between the Village and Grand Subaru located at 125 West Grand Avenue.

Assistant Village Manager, Dan Di Santo stated the petitioner has requested this item be continued until March.

Motion: Trustee Ridder made a motion continue this item to a meeting in March. Trustee O'Connell seconded the motion.

All were in favor. Motion carried.

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

**877 Supreme Dr.:** Director of Community and Economic Development, Scott Viger, presented to the Committee an ordinance to consider a Request by Law Auto Group for Conditional Use Permits to Allow Motor Vehicle Repair, Major & Minor, a Car Wash, and Outdoor Sales and Display Area located at 877 Supreme Drive within and Existing I-2 Light Industrial Zoning District.

Mr. Viger stated Law Auto Group is desirous of relocating its business from 729 Thomas Drive to the vacant office and warehouse building at 877 Supreme Drive. Mr. Viger stated Law Auto Group sells high end automobiles online and needs to expand their growing business. Mr. Viger stated the Conditional Use Permits will allow Law Auto Group to continue their business and accessory uses such as vehicle repair, car wash, detailing, and outdoor display of vehicles. Mr. Viger stated Staff and the CDC (vote 4-0) recommend approval subject to conditions.

There were no questions from the Committee.

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**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.

**Law Auto Group**

**EIA:** Director of Community and Economic Development, Scott Viger, presented to the Committee an ordinance to consider an Economic Incentive Agreement between the Village of Bensenville and Law Auto Group, Inc.

Mr. Viger stated in order for Law Auto Group to relocate and expand their growing high end online automobile dealership in Bensenville, they are in need of a sales tax sharing agreement. Law Auto Group plans to move from 729 Thomas Drive to 877 Supreme Drive into a long-vacant 52,000 square foot building. Mr. Viger stated Law Auto Group needs the incentive agreement to help pay for their \$300,000 in construction costs and to offset the significantly increased rent for a building they will eventually grow into. Mr. Viger stated the proposed agreement would split sales taxes 50/50 for a term of 10 years with a maximum sharing of \$500,000. Mr. Viger stated other communities have already offered Law Auto a similar offer but Law Auto wants to stay in Bensenville if possible. Mr. Viger stated staff recommends approval of this agreement.

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 O'Connell seconded the motion.

All were in favor. Motion carried.

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**Chiquita Market**

**EIA:**

Assailant Village Manager, Dan Di Santo, presented to the Committee an ordinance to approve an Economic Incentive Agreement for a new Chiquita Market at the Park 'N Shop Shopping Center at 209-218 W. Main Street

Mr. Di Santo stated the Park 'N Shop Shopping Center is located at the northwest corner of Main Street and Addison Street in the Downtown District. Mr. Di Santo stated the Center is improved with a 58,560 square foot retail building which includes Edmar Food Store. Mr. Di Santo stated a redevelopment proposal has been submitted by Chiquita Food Market Bensenville, Inc., to rebrand Edmar as a Chiquita Food Market. Mr. Di Santo stated there are several Chiquita markets in the metro area owned by Mr. Alfredo Linares. Mr. Di Santo stated his focus is family oriented with a focus on fresh produce and meats. Mr. Di Santo stated to transform the center exterior and build out the new grocery store requires an upfront investment of approximately \$2.70M. Mr. Di Santo stated there is a financial gap of approximately \$675,000. Mr. Di Santo stated to ensure the Village continues to benefit from a grocery anchor in the Downtown District, an Economic Incentive Agreement has been proposed. Mr. Di Santo stated this assistance is consistent with our business retention program and is located within TIF 12. Mr. Di Santo stated staff recommends approval of an EIA with Chiquita Food Market which would authorize a 15 year sales tax sharing agreement. Mr. Di Santo stated the sharing would be capped at \$660,000 over the term of the agreement. Mr. Di Santo stated only new incremental sales taxes over the base of \$60,000 would be shared.

Trustee Jarecki asked what would happen to the agreement if the business is sold prior to completion. Mr. Di Santo stated the agreement would expire upon sale of the property.

Chairman Wesseler asked if the Village has seen drawings of the proposed work to be done. Mr. Kerry Lavelle, Attorney for Chiquita Food Market, stated there are no drawings yet but will be. Mr. Lavelle stated the sale will happen quickly and the store will not be dark for more than a day.

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Chairman Wesseler asked if the name of the store will be changed. Mr. Lavelle stated the name will change from Edmar to Chiquita Food Market.

Chairman Wesseler asked if the property will be purchased or leased. Mr. Lavelle stated his client is purchasing the property.

Trustee Jarecki asked if Chiquita Market will request a liquor license. Mr. Lavelle stated they plan to use the same liquor license currently on site at Edmar.

President Soto asked how long the improvements will take to be completed. Alfredo Linares, owner, stated a maximum of three years, but he prefers the improvements to be completed sooner.

**Motion:** Trustee Janowiak 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.

**City of Chicago  
IGA Wind Shear:** Assistant Village Manager, Dan Di Santo presented to the Committee an ordinance approving an Intergovernmental Agreement Between the Village of Bensenville and the City of Chicago for Exchange of Certain Lands and Interests Therein.

Mr. Di Santo stated the City of Chicago owns 19-41 York Road in Bensenville. Mr. Di Santo stated the Village has been negotiating with the City of Chicago to acquire a License Agreement on a portion of that property to be used for Village of Bensenville entryway sign and related uses. Mr. Di Santo stated the Village of Bensenville owns a parcel on Pine Avenue on which the City has requested an easement for purposes of installing a 120' tall Wind Shear device for Airport safety purposes. Mr. Di Santo stated by adopting this agreement, both sides would grant easements to the other for the desired purposes with no financial consideration. Mr. Di Santo stated the City of Chicago could install their device on private property and the Village would have no negotiating leverage with the City to be able to install an entryway sign on York Road.

