



## Village of Hanover Park Administration

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VILLAGE MANAGER  
JULIANA A. MALLER

### VILLAGE OF HANOVER PARK DEVELOPMENT COMMISSION SPECIAL MEETING Municipal Building, Room 214 Hanover Park, IL Thursday, November 13, 2014 7:00 p.m. MINUTES

1. **CALL TO ORDER: ROLL CALL**

**Chairperson Wachsmuth** called meeting to order at 7:06 p.m.

PRESENT: Commissioners: James Aird, , Arthur Berthelot, Parthiv Patel,  
Chairperson Virginia Wachsmuth

ABSENT: Commissioners: Patrick Watkins, Gary Rasmussen , Scot Neil  
,Mark Mercier

ALSO PRESENT: Director Shubhra Govind, Secretary Kathleen  
Arnold, Mark C. Zahn, 464 N. Milwaukee,  
Chicago, IL 60654 , George Gaulrapp, 3420  
Katherine Drive, Jeff Schumacher, 207  
Crooked Tree Ct, Linda N. Stokes, 1822  
Downey Ct, James McCarthy, 633 Swinford  
Rd.

2. **PLEDGE OF ALLEGIANCE:**

3. **ACCEPTANCE OF AGENDA:**

**Motion to Amend Agenda:**

Motion by Commissioner Aird to accept Agenda with the amended order as requested by  
Chairperson Wachsmuth (table Minutes of 8-14-14 and 10-9-14 approval to next meeting  
when Commissioner Mercier is present) seconded by Commissioner Berthelot.

Motion to Approve Amended Agenda:

Motion by Commissioner Aird, seconded by Commissioner Berthelot.

**Voice Vote:**

**All AYES.**

**Motion Carried:** Agenda Accepted.

Motion by Commissioner Aird to accept Agenda with the amended order as requested by Chairperson Wachsmuth (table Agenda item 6.b Text Amendments to a future meeting seconded by Commissioner Patel.

Motion to Approve Amended Agenda:

Motion by Commissioner Aird, seconded by Commissioner Berthelot.

**Voice Vote:**

**All AYES.**

**Motion Carried:** Agenda Accepted.

**4. PRESENTATIONS/REPORTS:** None.

**5. APPROVAL OF MINUTES:**

**5-a.** Regular meeting Minutes of August 14, 2014.

Pending approval.

**5-b.** Regular meeting Minutes of October 9, 2014

Pending approval.

**Voice Vote:**

**All AYES.**

**Motion Carried: Pending.**

**6. ACTION ITEMS:**

**6-a. Public Hearing:** to consider a request by Mark C. Zahn of David Mason & Associates, Inc. (applicant) on behalf of Rick Ranieri of Commonwealth Edison (property owner) for a Special Use from the Village of Hanover Park Zoning Ordinance for a wireless telecommunications facility (non-village-owned facility) and a Variance from the Village of Hanover Park Zoning Ordinance for a variance from the maximum 60 foot antenna height and a variance from the accessory structure location requirements, for the construction of an 85 foot tall monopole tower for wireless data communications at the existing ComEd substation site, located at 5881 County Farm Road, Hanover Park, Illinois

**Chairperson Wachsmuth:** Entertains a motion to Open the Public Hearing.

Motion by Commissioner Aird to open the Public Hearing, seconded by Commissioner Berthelot.

**Voice Vote:**

**All AYES.**

**Motion Carried:** Public Hearing Opened.

**Village Director Shubhra Govind** presents a summary of the request before the Commission for a Special Use and Variance. Hardcopies of Photos of Site, Site Plan and

Elevations and a Draft Findings of Facts were presented to the Commission.

The Public Notice was published in the *Daily Herald* on October 28, 2014.

**Chairperson Wachsmuth** invited representatives of the application up to the podium to speak on behalf of the property owner.

**Sworn In** – George Gaulrapp – ComEd, Mark C. Zahn – David Mason & Associates, Jeff Schumacher – ComEd.

**Jeff Schumacher** – presents their request for a Special Use from the Village of Hanover Park Zoning Ordinance for a wireless telecommunications facility (non-village-owned facility) and a Variance from the Village of Hanover Park Zoning Ordinance for a variance from the maximum 60 foot antenna height and a variance from the accessory structure location requirements, for the construction of an 85 foot tall monopole tower for wireless data communications at the existing ComEd substation site, located at 5881 County Farm Road, Hanover Park, Illinois

Per a notification from AT & T, Frontier and Verizon that they will no longer support the old analog circuitry, ComEd has implemented a five year project to update 250 substations.

**Mark C. Zahn** – presents site plan and explained the reason the pole has to be 85' and also why the pole has to be 5' vs 10' from the building. Additional landscaping was proposed for the north side of the site. The pole is designed to withstand a Level 5 hurricane and if it did come done the only disruption would be to ComEd's communication service. ComEd does not lease use of their communication devices.

