



VILLAGE OF HANOVER PARK
DEVELOPMENT COMMISSION
REGULAR MEETING

Municipal Building, Village Board Room 214
2121 W. Lake Street
Hanover Park, IL 60133

Thursday, April 14, 2011
7:00 p.m.

MINUTES

1. CALL TO ORDER: ROLL CALL

Chairman Bakes called the meeting to order at 7:00 p.m.

PRESENT: Commissioners: Mark Mercier, Patrick Watkins,
Virginia Wachsmuth, Philip
McBride, Arthur Berthelot, Scot
Neil

ABSENT: Commissioner: Roy Pouse
ALSO PRESENT: Trustee Ed Zimel, Jr., Director
Patrick Grill, Planner Katie
Bowman, Secretary Regina
Mullen

Chairman Bakes appointed Auxiliary Member Scot Neil as a full voting member of the Commission for this meeting.

2. PLEDGE OF ALLIEGENCE:

3. ACCEPTANCE OF AGENDA:

Motion by Commissioner McBride to accept Agenda as presented, seconded by Commissioner Mercier.

Voice Vote:

All AYES:

Motion Carried: Accepted Agenda.

4. PRESENTATIONS/REPORTS: None.

5. APPROVAL OF MINUTES:

5-a. Request to approve the Regular Meeting Minutes of March 10, 2011.

Motion by Commissioner Wachsmuth to approve the Minutes,
seconded by Commissioner Mercier.

Voice Vote:

All AYES.

Motion Carried: Approved the Regular Meeting Minutes of March 10,
2011.

6. ACTION ITEMS:

6-a. Public Hearing:

Consider a request by Derek McGrew (applicant) on behalf of the
Hanover Park Park District (property owner) for a Special Use
Amendment and Variance from the Village of Hanover Park Zoning
Ordinance to allow a wireless communications facility (non Village
owned facility) and a 30' variance from the maximum 60' antenna
height at 1700 Greenbrook Boulevard, Hanover Park, IL

Applicant Derek McGrew presented "Return Receipt Cards."

Chairman Bakes entertained a motion to Open the Public Hearing.

Motion by Commissioner McBride to Open the Public Hearing,
seconded by Commissioner Wachsmuth.

Voice Vote:

All AYES.

Motion Carried: Public Hearing Opened.

Planner Bowman stated the Public Hearing was properly published on
March 25, 2011 in the *Daily Herald*.

Planner Bowman presented the applicant's request to construct a
wireless communications facility cell tower at Safari Springs Water
Park in the area north of the parking lot and south of the detention
pond. The site is zoned R2 single family residential, and surrounding
the property uses include residential, commercial, educational and
institutional. The tower is proposed to be 90' in height in the form of a
flagpole with a flag. The equipment will be enclosed in an equipment
shelter in keeping with common practice within the Village.

The applicant proposes this tower due to a need for additional T-Mobile service, as shown in propagation maps. In order to construct the tower at the proposed height of 90', a variance is required of 30' beyond the 60' permitted for an antenna. Staff supports the proposal in keeping with the Comprehensive Plan showing support for wireless communication within the Village.

Staff recommends a standard monopole be used due to the fact that if a flag were flown at night there would be lighting required, and there may be some noise associated with the large flag. Staff also recommends that additional carriers be permitted to utilize the pole, which would lessen the need for additional towers in the Village.

Chairman Bakes swears in Applicant Derek McGrew, 8500 E. Bryon Mawr, Chicago, IL.

Applicant McGrew is a subcontractor working for various wireless cell companies. Mr. McGrew locates areas to construct cell towers that are zoneable and leasable to improve the level of wireless cell services. He has chosen Safari Springs Water Park for the construction of this new cell tower, and has been negotiating a lease with the Hanover Park Park District.

Petitioner McGrew states he is not opposed to changing out the design of the cell tower. The cabinets that store their equipment will be below the fence line so only the fence will be visible. If you use a shelter it will be over the height of the fence. Either option is acceptable.

Chairman Bakes swears in Rosemary Brocato and Anthony Brocato of 5755 Essex Court, Hanover Park, IL.

Ms. Brocato's residence would be located next to the tower and she is concerned about the radiation waves – RF Signals. Ms. Brocato also suggests relocating the tower out of a residential area - County Farm and Stearns, the Forest Preserve property.

Applicant McGrew states that due to the Telecommunications' Act of 1996, health concerns cannot be discussed in this meeting. He could, however answer the questions outside the meeting. Applicant restated Safari Springs Water Park is a better location and referred to his propagation maps.

