

**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 15, 2016**

**CALL TO ORDER:** Chairman O'Connell called the meeting to order at 6:05 p.m.

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

Chairman O'Connell, Carmona, DeSimone, Jaworska, Majeski, Wesseler

Absent: President Soto

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

A quorum was present.

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

**Public Comment:** There was no public comment.

**Approval of Minutes:** The October 18, 2016 Community & Economic Development Committee minutes were presented.

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

All were in favor. Motion carried.

**1045 S. York Rd.:** Village Manager, Evan K. Summers, presented to the Committee an Ordinance Denying Variances to Increase the Number and Size of Permanent Window Signs at 1045 South York Road.

Director of Community and Economic Development, Scott Viger, stated the applicant, Chirag Patel, installed signage without obtaining a proper permit. Mr. Viger stated the permanent window signage violates both the maximum number allowed (1) and the maximum window coverage (lessor of 25% or 24 SF). Mr. Viger stated there are a total of 11 windows, with a sign on every window. Mr. Viger stated there are also signs on the doors which are unaccounted for in this sign permit application. Mr. Viger stated the installed signs more than double the allowed coverage, coming in at over 52 % and over 191 SF.

Chairman O'Connell asked that Staff enforce this issue throughout the Village.

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

All were in favor. Motion carried.

**485 Podlin Dr.:** Village Manager, Evan K. Summers, presented to the Committee an Ordinance Approving a Conditional Use Permit and Variances at 485 Podlin Drive, Bensenville.

Trustee Majeski asked if there would be dolly pads on site. Mr. Viger stated there will not be any dolly pads.

Trustee Majeski asked if there would be parking on the street. Mr. Viger stated minor parking for employees but no trucks.

Trustee DeSimone asked if Podlin Drive was able to handle more truck traffic with its current condition. Director of Public Works, Joe Caracci, stated the Village is out every two weeks to regrade the street and that there would be a discussion later in the meeting regarding the paving of Podlin Drive.

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

All were in favor. Motion carried.

**111 Irving Park**

**Road:** Village Manager, Evan K. Summers, presented to the Committee an Ordinance Authorizing Signage Variances for J & S Electric and Sign Inc. for the Rebuilt Burger King Sign Located at 111 Irving Park Road.

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 Wessler seconded the motion.

All were in favor. Motion Carried.

*Chairman O'Connell requested to move informational items to this portion of the agenda. There were no objections from the Committee.*

**INFORMATIONAL  
ITEMS:**

**Bella's Bistro  
Market:**

Mr. Rocky Bhalla, owner of Bella's bistro Market presented to the Committee a business plan for his vision to open at 471 West Irving Park Road. *Consensus from the Committee directed Staff to meet with Mr. Bhalla regarding his business plan and the possibility of this project moving forward without video gaming.*

Mr. Viger informed the Committee that the vertical permit was issued for the Holiday Inn hotel along Grand Avenue.

**491 Podlin Dr.:**

Village Manager, Evan K. Summers, 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. Mr. Viger stated 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 at the 03.15.16 meeting the CEDC this item was tabled to seek additional information from the applicant's attorney regarding several of the conditions proposed by staff and the CDC.

Marshall Subach, Attorney for Dan Rooney, stated his client was uncomfortable agreeing to the condition not to object to an SSA along Podlin Drive without seeing cost estimates for the project. Mr. Viger provided Mr. Subach with the information he was requesting.

Mr. Subach stated his client is requesting the condition to limit the ownership of the trailers to Chicago Trailer Pool and that the trailers stored on site should be empty be removed so that his client would be able to rent the remaining spaces out to other potential tenants.

*Consensus from the Committee was to table this item until a future date and to have Staff meet with the petitioner regarding the proposed conditions.*

Motion: Trustee DeSimone made a motion to table this item to a later date. Trustee Majeski seconded the motion.

All were in favor. Motion Carried.

**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 7:36 p.m.

Corey Williamsen  
Deputy Village Clerk

**PASSED AND APPROVED** by the President and Board of Trustees of the Village of Bensenville this 17th day January 2017.