

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  
May 15, 2012**

**CALL TO ORDER:** Chairman Peconio called the meeting to order at 6:00 p.m.

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

Chairman Peconio, Bartlett, Jarecki, O'Connell,

Absent: President Soto, Ridder, Wesseler

A quorum was present.

Staff Present: Caracci, Cassady, DiSanto, Kosman, Rysavy, Sloth, Williamsen

**Approval of  
Minutes:**

The February 21, 2012 Community & Economic Development Committee minutes were presented.

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

All were in favor. Motion carried.

*Trustee Wesseler entered the meeting at 6:03 p.m.*

*Village Clerk, Susan Janowiak, entered the meeting at 6:04 p.m.*

**155-157 Beeline:** Assistant Director of Community & Economic Development, Mark Rysavy, presented to the Committee an ordinance approving a conditional use permit for outdoor storage for VIP Transportation Tow at 155-157 Beeline Drive, Bensenville, Illinois. At the April 23, 2012 Community Development Commission Meeting, The Commissioners voted seven to zero recommending approval of the conditional use permit with six conditions.

Staff recommends approval of the proposed ordinance. Mr. Rysavy presented to the Committee a list of additional requests filed by Pete Gallagher on behalf of the petitioner on May 15, 2012. The new requests are as follows:

- Install new concrete driveway approximately 4' west of the exiting driveway.
- Remove existing damaged fencing and bushes/trees separating 155 and 157 properties.
- Install new concrete tire stops in the area where damaged fence and bushes/trees are removed from.
- Install new gate and fencing (with screening) along south property boarder and a new fence along the west border. Owner will install new fence on north and east boarders if Village can obtain approval from owners of the adjacent properties to allow the owner to install new concrete tire stops on their property to protect new fence.
- Entire property will be cleaned of any stored material prior to leasing property to protect new fence.
- Add crushed limestone on existing damaged surface area (155 address) now, and asphalt area no later than twelve months from approval date.
- Owner will ensure tenant follows terms of variance.

Chairman Peconio asked if Staff has had the opportunity to review the new plans and requests. Mr. Rysavy stated Staff has not reviewed the new requests. Mr. Rysavy stated the ordinance proposed was recommended unanimously from the CDC and Staff without the new requests.

Chairman Peconio asked Staff for their opinions with the new requests. Mr. Rysavy stated his concerns were enforcing the issues in a year rather than prior to Village Board approval. Mr. Rysavy also stated concerns with the new fence plan.

Chairman Peconio asked the petitioner what type of guarantee he can give the Village that the new requests will be done within a year. The petitioner stated he cannot afford the cost for new asphalt and is seeking a year of relief to save money for the project.

Trustee Bartlett suggested the petitioner provide the Village with a \$30,000.00 surety bond.

Trustee Wessler raised concern that the new requests were presented to the Committee five minutes before the meeting and he would like this matter to go back to the Community Development Commission for further discussion and recommendations.

The petitioner stated he will get the surety bond for \$30,000.00 and provide it to Village Staff along with his applications for permits to perform the new requests.

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

Motion: Trustee O'Connell made a motion to approve this item for placement on a future Village Board Meeting Agenda for action with the additional requests filed by the petitioners on May 15, 2012 and the submission of a \$30,000.00 surety bond. Trustee Jarecki withdrew his seconded motion. Trustee Bartlett seconded the motion.

ROLL CALL: AYES: Chairman Peconio, Bartlett, O'Connell

NAYS: Jarecki, Wessler

Motion carried.

**600 W. Irving Park  
Road:**

Assistant Director of Community & Economic Development, Mark Rysavy, presented to the Committee an ordinance approving an amended conditional use permit to allow a new freestanding electronic message center sign for BP Gas Station located at 600 W. Irving Park Road, Bensenville, Illinois. At the April 23, 2012 Community Development Commission Meeting, the Commissioners voted seven to zero recommending approval of conditional use permit along with three conditions recommended by Staff. Staff recommends approval.

Chairman Peconio asked if the current landscaping on the property will be lowered for better viewing during entering and exiting the property. The petitioner stated the landscaping will be lowered for better viewing.

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

ROLL CALL: AYES: Chairman Peconio, Bartlett, Jarecki, O'Connell, Wesseler

NAYS: None

All were in favor. Motion carried.

**1160-1200 N.  
Ellis Street:**

Assistant Director of Community & Economic Development, Mark Rysavy, presented to the Committee an ordinance approving an amended conditional use permit to allow a "motor vehicle wash" internal to the existing building at AmeriFreight Systems, Inc. located at 1160-1200 N. Ellis Street, Bensenville, Illinois. At the April 23, 2012 Community Development Commission Meeting, the Commissioners voted seven to zero recommending approval along with five conditions recommended by Staff. Staff recommends approval.

Chairman Peconio asked Staff to follow up with the status of the petitioners initial conditional use permit. Mr. Rysavy stated he will contact the petitioners for an update.

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

ROLL CALL: AYES: Chairman Peconio, Bartlett, Jarecki, O'Connell, Wesseler

NAYS: None

All were in favor. Motion carried.

**AS SUBMITTED:** There were no items submitted.

**INFORMATIONAL  
ITEMS:**

Trustee Wessler asked Staff for an update on the old Senior Lopez building. Village Manager, Michael Cassady, stated Staff has attempted to make contact with the bank and has not received a call back. Trustee Wessler stated he will have the American Legion's contact with Mr. Cassady in regards to potentially purchasing the property.

**ADJOURNMENT:** Trustee O'Connell made a motion to adjourn the meeting. Trustee Bartlett seconded the motion.

All were in favor. Motion carried.

Chairman Peconio adjourned the meeting at 6:45 p.m.

Corey Williamsen  
Deputy Village Clerk

**PASSED AND APPROVED** by the President and Board of Trustees of the Village of Bensenville this 12th day June, 2012