Mr. Brocato stated the FCC has regulations regarding antenna affected

radiated power per channel, based upon residential and non-residential areas. He also questioned the power of the tower. Mr. Brocato asked if approval of this item was the sole decision of this Commission.

Applicant McGrew stated he is not aware of any differences that the FCC governs, and shared a report with Mr. Brocato on power density.

Chairman Bakes stated this is a fact finding Commission and this request would go before the Village Board for final approval.

Chairman Bakes offered the Commission an opportunity to voice their concerns.

Commissioner Mercier requested relocating the cell tower to a non-residential area.

Commissioner Watkins requested a propagation map for the 60' tower versus a 90' for a comparison? Commissioner Watkins likes the idea of a cabinet versus a shelter at this location.

Applicant McGrew stated by adding 30' to the tower, it can serve two additional carriers.

Commissioner Berthelot requested the color of the pole and fence blend in with the surrounding landscape.

Commissioner McBride requested a concrete barrier on the parking lot side of the tower and likes the idea of a flagpole tower with flag.

Applicant McGrew stated the Park District would be maintaining the flag and required lighting.

Chairman Bakes requested proximity to the nearest resident.

Planner Bowman stated the tower is approximately 95' east of a commercial property line and 215' south of a residential property line.

Applicant McGrew stated the tower is designed to collapse upon itself.

Trustee Zimel, Jr. questioned the location of the tower.

Chairman Bakes swears in resident Eugene Lamesch, 27W054 Greenbrook Boulevard, Hanover Park, IL

Mr. Lamesch is not in favor of placing the cell tower in a residential area.

Applicant McGrew explained these days more people are working from home, getting rid of their landlines and using their cell phones. The cell companies have to provide coverage to these residents.

Trustee Zimel, Jr. requested Applicant provide the Commission with a propagation map showing an alternative location – Village Water Treatment Plant.

Planner Bowman presented the Draft Findings of Fact and, upon the request of this Commission, stated the following additional materials be provided by the Applicant:

1. Plans indicating the provision of a protective barrier between the wireless facility and adjacent parking and parking lot (to the south and east);
2. Diagram defining and indicating the collapse area of the proposed tower;
3. Propagation map for a 60' tower at the proposed location;
4. Propagation map (at 60' and 90') and any other accompanying information for an alternative location at the Village of Hanover Park Water Treatment Plant Site;
 - Southeast of the intersection of Arlington Drive and Greenbrook Boulevard;
5. A variance will be required for the proposed 7' fence enclosure. If it is desired, staff would be amenable to the proposal of a 6' fence, which is the maximum height in a residential district; and
6. The proposed conditions of approval have been altered to remove the requirement for enclosure of equipment. Proposed equipment 'cabinets' was found to be acceptable.

Motion by Commissioner Wachsmuth for Applicant to provide additional materials prior to the posting of the next Meeting Agenda, seconded by Commissioner Berthelot.

Roll Call Vote:

AYES: Commissioners: Berthelot, Mercier, Neil, Wachsmuth,
Chairman Bakes

NAYS: Commissioners: McBride, Watkins,

ABSENT: Commissioner: Pouse

Motion Carried: Applicant to provide additional materials prior to the posting of the next Meeting Agenda.

Motion by Commissioner Watkins to Table Agenda Item 6-a. to the May 12, 2011 Development Commission meeting, seconded by Commissioner Mercier.

Roll Call Vote:

AYES: Commissioners: Berthelot, McBride, Mercier, Neil,
Wachsmuth, Watkins, Chairman Bakes

NAYS: Commissioners:

ABSENT: Commissioner: Pouse

Motion Carried: Agenda Item 6-a. Tabled to the Development Commission meeting of May 12, 2011.

Motion by Commissioner McBride to Close the Public Hearing, seconded by Commissioner Mercier.

Voice Vote:

All AYES.

Motion Carried: Public Hearing Closed.

7. TOWNHALL SESSION:

Persons wishing to address the public body must register prior to Call to Order. Please note that public comment is limited to 5 minutes per speaker.

8. OLD BUSINESS (NON-ACTION ITEMS):

Commissioner McBride requested staff review our current Retail Ordinance to consider disallowing multi-tenant businesses to consider other options available.

Chairman Bakes requested staff review multi-tenant retail use in an Industrial area.

9. NEW BUSINESS (NON-ACTION ITEMS): None.

10. ADJOURNMENT:

Motion by Commissioner McBride to Adjourn, seconded by Commissioner Wachsmuth.

Voice Vote.

All AYES.

Motion Carried: Meeting Adjourned 8:10 p.m.

Recorded and transcribed by:

Regina Mullen
Commission Secretary
On this 14 day of April, 2011.

Jeffrey Bakes, Chairman