

**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 18, 2012**

**CALL TO ORDER:** Chairman Jarecki 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 Jarecki, President Soto, Bartlett, O'Connell, Peconio, Ridder, Wesseler

Absent: None

A quorum was present.

Village Clerk, Susan Janowiak was also present for the meeting.

Staff Present: Caracci, Cassidy, DiSanto, Kosman, Rysavy, Schultz, Sloth, Viger, Williamsen, Village Attorney Mary Dickson

**Approval of Minutes:** The August 21, 2012 Community & Economic Development Committee minutes were presented.

**Motion:** Trustee Peconio made a motion to approve the minutes as presented. Trustee Bartlett seconded the motion.

All were in favor. Motion carried.

**155-157 Beeline:** Director of Community & Economic Development, Scott Viger, presented to the Committee an amendment to a conditional use permit to allow for a fence in the actual front yard at the property located at 155-157 Beeline Drive, Bensenville, John Morawa.

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Mr. Viger reviewed the Community Development Commission Meeting held for 155-157 Beeline Drive and stated the Commissioners recommended approval of the request five to one with Staff's recommendations.

Trustee Peconio asked Staff for clarification of Staff's recommendation to remove the firewood and firewood structure from the property. Mr. Viger stated the firewood and firewood structure were not on the property when the original conditional use permit was granted. Mr. Viger stated both items are considered outdoor storage and are not permitted on the site.

Trustee O'Connell asked if the firewood and firewood structure are in current violations. Mr. Viger stated yes.

Trustee Bartlett asked if the Commissioners or Staff asked the petitioner what the firewood was used for. Mr. Viger stated no questions were asked about the firewood's usage.

Trustee Wesseler suggested tabling this item and allow Staff to meet with the petitioner in regards to the firewood and its usage.

Motion: Trustee Peconio made a motion to approve this item for placement on a future Village Board Meeting Agenda for action as presented. Trustee Ridder seconded the motion.

*No action was taken on the motion.*

Motion: Trustee Peconio made a motion to remove Staff's recommendation of removal of the firewood and firewood structure as a requirement of the amended conditional use permit. Trustee Bartlett seconded the motion.

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

NAYS: Chairman Jarecki, President Soto, Wesseler

Motion carried.

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Motion: Trustee Peconio made a motion to approve this item for placement on a future Village Board Meeting Agenda for action as amended. Trustee Bartlett seconded the motion.

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

NAYS: Chairman Jarecki, President Soto, Wesseler

Motion carried.

**480 Podlin Drive:** Director of Community & Economic Development, Scott Viger, presented to the Committee an ordinance approving a conditional use permit to allow a pallet manufacture/repair and parking variance at the property located at 480 Podlin Avenue, Bensenville, ASAP Pallets, Inc.

Mr. Viger reviewed the Community Development Commission Meeting held for 480 Podlin Drive and stated the Commissioners recommended approval of the request six to zero with Staff's recommendations.

Trustee Peconio suggested allowing ASAP Pallets, Inc. to use the current parking spaces on Podlin Drive that are in the Village's right of way with an understanding that once the Village begins work on Podlin Drive, ASAP Pallets, Inc. will be required to landscape the area as recommended by Staff. There were no objections from the Committee.

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

*No action was taken on the motion.*

Motion: Trustee Peconio made a motion to approve this item for placement on a future Village Board Meeting Agenda for action as amended. President Soto seconded the motion.

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

NAYS: None

All were in favor. Motion carried.

**1081 S. Entry Dr.:** Director of Community & Economic Development, Scott Viger, presented to the Committee an ordinance approving a conditional use permit to allow motor vehicle repair, major and minor at the property located at 1081 S. Entry Drive, Bensenville, Tiger Auto Body International.

There were no questions from the Committee.

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

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

NAYS: None

All were in favor. Motion carried.

**1148 E. Green St.:** Director of Community & Economic Development, Scott Viger, presented to the Committee an ordinance approving a conditional use permit to allow motor vehicle repair, major and minor at the property located at 1148 E. Green Street, Bensenville, GTO Automotive.

There were no questions from the Committee.

Motion: Trustee 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.

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

NAYS: None

All were in favor. Motion carried.

**1188 W. Foster:** Director of Community & Economic Development, Scott Viger, presented to the Committee the consideration of an expansion of Road Ranger's Diesel Fueling Facility Convenience Store and Gas Station and also includes a conational use permits and variances at the location at 1188 W. Foster Ave., Bensenville.

