

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

May 11, 2009

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

Newly appointed Community Development Commissioner, James Geils, was present and sworn in by Deputy Village Clerk, Corey Williamsen.

ROLL CALL : Upon roll call, the following Commissioners were present: Ramirez, Wilhelm, Geils, Markowski, Kalogeresis
A quorum was present.

JOURNAL OF PROCEEDINGS:

The minutes of the Community Development Commission of April 13, 2009 were presented.

Motion: Commissioner Wilhelm made a motion to approve the minutes as presented. Commissioner Kalogeresis seconded the motion.

All were in favor.
Motion carried.

Public Hearing: CDC Case Number 041309-3
Petitioner: Bright Sky Cleaning Group, Inc.
Location: 1001 Fairway Drive
Request: A Conditional Use Permit for Outdoor Storage and Variance for a reduction in the drive aisle width.

Mr. Peter Gallagher was present and sworn in by Chairman Markowski. Mr. Gallagher represented Mr. Peter Gomopoulos, who was unable to attend the meeting. Bright Sky has had a history of theft and vandalism to their property; but they do not want to screen their fence. They believe a screened fence will keep the thieves from being observed by the police. There have been no thefts reported this year. There is currently a chain link fence around the rear parking area. In addition, cameras have been installed for security purposes. There are no fences installed on neighboring properties.

The company does not see any reason to strip the back lot for parking. The company feels the lines will be worn out and not visible, because trucks constantly drive over them. The front parking lot has already been striped and handicap parking has been assigned to meet code standards. Blue Sky will also install wheel guards to meet the code requirements

Commissioner Kalogeresis explained why the parking stripes are required by code. If the parking stripes are laid out as drawn on the Site Plan, there should be no problems for trucks backing in or out.

In regard to the Variance for the drive aisle width on the west, there is not enough room for a twenty-four foot aisle.

Chairperson Markowski encouraged Blue Sky to comply with all code requirements and warned the company that citations may be issued in the future for the striping and screening of the rear parking lot.

Landscaping on the west side of the building has been removed due to the flooding from the property on the west.

MOTION:

Commissioner Ramirez made a motion to approve the conditional use permit and a variance for the reduction in the drive aisle width, along with the requirement to bring everything on the property up to code.

Commissioner Kalogeresis seconded the motion.

ROLL CALL:

AYES: Ramirez, Wilhelm, Geils, Markowski, Kalogeresis

NAYS: None

Motion Carried.

Public Hearing:

CDC Case Number 051109-1

Petitioner:

Richard C. Kraemer

Location:

211 Beeline, Unit 12

Request:

Motor Vehicle Repair, both Major and Minor.

This case has been continued until 6/8/2009

Public Hearing: CDC Case Number 051109-2
Petitioner: Sentry Security Systems, LLC
Location: 611 Eagle
Request: A Variance for a fence that contains an electric charge sufficient to cause shock.

Ms. Cindy Vaughan, from Sentry Security Systems, and Mr. William Gazarek, from AAA Cooper, were both present and sworn in by Chairperson Markowski.

The electric fence was installed in May 2008 without a permit, because Sentry Security did not know the codes in Bensenville. The company was cited in August 2008 and the fence was removed. Sentry Security Systems had several meetings with the Electrical Inspector, Bob Hitchcock, regarding the fence. In December 2008, Mr. Hitchcock approved the 10' electric fence as a security system. In January 2009, the company was cited once again.

The fence is still up with warning signs in place; but it has no electric charge. The fence is energized by a 12 volt battery and is charged by a solar panel. It is installed one foot inside a non-charged, chain link perimeter fence. The fence will shock and release a person, when engaged; but it will not grasp or hold them. It will shock them enough to make them leave. Warning signs have been posted and the fence is monitored 24/7. The fence is turned off during the day and turned on at night and over the weekend. The fence is controlled from a panel to which only management has access.

There have been no police reports of theft by the company, even though the company transports high value items, such as, electronics.

Commissioner Kalogerisis strongly expressed, that the eclectic fence is against code.

MOTION: Commissioner Kalogeresis made motion to deny the variance for the fence, which contains an electric charge sufficient to cause shock.

Chairperson Markowski seconded the motion.

ROLL CALL: AYES: Markowski, Kalogeresis
NAYS: Geils, Ramirez, Wilhelm
Motion failed.

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 Kalogeresis made a motion to adjourn the meeting. Commissioner Ramirez seconded the motion.

All were in favor
Motion carried.
The meeting was adjourned at 8:58pm

Chairman
Community Development Commission