**George Gaulrapp** – advised ComEd will provide Substation Training to Fire Fighters. Presented reasons for not paving due to attracting skateboarders and water run off issues. They will add more landscaping.

**Sworn In** – James McCarthy, 633 Swinford Road.

**James McCarthy** – expressed concern for property values and wanted to know if trucks would be coming in and out early in the morning and creating a noise issue. Would like new vegetation on the south side. He has had problems in the past with trees falling on his fence which he was not compensated for. He is concerned about the position of the pole as he can see it from his yard. His other neighbors are concerned and he does not know why they are not here.

**Sworn In** – Linda Stokes, 1822 Downey Ct

**Linda Stokes** – Concerned about the long term health effects of being so close to the high voltage.

**Sworn In** – **Arlene Sager**, 1031 Langford Road

**Arlene Sager** – concerned about interference of other technical devices such as Comcast and cell phone services.

**Chairperson Wachsmuth** entertained a motion to close the Public Hearing.  
Motion by Commissioner Berthelot, seconded by Commissioner Aird.

**Voice Vote:**

**All AYES.**

**Motion Carried:** Public Hearing Closed.

**Commissioner Berthelot** stated he understands request not to pave driveway due to skateboards. Would like to see bushes and trees shifted on property and recommended checking with the Hanover Park Forester on what to plant. Would they be parking trucks overnight or generating noise of running trucks non-stop. As with some cell phone towers would the antennas create a whistle sound when the breeze blows.

**Commissioner Patel** feels the driveway should not be paved and would like to see more landscaping.

**Commissioner Aird** expressed concern for safety of airplanes flying in and out of Schaumburg Airport and asked if a light was on top of the pole. Disagrees that the driveway needs to be paved.

**Chairperson Wachsmuth** is concerned about landscaping on the Bartlett side of the site and would like the village forester to make some recommendations for class A landscaping. Concerned for residents who live near substation and would ask that work be done during the hours of 7:00 am to 9:00 pm.

**Village Director Govind** presents the Draft Findings of Facts and recommendations to the Commission.

**Chairperson Wachsmuth** entertained a Motion to approve the Draft Findings of Facts.  
Motion by Commissioner Aird, seconded by Commissioner Berthelot.

**Roll Call Vote:**

AYES:	Commissioners:	Aird,Berthelot,Patel Chairperson Wachsmuth
NAYS:	Commissioner:	None
ABSENT:	Commissioners:	Watkins,Rasmussen,Mercier,Neil

**Motion Carried:** Approved the Draft Findings of Facts.

**Chairperson Wachsmuth** entertained a Motion to recommend approval of request by Commonwealth Edison (property owner) for a Special Use from the Village of Hanover Park Zoning Ordinance for a wireless telecommunications facility (non-village-owned facility) and a Variance from the Village of Hanover Park Zoning Ordinance for a variance from the maximum 60 foot antenna height and a variance from the accessory structure location requirements, for the construction of an 85 foot tall monopole tower for wireless data communications at the existing ComEd substation site, located at 5881 County Farm Road, Hanover Park, Illinois as approved in the Draft Findings of Fact and forward to the Village Board for their consideration.

Motion by Commissioner Berthelot as approved in the draft findings of fact for a Special Use to allow installation of an additional wireless communications facility (nonvillage-owned facility) in the form of additional antennas and associated equipment on and around the existing tower structure and forward to the Village Board for their consideration, seconded by Commissioner Aird.

**Roll Call Vote:**

AYES:	Commissioners:	Aird, Berthelot, Patel, Chairperson Wachsmuth
NAYS:	Commissioner:	None
ABSENT:	Commissioners:	Watkins, Rasmussen, Mercier, Neil

**Motion Carried:** Approved.

- 7. **TOWNHALL SESSION:** None.
- 8. **OLD BUSINESS (NON-ACTION ITEMS):** Village Director Govind asked the commissioners there thoughts on fence height for stone or chain link fences, can residents have 6’ or 5’. The consensus of the commissioners is a chain link fence is utilitarian and does not look attractive over 5’ and cannot have multiple types of fences.
- 9. **NEW BUSINESS (NON-ACTION ITEMS):**

**9-a. Village Director Govind**

1. **Corrigan Moving Systems** – Grand opening November 12<sup>th</sup>.

2. **4475 Turnberry Drive** – Received a request for a public hearing for a daycare.

**10. ADJOURNMENT:**

Motion by Commissioner Berthelot, seconded by Commissioner Aird.

**Voice Vote:**

**All AYES.**

**Motion Carried:** Meeting adjourned at 8:09 p.m.

**Recorded and Transcribed by:**



**Kathleen Arnold, Secretary**  
**this 13<sup>th</sup> day of November, 2014**



**Virginia Wachsmuth, Chairperson**