

**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
September 15, 2015**

CALL TO ORDER: Chairman O'Connell called the meeting to order at 6:23 p.m.

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

Chairman O'Connell, President Soto, DeSimone, Jaworska, Carmona, Wesseler, Janowiak

Absent: Village Clerk, Ilsa Rivera-Trujillo

A quorum was present.

Staff Present: M. Cassady, Village Attorney, Pat Bond, V. Benham, J. Caracci, , T. Finner, F. Kosman, D. Schultz, M. Rysavy, T. Sloth, A. Thakkar, S. Viger, C. Williamsen

**Approval of
Minutes:**

The August 18, 2015 Community & Economic Development Committee minutes were presented.

Motion: Chairman O'Connell made a motion to approve the minutes as presented. President Soto seconded the motion.

All were in favor. Motion carried.

729 Thomas Dr.: Director of Community and Economic Development, Scott Viger, presented to the Committee an ordinance approving a Request by Chicago Auto Place to grant a Conditional Use Permit for Motor Vehicle Repair, Major & Minor at the property located at 729 Thomas Drive within an Existing I-2 Light Industrial Zoning District.

Mr. Viger stated the applicant, Chicago Auto Place, LLC requests a Conditional Use Permit to allow Motor Vehicle Repair, Major & Minor at their new location of 729 Thomas Drive. Mr. Viger stated the subject property is approximately 1 acre in size and is improved with a 23,375 square foot building. Mr. Viger stated the applicant desires to expand their online car sales business by installing a lift and spray booth to perform the inspections, repairs, and detailing services. Mr. Viger stated the CDC recommended approval (vote 6-0) of the Conditional Use Permit on August 17, 2015. Mr. Viger stated Staff concurs.

There were no questions from the Committee.

Motion: Chairman O'Connell made a motion to approve this item for placement on a future Village Board Meeting Agenda for action along with the addition of a lookback provision in the ordinance. President Soto seconded the motion.

All were in favor. Motion carried.

**511 West Irving
Park Road:**

Director of Community and Economic Development, Scott Viger, presented to the Committee an Ordinance approving a Request by RM Brothers, Inc. on behalf of Popeyes Louisiana Kitchen for a Variance to Reduce the Setback for a Monument Sign from Five Feet to Six Inches for the Property Located at 511 West Irving Park Road.

Mr. Viger stated the applicant, on behalf of Browns Chicken, seeks a sign variance for their new location at 511 W. Irving Park Road. Mr. Viger stated the existing pole sign is non-conforming to the Village Code and will be removed. Mr. Viger stated the applicant proposes to locate the new monument sign 6 inches from the property line rather than the required 5 feet. Mr. Viger stated due to site hardships related to sight clearances, curb cuts, and drive-through access, as well as to promote continued development along this key corridor, the CDC unanimously recommended approval of the variance on August 17, 2015. Mr. Viger stated Staff concurs.

There were no questions from the Committee.

Motion: Chairman O'Connell made a motion to approve this item for placement on a future Village Board Meeting Agenda for action. Trustee Carmona seconded the motion.

All were in favor. Motion carried.

**Homes For A Changing
Region Study (LTA)**

Grant: Director of Community and Economic Development, Scott Viger, presented to the Committee an Ordinance approving a Request by the Village of Bensenville to Approve the Homes for a Changing Region Study.

Mr. Viger stated in 2012 the Village was awarded a Local Technical Assistance (LTA) grant from the Chicago Metropolitan Agency for Planning (CMAP) to conduct a housing study, along with other regional partners Addison, Wood Dale, and Villa Park. Mr. Viger stated this study makes several housing projections and recommendations including strategies for implementing a Crime-Free Multi-Family Housing Program, visitability standards, and highlighting areas for redevelopment. The study also includes a visualization of the potential development site at the northwest corner of Main and Center Streets, which is owned by the Village. Mr. Viger stated the CDC recommended approval of the study at their August 17, 2015 meeting. 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. Chairman O'Connell seconded the motion.

All were in favor. Motion carried.

I-1 Text Amendment

Request: Director of Community and Economic Development, Scott Viger, presented to the Committee an Ordinance approving a Request by 960 - 970 County Line Road, LLC for a Text Amendment to allow Contractor and Construction Offices as a Conditional Use within the I-1 Office/Research/Assembly/Industrial District.

Mr. Viger stated a property owner along County Line Road within the I-1 Zoning District requested a text amendment to the Village Code to allow "contractors and contractor offices" as Conditional Uses in the I-1 District. Mr. Viger stated the I-1 Zoning District is the most restrictive zoning district in Bensenville intended to serve as a buffer from adjacent residentially zoned areas on County Line Road and Eagle and Country Club Drives. Mr. Viger stated the proposed use of a contractor's yard is specifically identified in our 2004 Corridor Plan as a negative use and is a reason for the creation of the I-1 District. Mr. Viger stated other Industrial District throughout town allow this use. Mr. Viger stated during the August 17, 2015 CDC public hearing 9 members of the public spoke, 8 of which opposed the text amendment. Mr. Viger stated Staff also received a petition opposing the text amendment and has received other correspondence from residents, and School District 2, opposing the text amendment. Mr. Viger stated The CDC voted 6-0 to recommend denial of the request. Mr. Viger stated Staff concurs.

