

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

## **MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION**

April 20, 2015

**CALL TO ORDER:** The meeting was called to order by Chairman Moruzzi at 6:31p.m.

**ROLL CALL :** Upon roll call the following Commissioners were present:  
Moruzzi, Janowiak, Pisano, Rowe, Weldon  
Absent: Rodriguez  
A quorum was present.

**STAFF PRESENT:** V. Benham, M. Rysavy, C. Williamsen, M. Patel

### **JOURNAL OF PROCEEDINGS:**

The minutes of the Community Development Commission Meeting of April 6, 2015 were presented.

**Motion:** Commissioner Rowe made a motion to approve the minutes as presented. Commissioner Pisano seconded the motion.

All were in favor. Motion carried.

### **Report from Community Development**

Grand Subaru

125 W. Grand Ave.: Mrs. Benham stated Grand Subaru, located at 125 W. Grand Avenue, CDC Case #2014-38, appeared in front of the Commissioners on February 2, 2015. At the meeting, unanimous approval (4-0) was recommended by the Commission. Mrs. Benham stated since the approval, Grand Subaru has resubmitted detailed plans to better explain the proposed project. Mrs. Benham stated this was an informational item for the Residents in the area to ask questions and understand the proposed project.

Mr. Jim Dallas, Mr. Steve Johnson and Mr. Henry Southam were all present on behalf of Grand Subaru. Mr. Dallas reviewed the proposed project and explained the reason for the proposed basin on site. Mr. Dallas stated the proposed project will allow for a 55 foot basin, 3 feet deep at the north side of the property.

A question was proposed from the audience asking how deep the proposed basin would be. Mr. Dallas stated the proposed basin would be three feet deep.

A question was proposed from the audience asking where the water stored in the proposed basin would drain to. Village of Bensenville Engineer, Mehul Patel, stated the proposed drainage plan would allow for water to drain to Entry Drive and then drain north into the White Pines Golf Course.

A Resident in the audience stated the Grand Subaru location was paved overnight in 1982 and a sewer was never installed. The pavement of the property is why the residential area floods today. Mr. Marty Michalosko, ERA (Engineering Resource Associates) hired by the Village of Bensenville, stated the proposed basin is engineered to address 8" of rainfall per day; 3" of rainfall per hour.

Mr. Southam reviewed the proposed sewer plan with the audience.

Mr. Southam stated part of the current asphalt on site would be removed and replaced with grass.

A question was proposed from the audience asking what the proposed basin was made of. Mr. Southam stated the proposed basin was made out of a large grass depression.

A question was proposed from the audience asking if the proposed basin could be dug deeper than three feet. Mr. Southam stated Grand Subaru would like to dig the proposed basin deeper, however the current sewer line installed does not allow for a basin deeper than three feet.

A question was proposed from the audience asking who would be responsible for maintaining the proposed basin. Mr. Johnson stated Grand Subaru and the Village of Bensenville is currently negotiating a maintenance agreement for the proposed basin. Mr. Mr. Michalosko stated by law, Grand Subaru is required to file a maintenance plan with the Village of Bensenville.

A question was proposed from the audience asking if there was a plan for Grand Subaru to replace the current fence on the north side of the property. Mr. Dallas stated there was not a current plan to replace the fence but would speak to the owners of Grand Subaru for the possibility.

A Resident in the audience stated she has been removing trash from the yard that is being thrown over the current fence by Grand Subaru employees. Mr. Johnson stated he would speak with management at Grand Subaru as soon as possible regarding her concern.

A question was proposed from the audience asking what would happen if the proposed basin does not assist the flooding in the area. Mr. Patel stated the Village will be managing the system as best as possible. Mr. Johnson stated the proposed basin will address the current drainage on the site of 125 W. Grand Ave. Mr. Johnson stated with the elimination of the current water flow to the north, it should allow for the drainage to work properly.

**ADJOURNMENT:**

There being no further business before the Community Development Commission, Commissioner Rowe made a motion to adjourn the meeting. Commissioner Weldon seconded the motion.

All were in favor.  
Motion carried.  
The meeting was adjourned at 7:34 p.m.



Mike Moruzzi, Chairman  
Community Development Commission