

**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  
August 21, 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

Absent: Wesseler

A quorum was present.

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

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

**Approval of  
Minutes:**

The July 24, 2012 Community & Economic Development Committee minutes were presented.

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

All were in favor. Motion carried.

**349 S. Walnut:** Director of Community & Economic Development, Scott Viger, presented to the Committee an ordinance for three variances for the property located at 349 S. Walnut. Mr. Viger reviewed the process this case has taken over the past month.

Chairman Jarecki suggested an installation of a 10 x 20 parking pad with a comprised apron facing the ally and require a black vinyl fence to be installed in uniform with the current fence or not to exceed four feet in height. Chairman Jarecki also suggested the fence be allowed to extend ten feet to the back of the house.

Motion: Trustee Ridder made a motion to reconsider the original request made by the petitioner. President Soto seconded the motion.

Motion: Chairman Jarecki made a motion to approve this item for placement on a future Village Board Meeting Agenda for action with the conditions that require the installation of a 10 x 20 parking pad with a comprised apron facing the ally and require a black vinyl fence to be installed in uniform with the current fence or not to exceed four feet in height. Trustee Bartlett seconded the motion.

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

NAYS: None

All were in favor. Motion carried.

*Trustee Wessler entered the meeting at 6:24 p.m.*

**480-500 W.**

**Irving Park Road:** Director of Community & Economic Development, Scott Viger, presented to the Committee an ordinance approving a conditional use permit to allow for motor vehicle repairs and three variances related to parking and landscaping the current site at 480-500 West Irving Park Road, C&M Truck and Auto Repair. Mr. Viger stated Staff had originally required a curbcut to be removed but after further review, did not deem it necessary at this time. Mr. Viger stated the Community Development Commission recommended approval of the requests at the August 13, 2012 meeting with a vote of six to zero.

Trustee Bartlett asked if the building had proper drainage installed. Mr. Viger stated there currently is no drainage in the building and according to the current Village Code, drainage is not required. Assistant Community & Economic Development Director, Mark Rysavy stated C&M Truck and Auto Repair uses collection containers for fluids and disposes of them properly.

Village Manager, Michael Cassady, suggested adding a condition to the request that would require the petitioner be required to resurface the lot no later than November 30, 2012.

Art Greenstein, owner of 480-500 W. Irving Park Road stated it would cost him \$70,000 to resurface the parking lot or it would cost him \$5,000 to repair the parking lot. Mr. Greenstein stated he cannot afford to resurface the entire lot at this time.

Village Manager, Michael Cassady, suggested tabling this item to a further Committee Meeting allowing Staff to meet with the petitioner for better preparation.

Trustee Peconio suggested allowing the petitioner more time to resurface the lot, similar to other cases. Mr. Greenstein stated his old tenant, Trix Manufacturing, was responsible to maintaining the interior and exterior of his side of the building and failed to do so.

President Soto asked if a time constrain can be added to the conditional use permit. Village Attorney, Mary Dickson stated the Committee can add conditional if the desire to. President Soto suggested adding a condition to the request that the conditional use be valid for two years. President Soto also suggested removing conditions #8 and #9 and amended condition #4 to require the lot repairing be done no later than November 30, 2012.

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

**Motion:** President Soto made a motion to modify the original motion to remove conditions #8 and #9, amend condition #4 to require repair of the parking lot no later than November 30, 2012 and limit the conditional use permit to two years. Trustee Ridder seconded the motion.

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

NAYS: None

All were in favor. Motion carried.

**1002 Brookwood Street:**

Director of Community & Economic Development, Scott Viger, presented to the Committee an ordinance approving a driveway width variance at 1002 W. Brookwood Street. Mr. Viger reviewed the Community Development Commission recommendations and stated the Commission recommended approval of the variance at the August 13, 2012 Community Development Commission Meeting with a six to zero vote. Mr. Viger stated Staff's recommends approval.

Trustee Peconio asked for the corner yard landscaping to be removed. Joyce Frankum, owner of 1002 W. Brookwood Street, stated she had removed the landscaping over the weekend.

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

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

NAYS: None

All were in favor. Motion carried.

**6 S. Addison St.:** Director of Community & Economic Development, Scott Viger, presented to the Committee an ordinance approving a request from North DuPage Special Education Cooperative (NDSEC) for a conditional use permit to allow an indoor school/educational institution at 6 S. Addison Street. Mr. Viger reviewed the Community Development Commission recommendations and stated the Commission recommended approval of the variance at the August 13, 2012 Community Development Commission Meeting with a six to zero vote. Mr. Viger stated Staff's recommends approval.

Trustee Peconio asked if buses will be parked on the property. Mr. Viger stated there will be no bus storage on site.

**Motion:** Chairman Jarecki 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, Wessler

NAYS: None

All were in favor. Motion carried.

**764 W Foster Ave.:** Director of Community & Economic Development, Scott Viger, presented to the Committee an ordinance approving a conditional use permit to allow an indoor athletic facility in an existing industrial building located at 764 West Foster Avenue. Mr. Viger reviewed the Community Development Commission recommendations and stated the Commission recommended approval of the variance at the July 23, 2012 Special Community Development Commission Meeting with a six to zero vote. Mr. Viger stated Staff's recommends approval.

There were no questions from the Committee.

**Motion:** Trustee Peconio 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.

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

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

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

All were in favor. Motion carried.

Chairman Jarecki adjourned the meeting at 7:17 p.m.

Corey Williamsen  
Deputy Village Clerk

**PASSED AND APPROVED** by the President and Board of Trustees of the Village of Bensenville this 18th day September, 2012