There were no questions from the Committee.

Public Comment: **Alan Stefaniak of 216 West Higgins Road, Park Ridge**
Mr. Stefaniak, Attorney for the property owner provided the Committee with a background of the issue and his clients reason for the proposed request.

Bill Perry – 814 George Street
Mr. Perry addressed the Committee with his opposition towards the proposed text amendment.

Linda Bratland – 915 John Street

Ms. Bratland addressed the Committee with her opposition towards the proposed text amendment. Ms. Bratland stated she was responsible for the circulation of the petition of Resident opposing to the proposed text amendment. Ms. Bratland stated she did not come across any Residents that were in favor of the proposed text amendment and respectfully asked the Village to deny the request.

Paul De Michele – 17W275 Rodeck Lane

Mr. De Michele asked if the Committee had an opportunity to view his pictures he submitted at the August 17th CDC meeting. Mr. De Michele spoke in favor of the proposed text amendment.

Mr. Viger stated the pictures submitted by Mr. De Michele on August 17th, along with the drafted CDC minutes and other exhibits that were submitted; was part of the packet provided to the Committee relative to the proposed text amendment.

Motion: Chairman O'Connell made a motion to deny the proposed text amendment. Trustee DeSimone seconded the motion.

All were in favor. Motion carried.

**McDonagh
Demolition:**

Assistant Director of Community and Economic Development, Mark Rysavy, presented to the Committee a Resolution authorizing a contract with McDonagh Demolition in the amount of \$58,408.11 for the demolition of 131 S. Mason Street.

Mr. Rysavy stated on August 7, 2015 Staff advertised an RFP for demolition of two properties. Mr. Rysavy stated the intention was to issue one contract for both properties, but Staff has decided to move the second demolition into the 2016 budget. Mr. Rysavy stated the specific amount for the demolition of 131 S. Mason is being used from the overall total bids. Mr. Rysavy stated a mandatory site visit was held on August 14, 2015 and bids were opened on August 21, 2015. Mr. Rysavy stated the low bidder was McDonagh Demolition, of Chicago, IL with a bid of \$257,365.57 for both properties, of which \$58,408.11 was earmarked for 131 S. Mason Street.

Mr. Rysavy stated DMD Demolition, a local contractor, provided a bid of \$304,900 and American Demolition, of Elgin, IL provide a price of \$309,550. Mr. Rysavy stated three total bids were received. Mr. Rysavy stated McDonagh Demolition was previously awarded a demolition contract from the Village for 6 W. Brookwood Street and 514 E. Pine, which they performed well on. Mr. Rysavy stated Staff recommends approval of the proposed agreement.

There were no questions from the Committee.

Motion: Trustee Wessler 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.

600 Devon Ave.: Director of Community and Economic Development, Scott Viger, presented to the Committee an Ordinance rescinding the Conditional Use Permit to allow a Fleet Fueler facility at 600 West Devon Avenue for Transfuel.

President Soto asked that this item be tabled for three months.

Motion: Trustee Wessler made a motion to table this item for three months. Chairman O'Connell seconded the motion.

All were in favor. Motion carried.

132 S. Addison: Director of Community and Economic Development, Scott Viger, presented to the Committee an Ordinance approving a Façade Improvement Grant Application for an Amount Not To Exceed \$10,000 at 132 South Addison Street, The Village Flower Shop. The current proposal is in the amount of \$8,289.00.

Mr. Viger stated downtown Bensenville is one of the areas identified by the Village in the Facade Improvement Program. Mr. Viger stated when the Village Flower Shop first opened at 132 S. Addison in 2007, they made improvements to the building at that time.

Mr. Viger stated now they seek to further improve the building aesthetic through a Facade Improvement Program grant in the amount of \$8,289 (out of a maximum of \$10,000) for updated awnings and signage. Mr. Viger stated Staff recommends approval of the grant, the funds for which are included in the budget. Mr. Viger stated one open item relates to the window signage, which we are working with the applicant to address.

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 DeSimone seconded the motion.

All were in favor. Motion carried.

**INFORMATIONAL
ITEMS:**

Trustee Wessler asked what the process was in Bensenville for accepting a subdivision.

ADJOURNMENT: Chairman O'Connell made a motion to adjourn the meeting. Trustee DeSimone seconded the motion.

All were in favor. Motion carried.

Chairman O'Connell adjourned the meeting at 7:08 p.m.