

**Village of Bensenville  
Village Board Room  
12 South Center Street  
Bensenville, Illinois 60106  
Counties of DuPage and Cook**

**MINUTES OF THE SPECIAL COMMUNITY & ECONOMIC DEVELOPMENT  
COMMITTEE MEETING**  
**March 16, 2015**

**CALL TO ORDER:** Chairman Wesseler 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:

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

Absent: Bartlett

A quorum was present.

Village Clerk, Ilsa Rivera-Trujillo, was also present.

Staff Present: Cassady, DiSanto, Finner, Flood, Kosman, Rysavy, Sloth, Thakkar, Viger, Williamsen

**Approval of Minutes:** The February 17, 2015 Community & Economic Development Committee minutes were presented.

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

All were in favor. Motion carried.

**581 Marshall Rd.:** Director of Community and Economic Development, Scott Viger, presented to the Committee an ordinance considering a Request by Dale and Diane Burda for a Variance to Reduce the Interior Side Yard Setback for Detached Structures from 3 Feet to 1 Foot to Construct a Garage located at 581 Marshall Road within an Existing RS-5 High Density Single Family.

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Mr. Viger stated the subject single-family property fronts both Foster Avenue and Marshall Road, with the detached garage accessed by a driveway off Foster Avenue. Mr. Viger stated since the property was developed some 40 years ago, industrial and commercial development along Foster Avenue, in particular the Thorntons service station, have made the applicant desirous of relocating the garage and driveway to the more residential Marshall Road. Mr. Viger stated due to site constraints, a variance is necessary to locate the new garage 1 foot from the south property line rather than the required 3 feet. Mr. Viger stated the neighbor to the south spoke in favor of the variance at the March 2, 2015 public hearing, and the CDC voted unanimously in support as well. Mr. Viger stated Staff recommends approval as well.

There were no questions from the Committee.

**Motion:** Trustee Ridder made a motion continue this item to a meeting in March. President Soto seconded the motion.

All were in favor. Motion carried.

**Camosy Construction**

**Amendment:** Assistant Director of Community and Economic Development, Mark Rysavy, presented to the Committee a Resolution Authorizing an Amendment to the Contract with Camosy Construction for Additional Landscaping and Antenna Work at the New Police Headquarters.

Mr. Rysavy stated due to the commissioning of the southernmost runway 10R/28L at O'Hare this Fall, the FAA authorized the City of Chicago to remove 21 mature trees along the north and west property lines of the new Police Headquarters property at 345 E. Green Street. Mr. Rysavy stated the Village negotiated with the City to pay for a total landscape restoration of the impacted areas with a number of trees, sod, and maintenance for a total value of \$46,887.61. Mr. Rysavy stated in the process the City also asked to place a flashing beacon on the top of the Village's antennae tower at the site for \$4,189.56.

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Mr. Rysavy stated since we are currently under construction, the Agreement will have the Village's existing contractors perform the work as contract additions that will be reimbursed in full by the City of Chicago. Mr. Rysavy stated no net increase in expenditures will result for the Village. Mr. Rysavy stated staff recommends approval.

President Soto asked if there would be an Intergovernmental Agreement with the City of Chicago for the work. Mr. Rysavy stated there would not be an agreement and that checks for the work will be delivered to the Village of Bensenville prior to any work being done.

**Motion:** President Soto made a motion continue this item to a meeting in March. Trustee Ridder seconded the motion.

All were in favor. Motion carried.

**146-154 South Center Street:**

Director of Community and Economic Development, Scott Viger, presented to the Committee an ordinance to Consider Declaring the Village Owned Property at 146 - 154 South Center Street as Surplus Property.

Mr. Viger stated the Village originally owned the entire property at 146 - 154 South Center Street before selecting a residential builder, subdividing the property for four townhomes, and selling the four lots to the homebuilder for development. Mr. Viger stated the common open space remaining was never conveyed to the Homeowners' Association. Mr. Viger stated the common space owned by the Village is improved with a driveway allowing the townhomes access to the detached garages in the rear of the property. Mr. Viger stated this agenda item proposes to declare the property surplus so that the property can be conveyed to the Homeowners Association for continued use and maintenance. Mr. Viger stated Staff recommends approval.

President Soto stated he was under the impression that there is a current easement that addresses these issues. Mr. Viger stated Staff had reviewed all the site plans for the property and did not come across such an easement.

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Trustee Jarecki asked if the property was located within a TIF. Mr. Viger stated the property was not located within a TIF.

President Soto asked Staff to confirm there is not an easement for a common driveway. Village Manager, Michael Cassady, stated Staff would search again and this item would be placed on Standing Committee with an explanation at the next Village Board Meeting.

**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. Trustee Ridder opposed. Motion carried.

**154 South York Road:** Director of Community and Economic Development, Scott Viger, presented to the Committee an ordinance to consider a Request by the Applicant Projekt Studio, LLC on behalf of the Owner Anula, Inc. for a Conditional Use Permit Amendment to the Site Plan Granted in Ordinance #56-2012 located at 154 South York Road, Clark Service Station.

Mr. Viger stated on October 23, 2012, the Village granted Conditional Use Permits (CUP) and Variances in Ordinance #56-2012 relative to a request by the applicant for the update and modernization of the Clark Service Station at 154 S. York Road. Mr. Viger stated the applicant has not taken action on the CUP since that time. Mr. Viger stated instead, the applicant returns with a request for a CUP Amendment to relocate the convenience store to the southwest corner of the site, add an additional three parking spaces (total of 10), and increase the landscaping along Green Street and the south property line. Mr. Viger stated The CDC voted unanimously to recommend approval of the Amended CUP on February 16, 2015. Mr. Viger stated Staff concurs.

Chairman Wesseler asked if the neighbor directly to the South of the property had any issues with the proposed changes to the project. Mr. Viger stated there was no Public Comment at the CDC Hearing and that he was unaware of any issues to the parties notified.

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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.

**3 South Center Street Grant:** Director of Community and Economic Development, Scott Viger, presented to the Committee an ordinance to Consider Granting a TIF Micro-Grant of \$20,000 and a Facade Improvement Program Grant of \$10,000 for Facade Improvements to Two Chefs Restaurant & Bar Located at 3 South Center Street.

Mr. Viger stated both our Strategic Plan and our Resident and Business Surveys envision more restaurants and a lively Downtown Bensenville. Mr. Viger stated Two Chefs has been a fixture in the heart of Downtown Bensenville for almost a decade. Mr. Viger stated to facilitate a bright future for the restaurant and our downtown, the Village and the restaurant operator propose two facade improvement grants. Mr. Viger stated the first grant is through our Facade Improvement Program and will fund removal of the existing awnings and installing a new awning along with signage and wall graphics. Mr. Viger stated the second grant is a TIF 12 Micro-Grant to provide a new large awning to shade the al fresco dining garden along Railroad Street. Mr. Viger stated a signage variance will be required to follow the grant applications. Mr. Viger stated Staff recommends approval.

Chairman Wesseler asked when the current awnings could come down. Mr. Viger stated the current awnings could be removed upon Board approval of the proposed grants.

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.

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**INFORMATIONAL**

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

**ADJOURNMENT:** Chairman Wesseler made a motion to adjourn the meeting.  
President Soto seconded the motion.

All were in favor. Motion carried.

Chairman Wesseler adjourned the meeting at 6:27 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 April 2015.