

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
March 15, 2016

CALL TO ORDER: Chairman O'Connell called the meeting to order at 7:55 p.m.

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

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

Absent: None

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

A quorum was present.

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

Public Comment: There was no public comment.

**Approval of
Minutes:**

The February 16, 2016 Community & Economic Development Committee minutes were presented.

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

All were in favor. Motion carried.

Chairman O'Connell requested to switched agenda items around to accommodate the petitioner present at the meeting. There were no objections from the Village Board.

200 Wilson

Court:

Director of Community and Economic Development, Scott Viger, presented to the Committee an Ordinance Granting a Conditional Use Permit to Allow Outdoor Storage up to 50%, a Variance to Allow a Fence within the Corner Side Yard, a Variance to Reduce the Parking Setback from 25 feet to 10 feet within the Corner Side Yard, a Variance to Reduce the Truck Stall Widths from 12 feet to 10 feet and a Plat of Consolidation to the Applicant, NPS Express, LLC located at 200 Wilson Court.

Mr. Viger stated the subject property, 200 Wilson Court is located within the I-2 Light Industrial Zoning District at the southeastern corner of Meyer Road and Wilson Court and is comprised of two lots totaling approximately 2.5 acres. Mr. Viger stated the applicant, NPS Express, Inc. has requested a Conditional Use Permit to allow accessory Outdoor Storage, Variances to allow a fence and outdoor storage in the corner side yard and a reduction in the truck parking stall size, as well as, a Plat of Consolidation as part of their proposed relocation of their logistics company from Wood Dale. Mr. Viger stated the western lot is improved with an office/warehouse building of approximately 40,000 square feet.. Mr. Viger stated the eastern lot has been undeveloped for a number of years and is currently vacant. Mr. Viger stated the proposed requests stem from the applicant's desire to accommodate their logistics company with the development of the vacant lot into a parking area for the outdoor storage of the trailers.

Trustee DeSimone asked if the building is going to be utilized or if the site was just going to be used for trailer parking. Mr. Marshall Subach, attorney for the petitioner, stated the entire site would be occupied as his client is moving the operations to the proposed location in Bensenville.

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.

**460 W. Irving
Park Road:**

Director of Community and Economic Development, Scott Viger, presented to the Committee an Ordinance Granting a Planned Unit Development Amendment to Ordinance #44-2015 to allow an Additional Curbcut for the Site Plan Located at 460 West Irving Park Road, Bensenville, IL.

Mr. Viger stated a Planned Unit Development Amendment approving the 15,000 square foot retail center as Phase II at 460 W. Irving Park Road was granted in Ordinance #44-2015 in October of 2015. Mr. Viger stated Recalled that Phase I approved the McDonalds restaurant at the eastern end of the PUD property. Mr. Viger stated since that time, the applicant, Jim's Plaza, LLC has revised the plans for the approximately 2 acre site within the C-2 Highway Commercial District to maintain an existing curbcut that previously approved plans indicated to be closed/removed. Mr. Viger stated key issues to consider on the site include the approval criteria associated with Planned Unit Developments and the recommended conditions. Mr. Viger stated the plan presented currently with the additional curbcut is requested in part to ease access and on site maneuvering for delivery vehicles. Mr. Viger stated the updated site plan eliminates several code deviations and meets several of the conditions included on the October 2015 approval. Mr. Viger stated the proposed site plan now meets the minimum required drive aisle width, maximum number of compact parking stalls and eliminates excess parking

There were no questions from the Committee.

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.

491 Podlin Dr.:

Director of Community and Economic Development, Scott Viger, presented to the Committee an Ordinance Granting a Conditional Use Permit to Allow Outdoor Storage as a Principal Use and Variances to Allow Outdoor Storage and Fencing within the Required Front Yard at 491 Podlin Drive as Requested by Chicago Trailer Pool.