Trustee Wesseler asked for a review of the situation. Mr. Viger provided a review of the process and previous meetings held for this matter.

Trustee Wesseler asked if Road Ranger representatives have met with the Residents in the area regarding their intentions. Mr. Viger stated Road Ranger has met with the Residents. Village Manager, Michael Cassady, stated there has been several attempts by Road Ranger to the Resident but does not believe any agreements have been made.

Motion: Trustee Bartlett made a motion to approve the rezoning request for placement on a future Village Board Meeting Agenda for action. President Soto seconded the motion.

ROLL CALL: AYES: None

NAYS: Chairman Jarecki, President Soto, Bartlett, O'Connell, Peconio, Ridder, Wesseler

All were in favor. Motion fails.

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Motion: Trustee Bartlett made a motion to approve the conditional use permits requested for placement on a future Village Board Meeting Agenda for action. Trustee Peconio seconded the motion.

ROLL CALL: AYES: None

NAYS: Chairman Jarecki, President Soto, Bartlett, O'Connell, Peconio, Ridder, Wesseler

All were in favor. Motion fails.

Motion: Trustee Bartlett made a motion to approve the variances requested for placement on a future Village Board Meeting Agenda for action. Trustee Peconio seconded the motion.

ROLL CALL: AYES: None

NAYS: Chairman Jarecki, President Soto, Bartlett, O'Connell, Peconio, Ridder, Wesseler

All were in favor. Motion fails.

Hal Francke of DLA Piper, outside counsel for Road Ranger addressed the Committee and stated Road Ranger has made several attempts to come to an agreement with the Residents in the area and that the two are far apart on an agreement. Mr. Francke admitted Road Ranger's process could have been done differently. Mr. Francke stated Road Ranger has listened to the Resident's concerns, as well as Staff's, and believes they have addressed them all. Mr. Francke expressed his frustration with the Committee's decision.

**601 N. Route 83:** Director of Community & Economic Development, Scott Viger, presented to the Committee approval of conditional use permits and variances to allow a Thornton's Service Station at the property located at 610 N. Route 83, Bensenville.

Trustee Wesseler stated he would like to see an exit onto Route 83 for trucks entering and exiting the property to reduce the potential traffic congestion on Foster Avenue.

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Trustee O'Connell asked Staff if Thornton's has met with the Residents in the area. Mr. Viger stated the two parties have met but is not aware of the meeting results.

Motion: Trustee Ridder made a motion to approve the conditional use permits requested for placement on a future Village Board Meeting Agenda for action. President Soto seconded the motion.

ROLL CALL: AYES: Chairman Jarecki, President Soto, Peconio

NAYS: Bartlett, O'Connell, Ridder, Wesseler

Motion fails.

Motion: Trustee Wesseler made a motion to approve the variances requested for placement on a future Village Board Meeting Agenda for action. President Soto seconded the motion.

ROLL CALL: AYES: Chairman Jarecki, President Soto, Peconio, Wesseler

NAYS: Bartlett, O'Connell, Ridder

Motion carries.

*Village Attorney, Mary Dickson, stated the vote made was inconsistent and that the variances cannot be approved without the approval of the conditional use permits. Therefore, the matter will move forward to the Village Board with a recommendation of denial.*

Thomas Burney, Attorney representing Thornton's addressed the Committee in regards to their decision and stated he believes the Committee is confused over the requests and suggested meeting with each member for a better clarification.

**Comprehensive**

**Plan:** Village Manager, Michael Cassady, presented to the Committee an ordinance amending the 1980 Village of Bensenville Comprehensive Plan.

There were no questions from the Committee.

**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 Jarecki, President Soto, Bartlett, O'Connell, Peconio, Ridder, Wesseler

NAYS: None

All were in favor. Motion carried.

**AS SUBMITTED:** Trustee O'Connell asked for an update on a property on Church Road who has been doing work without a permit. Mr. Viger provided an update on the situation and will follow up with the Committee in a confidential memo.

Village Manager, Michael Cassady, asked to review the process of the Committee Meetings with the Committee at a later date.

**INFORMATIONAL**

**ITEMS:** There were no information items.

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

All were in favor. Motion carried.

Chairman Jarecki adjourned the meeting at 7:20 p.m.

Corey Williamsen  
Deputy Village Clerk

**PASSED AND APPROVED** by the President and Board of Trustees of the Village of Bensenville this 16th day October, 2012