

Village of Bensenville
Board Room
12 South Center Street
DuPage and Cook Counties
Bensenville, IL, 60106

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

October 3, 2023

CALL TO ORDER: The meeting was called to order by Chairman Rowe at 6:30p.m.

ROLL CALL : Upon roll call the following Commissioners were present:
Rowe, Chambers, King, Marcotte, Rott, Wasowicz
Absent: Ciula
A quorum was present.

STAFF PRESENT: K. Pozsgay, C. Williamsen

JOURNAL OF

PROCEEDINGS: The minutes of the Community Development Commission Meeting of the September 5, 2023 were presented.

Motion: Commissioner King made a motion to approve the minutes as presented. Commissioner Marcotte seconded the motion.

All were in favor. Motion carried.

Director of Community & Economic Development, Kurtis Pozsgay, was present and sworn in by Chairman Rowe.

PUBLIC

COMMENT: There was no Public Comment.

Public Meeting: CDC Case Number 2023-28
Petitioner: Grand County LLC, Village of Bensenville, QuikTrip Corporation
Location: Sexton Property Redevelopment Subdivision
Request: Preliminary and Final Plat of Subdivision
Municipal Code Section 11 – 3

Motion: Commissioner King made a motion to open CDC Case No. 2023-28. Commissioner Marcotte seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Rowe, Chambers, King, Marcotte, Rott, Wasowicz
Absent: Ciula
A quorum was present.

Chairman Rowe opened CDC Case No. 2023-28 at 6:36 p.m.

Director of Community and Economic Development, Kurtis Pozsgay stated the Petitioner, Grand County LLC, is requesting approval of a preliminary and final plat of subdivision for the subdivision of a parcel totaling 931,166 SF. Mr. Pozsgay stated the parcel, designated as Lot 6 of the Sexton Property Redevelopment Subdivision, is within the original Redevelopment subdivision established in 2002. Mr. Pozsgay stated during the Village Sale agreement for the property in 2016, there were two lots, designated as Lot 1 and Lot 2. Lot 2 (which now includes the aforementioned Lot 6) was sold with the exclusion of the area encompassing the Riparian Conservation Easement, of which ownership was retained by the Village of Bensenville. Mr. Pozsgay stated in 2017, a resubdivision of the Sexton Property Redevelopment area was completed, establishing Lot 6 as a portion of the property including the entirety of the area sold to Grand County LLC and the Riparian Easement area. Mr. Pozsgay stated in 2020, the Bo Jackson Dome property and the remaining area west of the Riparian Easement area were separated from the established Lot 6 as part of a resubdivision. Mr. Pozsgay stated the current requested resubdivision of the remaining Lot 6 will separate the single parcel into three parcels, the north portion of lot 6 east of the Riparian Easement will be retained by Grand County LLC, the south portion of lot 6 east of the Riparian Easement will be retained by QuikTrip, and the Riparian Easement area parcel surrounding the creek will be retained by the Village of Bensenville. Mr. Pozsgay stated as a part of the conditions for the QuikTrip development at Grand & County Line Road, staff recommended a Plat of Subdivision be required.

Public Comment

Chairman Rowe asked if there were any members of the Public that would like to make comment. There were none.

Mr. Pozsgay stated Staff recommends the Approval of the Preliminary and Final Plat of Subdivision at the Sexton Property Lot 6 Resubdivision.

There were no questions from the Commission.

Motion:

Commissioner Marcotte made a motion to close CDC Case No. 2023-28. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2023-28 at 6:36 p.m.

Motion: Commissioner Marcotte made a motion to approve the Preliminary and Final Plat of Subdivision, Municipal Code Section 11-3 with Staff's Recommendations. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Public Meeting: CDC Case Number 2023-30
Petitioner: Kaiser Family LTD. Partnership
Location: 430 Meyer Road
Request: Final Plat of Consolidation
Municipal Code Section 11 – 3

Motion: Commissioner Rott made a motion to open CDC Case No. 2023-30. Commissioner Marcotte seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Rowe, Chambers, King, Marcotte, Rott, Wasowicz
Absent: Ciula
A quorum was present.

Chairman Rowe opened CDC Case No. 2023-30 at 6:38 p.m.

Director of Community and Economic Development, Kurtis Pozsgay stated the Petitioner, Kaiser Family LTD. Partnership, is requesting approval of a final plat of subdivision (Consolidation) for the consolidation of two adjacent parcels with the combined area of 66,428 square feet. Mr. Pozsgay stated the petitioner received approval for a new industrial development project and preliminary plat of consolidation in 2021 for an expansion of the existing building and parking facilities the property. Mr. Pozsgay stated a condition of approval of the project included that the existing 10-foot Public Utility Easement from Lot 1 be extended south into Lot 2. Mr. Pozsgay stated the applicant has complied

with the requirement, and has also included the required stormwater management easement, in the location of approved stormwater management facilities. Mr. Pozsgay stated the applicant has been coordinating stormwater management and alterations to the plat of consolidation throughout the permitting process, for which they have received approval. Mr. Pozsgay stated Village departments have reviewed the submitted Plat and deemed it satisfactory to our standards.

Public Comment

Chairman Rowe asked if there were any members of the Public that would like to make comment. There were none.

Mr. Pozsgay stated Staff recommends the Approval of the Final Plat of Subdivision (Consolidation) at 430 Meyer Road.

There were no questions from the Commission.

Motion: Commissioner Marcotte made a motion to close CDC Case No. 2023-30. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2023-30 at 6:43 p.m.

Motion: Commissioner Marcotte made a motion to approve the Final Plat of Consolidation, Municipal Code Section 11-3 with Staff's Recommendations. Commissioner Rott seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

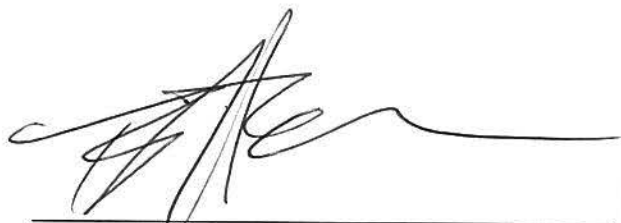
**Report from
Community
Development:**

Mr. Pozsgay reviewed both recent CDC cases along with upcoming cases.

ADJOURNMENT: There being no further business before the Community Development Commission, Commissioner Marcotte made a motion to adjourn the meeting. Commissioner Rott seconded the motion.

All were in favor. Motion carried.

The meeting was adjourned at 6:46 p.m.

A handwritten signature in black ink, appearing to read 'Ronald Rowe', written over a horizontal line.

Ronald Rowe, Chairman
Community Development Commission