Mr. Viger stated the applicant, Dan Rooney of Chicago Trailer Pool has submitted a request for a property located at the southernmost end of Podlin Drive at 491 Podlin which is currently Zoned I-4 General Industrial. Mr. Viger stated the approximately 3.5 acre site is a vacant lot with which the applicant is desirous of storing semi-truck trailers as a principal use. Mr. Viger stated the I-4 Zoning District is the least restrictive industrial district within the Village and allows as a Conditional Use, Outdoor Storage as a Principal Use. Mr. Viger stated Outdoor Storage is only allowed as an Accessory Use within other Industrial Districts. In order to operate in that manner, the applicant has requested a Conditional Use Permit throughout the site and two Variances; one to allow the Outdoor Storage within the Required Front Yard and the other to allow a Fence within the Required Front Yard. Mr. Viger stated the proposed site plan includes in addition to the pavement and striping of nearly 100 truck parking stalls, a detention basin at the southeastern corner of the site and a landscaped area at the northwestern and southwestern corners of the site. Mr. Viger stated key issues to consider in the evaluation of the case include the ownership and monitoring of the trailers to be stored on site. Mr. Viger stated Staff has proposed a condition to limit the ownership of the trailers to Chicago Trailer Pool and that the trailers stored on site should be empty. Mr. Viger stated the intent of this condition is to ensure adequate control of the trailers and their contents to prevent future fire or life safety incidents. Mr. Viger stated additionally, the aesthetics and external impacts of the site should be taken into consideration. Mr. Viger stated the applicant has proposed landscaped areas at three corners of the site. Mr. Viger stated Staff has included a condition that the screening and landscape be reviewed and approved at permitting. Mr. Viger stated on 03/09/16 the petitioner's attorney submitted a letter expressing concern with conditions 1, 4, 9 & 10 approved by the CDC. Mr. Viger stated the letter was included in the Committee material.

Village Manager, Evan K. Summers, suggested the Committee table this item and asked the applicant's attorney to provide the Village with re-writes of the conditions his client is opposed to so the Village Board has something to take action on.

Motion: President Soto made a motion to table this item to a future Committee Meeting for action. Trustee Janowiak seconded the motion.

All were in favor. Motion failed.

Active Transportation

Plan: Director of Community and Economic Development, Scott Viger, presented to the Committee an Ordinance Adopting the Active Transportation Plan.

Mr. Viger stated adoption of the Active Transportation Plan will guide the Village in our capital planning and budgeting. Mr. Viger stated the Plan will establish guidelines and recommendations for streets that accommodate all users. Mr. Viger stated by the Village having an adopted Plan, it will aid in securing grant funding for various street improvement projects.

President Soto left the meeting at 8:45 p.m.

There were no questions from the Committee.

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

All were in favor. Motion carried.

Complete Streets Policy:

Director of Community and Economic Development, Scott Viger, presented to the Committee an Ordinance Adopting a Complete Streets Policy.

Mr. Viger stated adoption of a Complete Streets Policy to guide planning and expenditures to support our goal of a Safe and Beautiful Village.

There were no questions from the Committee.

President Soto returned to the meeting at 8:47 p.m.

Motion: Trustee DeSimone made a motion to approve this item for placement on a future Village Board Meeting Agenda. Wessler seconded the motion.

All were in favor. Motion carried.

**True North
Consultants:**

Village Consultant, Jay Dalicandro, presented to the Committee a Resolution for professional services proposal from True North Consultants to execute a Site Remediation Program Work Plan to obtain a No Further Remediation letter from the IEPA for the Village owned property.

Mr. Dalicandro stated the Village of Bensenville has approved a Redevelopment Agreement for the development of a Hospitality campus at 811 East Grand Avenue within TIF 4. Mr. Dalicandro stated under the terms of the Agreement, the Village is obligated to obtain a letter of No Further Remediation from the IEPA. Mr. Dalicandro stated True North Consultants, the Village's consultant on this property, has submitted a proposal in the amount of \$71,759 to perform this work.

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. Trustee DeSimone seconded the motion.

All were in favor. Motion carried.

**INFORMATIONAL
ITEMS:**

Mr. Viger informed the Village Board that an open house will be taking place on March 16, 2016 at Village Hall for the Village's zoning re-write.

Trustee Wessler asked for an update regarding 120 West Green Street. Village Manager, Evan K. Summers, stated there will be an update provided in future Village Manager's Internal Memo.

Village Clerk, Ilsa Rivera-Trujillo asked for an update regarding the La Huerta expansion. Mr. Viger provided an update.

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 8:52 p.m.

Corey Williamsen
Deputy Village Clerk

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville this 19th day April 2016.