MEETING:	**Development Commission**
DATE:	**January 8, 2009**
LOCATION:	**Municipal Building – Room 214**

CALL TO ORDER - ROLL CALL

Chairman Bakes called the meeting to order at 7:30 p.m.

MEMBERS PRESENT: Jeffrey Bakes, Rich Bergmann, Philip McBride, Wayne Lowrey, Mark Mercier, William Cannon, Ed Zimel, Jr. (Aux.).

MEMBERS ABSENT: Patrick Watkins, Seth Sabel (Aux.), Terrance Kerns (Aux.).

ALSO PRESENT: Village President Rodney Craig
Trustee William Manton, Board Liaison
Jackie Reyff, Chief Planner

QUORUM PRESENT: Yes

Chairman Bakes appointed Auxiliary Member Ed Zimel, Jr. as a full member of the Commission for this meeting.

PLEDGE OF ALLEGIANCE

Everyone joined in the Pledge of Allegiance.

APPROVAL OF AGENDA

Commissioner McBride motioned to approve the agenda as presented, seconded by Commissioner Lowrey. **Voice Vote:** All Ayes – Motion carried.

APPROVAL OF MINUTES

Commissioner Mercier made a motion to approve the November 13, 2008 minutes, seconded by Commissioner Lowrey. **Voice Vote:** All Ayes - Motion carried.

Discussion – Wind Farm Energy Alliance In response to an initiative raised at the last Village Board meeting, Village President Craig presented information on the wind turbine alliance for school districts, community colleges and municipalities to the Development Commission as a courtesy before going to the Village Board. He reported on the number of school districts, community colleges, and municipalities that have joined the Wind Farm Energy Alliance as of today. President Craig has been working with legislators on this issue. Information distributed included a copy of a proposed boilerplate resolution for the Board's consideration when this issue does come about. President Craig stated he would like to have a meeting including the Development Commission, Environmental Committee and Village Board to talk about what this means to Hanover Park. He commented on taking this wind farm initiative into consideration with the Comprehensive Plan update currently under review. President Craig noted if the Village Board wants to approve the initiative, then dollars will need to be allocated to support travel related to these efforts. Brief discussion on how Com Ed would be involved. President Craig stated both sides of the House are supportive of this as it is a bipartisan issue. Chairman Bakes thanked President Craig for the information and for his dedication put into this on behalf of the people of this community. He stated if the Board decides they want to bring this to Development Commission, the Commission would be more than happy to hear this matter. President Craig would like to also include the School District and Environmental Committee in discussions as they are also vested in looking at these things.

CALL OF CASES

A. **Cricket Communications, 1760 Jensen Boulevard (1698 Tower Drive)** – Petitioner is requesting a Special Use from the Village of Hanover Park Zoning Ordinance to allow Cricket Communications to collocate on an existing telecommunication tower at 1698 Tower Drive, Hanover Park, Illinois.

Green cards were presented to the Commission by the Petitioner.

Date of publication for the public hearing was December 16, 2008 in the Daily Herald.

STAFF SUMMARY

Background and summary information per Staff Report dated December 29, 2008 was presented by J. Reyff. She outlined the conditions included with the Staff Report. The petitioner noted that the equipment will fit on the existing compound. J. Reyff provided pictures of the existing shelter already on Tower and one built on Morton. She stated Village owned water towers at Morton and Hartmann are in residential areas and have outside shelter around the equipment, and Development Commission can add a condition for outside shelter if they would like to see an equipment shelter built around the equipment the petitioner is putting at Tower Drive. J. Reyff noted the difference from the Morton and Harmann towers is the area around Tower Drive is commercial and industrial.

PETITIONER TESTMONY

The following person was sworn in by Chairman Bakes: Tony Kaeo, 3701 Algonquin Road, Rolling Meadows, IL 60008.

