

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

January 11, 2010

CALL TO ORDER: The meeting was called to order at 7:30 PM

ROLL CALL : Upon roll call, the following Commissioners were present:
Markowski, Gibbs, Janowiak, Ramirez, Moruzzi, Ventura, Weldon
Absent: None
A quorum was present.

JOURNAL OF PROCEEDINGS:

The minutes of the Community Development Commission of December 14, 2009 were presented.

Motion: Commissioner Ramirez made a motion to approve the minutes as presented. Commissioner Ventura seconded the motion.

All were in favor.
Motion carried.

Public Hearing: CDC Case Number 121409-2
Petitioner: Paul Dickey
Location: 404 Briar Lane
Request: Rezoning from RS-1 to RS-5 and Two Lot Preliminary & Final Plat of Subdivision

This case has been continued until 2/8/2010

Public Hearing: CDC Case Number 2010-01
Petitioner: Sentry Security
Request: Text Amendment to allow fences with electric charge sufficient to cause shock as a Conditional Use in I-2, I-3, I-4 Industrial Districts

Cindy Vaughan, Director of Business Development for Sentry Security Systems, LLC and Kyle Weisner of Victory Auto Wreckers were present and sworn in by Chairman Markowski. Ms. Vaughan previously came to the CDC requesting a variance to allow an electric fence at 611 Eagle Drive. The Village Board denied the variance and directed staff to work with Ms. Vaughn to come up with an alternative. The current Village Code does not allow any electric fence. The text amendment to the code would allow electric fences in certain areas within the Village as a conditional use. It will be allowed in I-2, I-3, and I-4 Industrial Districts. The fence is charged by a twelve volt battery. Signs will be placed no further than sixty feet away from one another. The signs will be bilingual and visible from the street. There will be a perimeter fence around the electric fence. The distance between the two fences could range from four to twelve inches.

The Community Development Commissioners have requested that a hold harmless agreement be required for each electric fence installed within the Village. The agreement would hold the Village harmless at all times in respect of any actions or claims brought as a result of the installation and operation of the fence. The Community Development Commissioners have also requested the height of the outer fence be eight feet and the electric fence be at minimum ten feet

A lock box will also be installed for emergencies. Kyle Weisner of Victory Auto Wreckers is in full support of the amendment and would like to install an electric fence if the amendment is adopted by the Village Board.

Chairman Markowski asked if there were any members of the audience that would like to give testimony. There were none.

Motion: Commissioner Ramirez made a motion to approve the text amendment to allow fences with electric charge sufficient to cause shock as a conditional use in I-2, I-3, and I-4 Industrial Districts,

- 1 - The minimum height of the fence at eight feet, the maximum height at ten feet,
- 2 - The electric fence is two feet or less than the perimeter fence
- 3 - Warning signs every sixty feet,
- 4 - Bilingual signs,
- 5 - Signs be placed on both sides of the fence,
- 6 - Knox box be installed for emergencies,
- 7 - A hold harmless agreement with the Village of Bensenville.

Commissioner Moruzzi seconded the motion.

Roll Call: Ayes: Ramirez, Janowiak, Moruzzi, Ventura, Weldon

Nays: Markowski, Gibbs

Motion carried.

Public Hearing: CDC Case Number 2010-2

Petitioner: AAA Cooper

Location: 611 Eagle Drive

Request: Conditional Use Permit; "Electric Fence"

Cindy Vaughan of Sentry Security Systems, LLC and William Gazarek of AAA Cooper were both present and sworn in by Chairman Markowski. AAA Cooper applied for a variance to allow an electric fence in 2008. It was denied by the Village Board and staff was given the direction to work with AAA Cooper on an alternative. AAA Cooper currently has the fence up without the electric charge. AAA Cooper is seeking the Conditional Use Permit pending the Village Board actions on the text amendment to allow an electric fence

Chairman Markowski asked if there were any members of the audience that would like to give testimony. There were none.

Motion: Commissioner Weldon made a motion to approve the Conditional Use Permit for an electric fence. Commissioner Moruzzi seconded the motion.

Roll Call: Ayes: Ramirez, Janowiak, Moruzzi, Ventura, Weldon
Nays: Markowski, Gibbs
Motion carried.

Public Hearing: CDC Case Number 2010-3
Petitioner: Mid-Northern Holding, LLC
Location: 207-227 & 229 W. Grand Avenue
Request: Variances; Sign and Amendments to Master Sign Plan

This case has been continued until 2/8/2010

Public Hearing: CDC Case Number 2010-4
Petitioner: Peterbilt Illinois-Chicago, Inc.
Location: 140-142 Thorndale Avenue
Request: Sign Variance, Number of Wall Signs and Sign Area

This case has been continued until 2/8/2010

Public Hearing: CDC Case Number 2010-5
Petitioner: PRI Group, LLC
Location: 600 N. Thomas Drive
Request: Conditional Use Permit; Outdoor Storage & Fence Variance

Jeff Gasmire and Anthony Varchetto were both present and sworn in by Chairman Markowski. PRI currently has thirty five employees and is open twenty four hours Monday through Friday. The company loads rail cars and over sea containers. There are twenty six dock doors with ten dock doors on the east side of the building. PRI has over fifty containers and is applying for a conditional use permit to allow them to be stored on the premises. There is currently no fence on the premises. The fence will be a six foot chain link fence. The Community Development Commissioners have requested a more accurate plat of survey for the property showing the fence and outdoor storage layout.

Motion: Commissioner Ventura made a motion to continue this case until February 8, 2010. Commissioner Ramirez seconded the motion.

All were in favor.

Motion carried.

Report from Community Development:

Mr. Viger reviewed both recent Village Board actions and prior CDC cases along with upcoming cases.

ADJOURNMENT:

There being no further business before the Community Development Commission, Commissioner Ramirez made a motion to adjourn the meeting. Commissioner Gibbs seconded the motion.

All were in favor

Motion carried.

The meeting was adjourned at 9:21 p.m.

Chairman
Community Development Commission