

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

June 8, 2009

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

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

JOURNAL OF PROCEEDINGS:

The minutes of the Community Development Commission of May 11, 2009 were presented.

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

All were in favor.
Motion carried.

Trustee Peconio address the Community Development Board. Trustee Peconio asked the Board to consider changing their meeting dates and times. Trustee Peconio is asking for the Community Development Board meetings be changed from the second Monday of every month at 7:30 p.m. to the first Monday of every month at 6:30 p.m. Trustee Peconio is the Chairman for the Economic/ Community Development Committee that meets on the second Tuesday of every month. He is asking for a meeting change so cases can move along faster. The Community Development Board will discuss a possible meeting change with other members of the Board along with staff.

Public Hearing: CDC Case Number 051109-1
Petitioner: Richard C. Kraemer.
Location: 211 Beeline, Unit 12
Request: A Conditional Use Permit for Motor Vehicle Repair, both Major and Minor.

Mr. Richard C. Kraemer was present and sworn in by Chairman Markowski. Mr. Kraemer is self employed. Mr. Kraemer had applied for a business in 2001; but was denied because his business did not have a Conditional Use Permit for auto repair. Upon being contacted on 1/21/09 Mr. Kraemer submitted a new application for a business license. This new application brought to light the lack of a Conditional Use Permit for motor vehicle repair, both major and minor. Mr. Kraemer had originally applied for a conditional use permit in July 2, 2002. Due to a change in staff, the application never came before the Community Development Commission.

The property and building has several property maintenance issues, which were discussed. Mr. Kraemer is not responsible for addressing the issues; but each individual unit owner.

Mr. Kraemer does not do any type of body work; but does engine, transmission and suspension work in his shop. Oil and Freon are put into separate containers. A company comes once a week to properly dispose of the materials. There are fans and two garage doors to properly vent the shop. Mr. Kraemer does not run the vehicles indoors. Three other tenants in the building do motor repair work.

Mr. Kraemer and his neighbor share a dumpster. The dumpster is not properly enclosed, so Mr. Kraemer will bring the dumpster inside his building each night.

Mr. Kraemer does not have a fire alarm in his shop. He does have insurance for all equipment and customers' vehicles. The fire extinguishers are up to date. Mr. Kraemer will contact the Fire Department and have a key box installed. The Commissioners also ask for a report from Inspector Tom Crowe regarding the fire alarm and any other violations that need to be corrected. The Commissioners also asked for a copy of the Covenant from the new Condo Association for the next Public Hearing. Until the Board has reviewed these reports, they are seeking a continuance on this case.

MOTION: Commissioner Ramirez made a motion to continue CDC case 051109-1.

Commissioner Gibbs seconded the motion.

All were in favor.

Motion carried. The case was continued.

Public Hearing: CDC Case Number 060809-1

Petitioner: Bill Koutsianelas

Location: 16W598 Third Ave

Request: A pre-annexation agreement to connect to the Village of Bensenville's sewer system.

Mr. Bill Koutsianelas was present and sworn in by Chairman Markowski. Mr. Koutsianelas is seeking approval to connect to Bensenville's sewer system. Neighbors are concerned with the health issues brought about by the collapsed of his septic system. Ernest Gossett of 16W588 Third, the neighbor to the east, was present and sworn in by Chairman Markowski. Mr. Gossett was seeking answers from the Community Development Board on how his property would be affected. He is all in favor of Mr. Koutsianelas connecting to Bensenville's sewer system.

The property has a paved drive way with stones along the sides. The stones will be removed to meet the code.

MOTION: Commissioner Ramirez made a motion to approve the pre-annexation agreement to connect to the Village of Bensenville's sewer system.

Commissioner Gibbs seconded the motion.

ROLL CALL: AYES: Markowski, Gibbs, Geils, Ramirez

NAYS: None

Motion carried.

Report from Community Development:

Ms. Bunch 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 Geils seconded the motion.

All were in favor

Motion carried.

The meeting was adjourned at 8:35pm

Chairman
Community Development Commission