

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
November 17, 2015

CALL TO ORDER: Chairman O'Connell called the meeting to order at 7:46 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: None

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

A quorum was present.

Staff Present: J. Caracci, T. Finner, B. Flood, K. Katz, F. Kosman, , M. Martella, M. Rysavy, A. Thakkar, S. Viger, C. Williamsen

Approval of Minutes:

The October 17, 2015 Community & Economic Development Committee minutes were presented.

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

All were in favor. Motion carried.

710 E. Green St: Director of Community and Economic Development, Scott Viger, presented to the Committee an Ordinance approving A Variance at 710 East Green Street to Allow a Generator in the Actual Front Yard.

Mr. Viger stated Victory Auto Wreckers has been a fixture on East Green Street for many years. Mr. Viger stated they have a need to install a generator and due to site and building design they believe the only viable location is within the actual front yard. Mr. Viger stated the proposed standby generator is approximately 17 square feet in size and just under 4 feet in height. Mr. Viger stated at the 10.19.15 Public Hearing, the CDC voted unanimously (5-0) to recommend approval of the request with conditions outlined in the staff report with the condition that localized drawings specifying the details of the generator be provided upon permitting. Mr. Viger stated Staff recommends approval.

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 along. Trustee Jaworska seconded the motion.

All were in favor. Motion carried.

**100 Leland Ct.,
Unit C:**

Director of Community and Economic Development, Scott Viger, presented to the Committee an Ordinance Approving a Conditional Use Permit for Motor Vehicle Repair, Major and Minor at 100 Leland Court Unit C for Highway Xpress, Inc.

Mr. Viger stated Highway Xpress, Inc. is requesting a Conditional Use Permit to allow Motor Vehicle Repair, Major & Minor as an accessory use to their existing logistics business to repair their trucks. Mr. Viger stated key issues in the evaluation of the case include the volume of trucks expected for repair, the proposed environmental safeguards, the parking of the trucks and the overall parking of the entire site. Mr. Viger stated at the Public Hearing, the applicant indicated they would only be working on their own trucks and not repairing trucks from other locations. Mr. Viger stated they indicated their intent to meet environmental requirements with the installation of a triple catch basin, a gas curb and mechanical exhaust system. Mr. Viger stated ultimately the vacant lot which has historically been used for parking is in need of removal and replacement as well as restriping.

Mr. Viger stated staff has recommended as a condition of approval that this work be conducted along with repaired/replaced screening within 6 months. Mr. Viger stated upon the overall evaluation of the entire building, its uses and parking requirements, staff found that the building as is requires 34 more standard parking stalls. Mr. Viger stated staff has therefore recommended in the restriping of the lot to the east that standard parking stalls be added. Mr. Viger stated at the November 2, 2015 Public Hearing, the CDC voted unanimously to recommend approval of the Conditional Use Permit with the conditions recommended by staff as attached. Mr. Viger stated Staff recommends approval.

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. President Soto seconded the motion.

All were in favor. Motion carried.

675 John Street: Director of Community and Economic Development, Scott Viger, presented to the Committee an Ordinance to Deny a Variance to allow an Increase in Garage Height from 12 Feet to 14 Feet 1 Inch at 675 John Street.

Mr. Viger stated the applicant and owner of 675 John Street, Marek Zaleski requested a Variance to increase the height of the garage from the allowed 12 foot height to 14 feet 1 inch. Mr. Viger stated the property is located on the east side of John Street, just north of George Street within an existing RS-4 Medium High Density Single Family Zoning District. Mr. Viger stated per the Village Code the maximum building height of accessory structures such as a garage is limited to 12 feet. Mr. Viger stated the applicant has requested such a variance in conjunction with the remodeling underway on the existing house and to accommodate a 10 foot garage door height. Mr. Viger stated key issues in the consideration of the request include the aesthetics and the approval criteria for a variance.

Mr. Viger stated upon review of the case, staff made findings that the request did not meet seven of the nine required approval criteria and therefore recommended against the variance. Mr. Viger stated the applicant indicated at the Public Hearing that the main reason for the request was aesthetics. Mr. Viger stated since the applicant has received a permit approval for a garage that meets the 12 foot height requirement with a 10 foot door, staff found that there are no hardship or special circumstances which ultimately contributed to the recommendation to deny. Mr. Viger stated no members of the Public were present at the Public Hearing. Mr. Viger stated at the October 19, 2015 Public Hearing, the CDC concurred with the recommendation and voted unanimously to recommend against the variance (0-5). Mr. Viger stated Staff recommends denial of the proposed variance.

Trustee Jaworska asked why the applicant was seeking a 14' garage as opposed to a 12' garage. the applicant and owner of 675 John Street, Marek Zaleski, was present and stated the Community Development Commission members misunderstood his reasoning for the 14' garage. Mr. Zaleski stated the need for a 14' garage is to allow for a 10' garage door and for the storage of his work van. Mr. Zaleski stated his work van is just over 11' tall and would be a tight fit in the 12' garage.

Trustee DeSimone asked what size garage door was on the originally application. Mr. Viger stated the garage door was initially 9' 6".

Trustee Wesseler suggested the Village allow the 14' garage as it would fit with the surrounding homes in the area.

Motion:

Trustee Jaworska made a motion to approve this item for placement on a future Village Board Meeting Agenda for action recommending denial of the variance. Trustee Janowiak seconded the motion.

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Roll Call: Ayes: None

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

Absent: None.

All were in favor. Motion failed.

Motion: Trustee Jaworska made a motion to approve this item for placement on a future Village Board Meeting Agenda for action recommending approval of the variance. Trustee Janowiak seconded the motion.

Roll Call: Ayes: Chairman O'Connell, President Soto, Carmona, DeSimone, Jaworska, Janowiak, Wesseler

Nays: None.

Absent: None.

All were in favor. Motion failed.

**INFORMATIONAL
ITEMS:**

Trustee Jaworska asked for an update regarding the transfer of Municipal property to the townhomes located at 146-152 South Center Street.

President Soto stated the matter was tabled at the November 10, 2015 Village Board meeting because the Developer's attorney was asking for additional time to review the proposed waiver the Village is asking he sign.

Trustee Jaworska stated she was informed the Developer has retained Joseph Storto as his attorney as is now refusing to sign the waiver.

President Soto stated he was unaware of the information brought forth by Trustee Jaworska and would have to seek additional information from Village council.

Trustee DeSimone stated this was all brought forth by the actions of the property owner to the north of the townhomes. Trustee DeSimone stated the Village should be assisting the Residents of the townhomes in this matter.

Trustee Jaworska questioned why there was a proposed easement agreement with Joseph Storto for the alley in question. Mr. Viger stated the proposed easement agreement Trustee Jaworska was referring to was for ComEd and not the Village of Bensenville.

Trustee Jaworska asked that Village Staff address the garage can issue on Mr. Storto's property.

Chairman O'Connell stated Village Council will provide the Village Board with an update of the current situation and that the Village Board will assist the Residents of the townhomes to the best of their ability.

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

All were in favor. Motion carried.

Chairman O'Connell adjourned the meeting at 8:56 p.m.