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Mr. Di Santo stated since the City's Wind Shear device is for safety purposes and for the benefit of enhancing the gateway into Bensenville, staff recommends approval of the agreement.

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 Janowiak seconded the motion.

All were in favor. Motion carried.

**1250 Ellis Street:** Director of Community and Economic Development, Scott Viger, presented to the Committee an Ordinance approving a Request by Jacobs on Behalf of Verizon Wireless for a Conditional Use Permit Amendment to allow the Addition of 3 New Antennas to an Existing Monopole Telecommunications Tower located at 1250 Ellis Street within an Existing I-2 Light Industrial District.

Mr. Viger stated the subject property is improved with an existing 123 foot monopole telecommunications tower which serves Verizon Wireless, AT&T and Sprint customers. Mr. Viger stated the applicant has requested the removal of three antennas and the installation of six new antennas, for a net gain of three antennas to be mounted on the existing tower at 70 feet in height. Mr. Viger stated the applicant's request to perform the aforementioned work, requires a Conditional Use Permit Amendment to the use granted most recently in Ordinance #3 - 2010. Mr. Viger stated since the tower already exists, staff and the CDC (unanimous decision) do not foresee any negative impacts and support the Conditional Use Amendment.

There were no questions from the Committee.

**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.

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**143 Beeline Drive:** Director of Community and Economic Development, Scott Viger, presented to the Committee an Ordinance approving a Request by M & A Truck & Trailer Services Corporation for Conditional Use Permits to allow Motor Vehicle Repair, Major & Minor and Outdoor Storage up to 50% with Variances to Allow a Fence and Outdoor Storage in the Front Yard located at 143 Beeline Drive.

Mr. Viger stated as a result of a Settlement Agreement with the Village, M&A Truck & Trailer Services Corporation seeks compliance with the Village Code. Mr. Viger stated this compliance will result in pavement of the site and approval of the Conditional Use Permits and Variances will allow the current use to legally continue through the July 1, 2021 sunset for C4 properties. Mr. Viger stated staff and the CDC (vote 5-0) recommend 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 Ridder seconded the motion.

All were in favor. Motion carried.

**100 N. Church Rd:** Director of Community and Economic Development, Scott Viger, stated with the new Police and EMA Headquarters opening this summer, as part of the 2015 Strategic Plan the Village Board directed staff to investigate redevelopment of the former Police Station at 100 N. Church Road. Mr. Viger stated staff produced a conceptual site plan for 15 townhomes for the Committee's consideration. Mr. Viger stated no formal action is required on this agenda item, rather staff would like a discussion on the future use of the site and the process and timing of preparing a Request for Proposals or Request for Qualifications of development firms.

*Consensus from the Committee directed Staff to move forward as presented and request an RFP.*

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**115-119 East  
Green Street:**

Director of Community and Economic Development, Scott Viger, presented to the Committee an Ordinance approving a Request by Creative Properties, Inc. to Rezone the Property Located at 115 - 119 East Green Street from the existing RM-3 High Density Multiple Family to C-2 Highway Commercial District with a Variance to Reduce the Interior Side Yard Setback from Five Feet to Zero Feet.

Mr. Viger stated the subject property is the site formerly known as Green Street School. Mr. Viger stated this property and the area immediately surrounding it are currently zoned RM-3 High Density Residential based on the former school use and residential development surrounding the school which has since been razed due to the O'Hare Modernization Program. Mr. Viger stated for some time the school building has been used for commercial purposes. Mr. Viger stated in order to continue to function as an office building, staff requested the property owner to officially change the property zoning to C-2 Highway Commercial District and to apply for a variance to reduce the interior side yard setback from five feet to zero. Mr. Viger stated no re-development is planned at this time; this is merely a clean-up of existing conditions. As such, staff and the CDC (vote 5-0) recommend approval.

There were no questions from the Committee.

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.

**Zoning Map:**

Director of Community and Economic Development, Scott Viger, presented to the Committee a Resolution adopting Amendments to the Official Zoning District Map for the Village of Bensenville for 2015.

Mr. Viger stated the Village prepares and approves a Zoning Map each year as prescribed by State Statute. Mr. Viger stated there is only one change to the map this year, the annexation and zoning of the single family homesite at 708 South Church Road, the northwest corner of White Pine and Church Roads.

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There were no questions from the Committee.

**Motion:** Chairman Wesseler 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.

**INFORMATIONAL  
ITEMS:**

Director of Community & Economic Development, Scott Viger, stated he received an email from DuPage County informing the Village the Intergovernmental Agreement to obtain the Silver Creek property has been approved.

**Inn Between:** Chairman Wesseler stated he invited the owners of Inn Between, located at 1300 West Irving Park Road, to the Committee Meeting to share their proposal with the Committee.

Gregory Bergner, owner of Inn Between, announced the current location is being sold and he would like to relocate in Bensenville. Mr. Bergner stated he is proposing a relocation to 1208 West Irving Park Road. Staff was directed to meet with Mr. Bergner and report back to the Committee at a later date.

**ADJOURNMENT:** Trustee Janowiak 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 7:19 p.m.

Corey Williamson  
Deputy Village Clerk

**PASSED AND APPROVED** by the President and Board of Trustees of the Village of Bensenville this 16th day March 2015.