

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION
January 22, 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

A quorum was present.

CHAIRPERSON PRO-TEM

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

All were in favor. Motion carried.

JOURNAL OF

PROCEEDINGS: The minutes of the Community Development Commission of January 8, 2007 were presented.

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

All were in favor. Motion carried.

Public Hearing CDC Case No. 010807-1

Petitioner: Interra-Vision Development, LLC

Location: 5, 7 & 9 W. Irving Park Road

Request: Approval of Preliminary/Final Subdivision Plat and Approval of an **Amendment to the Planned Unit Development.**

Assistant Village Manager for Community Development, Steven Marshall, advised that the petitioner has requested a continuation.

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Per the petitioner's request, Chairperson Pro-Tem Markowski continued Public Hearing CDC Case No. 010807-1.

Commissioner Zaleske arrived at 7:32 p.m.

Public Hearing CDC Case No. 012207-1

Petitioner: **Sprint-Nextel**

Location: **24 S. Addison**

Request: **To consider a Conditional Use Permit for wireless telecommunication equipment, including nine antennae and an equipment enclosure.**

Chairperson Pro-Tem Markowski called Public Hearing CDC Case No. 012207-1 to order.

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

Witness: **Kathy Farina**
210 W. 22nd Street
Oak Brook, Illinois

Chairperson Pro-Tem Markowski swore in the witness.

Kathy Farina advised that Sprint has a facility located on the roof at 24 S. Addison which has been serving the community since it was originally installed in 1998. The equipment needs to be upgraded. The petitioner is proposing to install nine antennae in three sectors. The petitioner is also proposing the installation of a communications equipment enclosure just north of the existing equipment. Upgrade of this system will provide a significant improvement in the community for all Sprint users.

Steven Marshall reviewed the sequence of events leading up to the request for a building permit from Sprint to upgrade their equipment and install an equipment enclosure. Although AT&T appeared before the CDC, Sprint never did. The Village did give permits to AT&T in July, 1998 and to Sprint in August, 1998. Although the petitioner is calling this an upgrade, Village staff believe it is more than an upgrade. The existing antennae are considered legal non-conforming.

Chairperson Pro-Tem Markowski questioned whether the equipment will have lightening rods and what the overall height will be.

Ms. Farina advised that the construction drawings, which were submitted when applying for the building permit in November, 2006, depict the lightening rod and all dimensions.

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Commissioner Ramirez requested and received from Ms. Farina clarification of the location of the new equipment.

In response to Commissioner Ramirez, Ms Farina advised that there are currently six antennae; two per sector. They will all be removed and nine new antennae installed; three per sector. The new antennae are smaller and not as wide. The dimensions of the old antennae are 96" h x 12" w x 7" d. The new antennae are 48" h x 12" w x 7" d.

Commissioner Gibbs questioned the condition of the current equipment shed, and if the Village needs to be concerned with the materials used. Commissioner Gibbs recommended that the condition of the current shed be checked.

Ms. Farina advised that the existing shed does not belong to Sprint. She added that the equipment sheds are generally all constructed of the same materials. They are not of masonry construction but are an aggregate brown color stone.

Mr. Marshall advised that he will have the building inspector take a look at the existing shed to make sure it is in good repair.

Commissioner Zaleske questioned the weight of the new equipment.

Ms. Farina advised that the new equipment will probably weigh more but that the petitioner has already conducted a structural study.

Commissioner McCutcheon asked if the backup generator is located on the roof.

Ms. Farina responded that it is located on the ground.

Commissioner Zaleske inquired if the existing transformer concrete pad belongs to Sprint.

Ms. Farina responded that it does not.

Chairperson Pro-Tem Markowski asked if any of the Commissioners had any further questions and/or comments. There were none.

There were no audience members in attendance.

MOTION: Commissioner Zaleske made a motion to approve the Conditional Use Permit for wireless telecommunication equipment, including nine antennae and an equipment enclosure. Commissioner McCutcheon seconded the motion.

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AYES: Gibbs, McCutcheon, Ramirez, Wilhelm, Zaleske, Markowski

NAYS: None

Motion carried.

Chairperson Pro-Tem Markowski closed Public Hearing CDC Case No. 012207-1.

FINDINGS OF

FACT: The Commissioners reviewed and agreed with the Approval Criteria and Staff Recommendations on pages 4 and 5 of Staff Report dated January 22, 2007.

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

All were in favor. Motion carried.

Chairperson Pro-Tem Markowski adjourned the meeting at 7:50 p.m.



Chairperson Pro-Tem
Community Development Commission

PASSED AND APPROVED by the Community Development Commission this 12th day of February, 2007.