

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION
April 9, 2007

CALL TO ORDER: The meeting was called to order at 7:30 p.m.

ROLL CALL: Upon roll call, the following Commissioners were present:

Gibbs, Markowski, McCutcheon, Ramirez, Wilhelm

Absent: Zaleske

A quorum was present.

CHAIRPERSON PRO-TEM

APPOINTMENT: Commissioner Ramirez made a motion to appoint Commissioner Markowski as Chairperson Pro-Tem. Commissioner Wilhelm seconded the motion.

All were in favor. Motion carried.

JOURNAL OF

PROCEEDINGS: The minutes of the Community Development Commission of March 12, 2007 were presented.

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

All were in favor. Motion carried.

Chairperson Pro-Tem Markowski explained the hearing process and the role of the Community Development Commission.

Public Hearing CDC Case No. 040907-1

Petitioner: Ellis Street Partners, LLC

Location: 1120 and 1140 N. Ellis, Bensenville

Request: Site Plan Review for the development of 1120 and 1140 N. Ellis for one to four tenants.

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Witnesses: **Jeffrey S. Gumbiner**
400 Skokie Boulevard
Northbrook, Illinois 60062

Jennifer Oslager
1152 Spring Lake Drive
Itasca, Illinois 60143

Chairperson Pro-Tem Markowski swore in the witnesses.

Jeffrey Gumbiner provided a brief history on the creation of his business and projects his firm has been involved with. His firm has worked on commercial projects within several municipalities and retail projects in Chicago. Approximately one and half years ago, the firm has been focusing on properties and projects around O'Hare Airport. Washington Properties purchases and upgrades facilities around the airport. The strategy is to purchase properties and renovate or tear them down and construct as new. Washington Properties focuses on quality developments. The properties on this evening's agenda were purchased from Rubin and Waste Management. Mr. Gumbiner distributed an illustration of the proposed facility. Mr. Gumbiner displayed an aerial photograph depicting the location of the site. Tenants for this site will be airport related uses. The development will attract higher quality tenants. Site Plan and the elevations were displayed for the Commissioners. The traffic study was distributed to the Commissioners just prior to the meeting.

Chairperson Pro-Tem Markowski expressed confusion as to why the address on the building shows 1110 Ellis but the petition is for 1120 and 1140.

Mr. Gumbiner advised that 1110 and 1120 are the same parcel.

Chairperson Pro-Tem Markowski asked if the truck bay doors meet code.

Jennifer Oslager advised that all truck doors meet code at 14 feet.

Commissioner Ramirez commented that the proposed trash collection enclosure is a long way from the east side of the building.

Mr. Gumbiner advised that this is not uncommon in these types of uses.

Ms. Oslager added that she considered placing one on the east side but it would be to close to the street and would be visible. Unlike retail, the location of the trash enclosure is adequate for industrial users.

Chairperson Pro-Tem Markowski inquired if there will be a need for site remediation.

Mr. Gumbiner responded that the trailers will be removed by April 30, 2007. Upon Site Plan Approval and the issuance of permits by the Village, the structures will be demolished and the site cleaned. The Fire Department has checked the site for old tanks, and a professional firm was employed to provide an environmental examination.

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Village Planner, Marcy Bunch, referred the Commissioners to Pages 9 and 10 of ATC Associates Inc. Phase II Environmental Site Assessment.

Commissioner Ramirez requested that Mr. Gumbiner review the traffic study which was distributed this evening.

Mr. Gumbiner read aloud the "Executive Summary" which is on Page 1 of the Traffic Impact Analysis. Mr. Gumbiner stated that although there will be a lot of docks, there will not be a lot of traffic in and out of the site.

Chairperson Pro-Tem Markowski inquired if there are any tenants for this site.

Mr. Gumbiner responded that there are none as yet.

Assistant Village Manager for Community Development, Steve Marshall, advised that the use of the property has already been determined. The facility will be utilized by those in the transportation industry. There will be a lot of trucks.

Commissioner Gibbs expressed concern with additional traffic which is bound to appear at the intersection of Irving Park and York Roads.

Mr. Gumbiner feels that most truckers will know the best routes to take at different times of the day in order to avoid problems.

Commissioner Gibbs commented that he wanted his concerns noted for the record.

Commissioner Ramirez asked if the construction will be of one open building.

Mr. Gumbiner responded in the affirmative. Once tenants are secured, the petitioner will come to the Village with demising plans.

Commissioner Ramirez inquired if there will be a second floor.

Mr. Gumbiner responded that there is just the appearance of a second floor. There will only be one floor.

Mr. Marshall advised that the demising walls will go straight back with a maximum of four tenants.

Chairperson Pro-Tem Markowski asked if the Fire Department has any concerns.

Mr. Gumbiner advised that they have met with the Fire Department and that there are no problems.

Chairperson Pro-Tem Markowski asked if there were any further questions and/or comments by

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the Commissioners. There were none.

There were no audience members in attendance.

MOTION: **Commissioner Gibbs made a motion to approve the Site Plan Review for the development of 1120 and 1140 N. Ellis for one to four tenants. Commissioner Wilhelm seconded the motion.**

ROLL CALL: **AYES: Gibbs, McCutcheon, Ramirez, Wilhelm, Markowski**

NAYS: None

Motion carried.

Chairperson Pro-Tem Markowski closed Public Hearing CDC Case No. 040907-1.

FINDINGS OF

FACT: The Commissioners reviewed the Approval Criteria listed on Pages 3, 4, and 5 of Staff Report and found them to be acceptable.

ADJOURNMENT: Commissioner Ramirez made a motion to adjourn the meeting. Commissioner McCutcheon seconded the motion.

All were in favor. Motion carried.

Chairperson Pro-Tem Markowski adjourned the meeting at 8:05 p.m.



Chairperson Pro-Tem
Community Development Commission