Mr. Kaeo provided pictures of the equipment Cricket is proposing to locate on the telecommunications tower, and he stated most of the equipment is outside sitting on pads. Chief Planner explained there is a different zoning situation for the towers the Village owns located on Morton and Hartmann. Commissioner Zimel confirmed the equipment would be in a fenced in area as well. Mr. Kaeo replied yes. He stated they are not expanding or trying to go outside of the existing compound. He explained the benefits of Cricket Communications including offering month-to-month services and being a low cost, high quality provider. Commissioner Zimel asked if the pad will be elevated as pictured. Mr. Kaeo replied the pad will be on concrete risers.

QUESTIONS/COMMENTS FROM THE AUDIENCE

There were no questions/comments from the Audience.

QUESTIONS/COMMENTS FROM THE COMMISSIONERS

Commissioner Zimel asked if the power poles are going to be located as shown in the pictures. Mr. Kaeo replied that is just an example and that the power will be sitting on the side not behind. He confirmed all the equipment will be enclosed.

Commissioner Cannon asked if there will be any other visual impact other than the additional antennas on the towers and the equipment on the base. Mr. Kaeo clarified they will only be installing 3 antennas so the aesthetic impact will be pretty minimal and the antennas will be smaller than what is currently out there now.

Commissioner Mercier asked if the footprint is going to handle equipment for today and the future. Mr. Kaeo replied the only thing that would need to be upgraded is that additional antenna. Commissioner Mercier confirmed the footprint is the same other than the antenna itself. He asked if Cricket Communications will be using the towers already there. Mr. Kaeo replied yes. Commissioner Mercier asked if any future equipment will also piggyback on those towers as far as the antenna goes. Mr. Kaeo replied yes. Commissioner Mercier asked about the property to the west being zoned R-2 Single Family Residence. J. Reyff stated there is a church there.

Commissioner McBride asked how long Cricket Communications has been in business. Mr. Kaeo replied 8 - 9 years. Commissioner McBride asked if the base station equipment is being purchased from one of the carriers. Mr. Kaeo replied a lot of the equipment is purchased here locally. Commissioner McBride asked the duration of the lease. Mr. Kaeo replied the lease with Crown Castle is pretty much standard, 5 years with additional 5 year terms. Commissioner McBride questioned the maintenance of the equipment and how emergency operations are addressed. Mr. Kaeo replied all the equipment is through the base station as far as the alarms and maintenance. Commissioner McBride asked if 6 antennas will be enough for future utilization. Mr. Kaeo replied sure.

Commissioner Lowrey asked about the voltage and safety of the external wires going to the tower. Mr. Kaeo confirmed they are low voltage and that it is part of the leasing process to make sure they are not interfering and are safe. Trustee Manton clarified that is not a zoning issue but part of the building permit process.

Commissioner Bergmann expressed concern with the decibel rating of the equipment being outside. Mr. Kaeo stated the only decibel noise would be from a 4" fan which would be comparable to the same amount of noise as a desk fan, and it is only on a few hours a day. Commissioner Bergmann asked if there is a backup generator. Mr. Kaeo replied no.

Commissioner Cannon stated he has several buildings in Chicago that have cell towers on the roofs of residential buildings, and there has never been any noise complaint from any of this equipment.

Commissioner McBride motioned to close the taking of testimony, seconded by Commissioner Bergmann. Voice Vote: All Ayes - Motion carried.

DRAFT FINDINGS OF FACT- Special Use

The Draft Findings of Fact were presented by J. Reyff. Presented for discussion were A. Public Health, Safety, and Welfare; B. Surrounding Property Use and Value; C. Conformance with Comprehensive Plan; D. Development and Improvement of Surrounding Property; E. Utilities, Access Roads, and Drainage; F. Ingress and Egress to Public Streets; G. Conformance with Zoning Regulations; and H. Minimization of Adverse Effects. Approval subject to five conditions as outlined in the staff report.

With no questions or comments from the Commissioners on the Draft Findings of Fact, Chairman Bakes requested a motion to approve the Draft Findings of Fact for Special Use.

Commissioner McBride motioned to approve the Draft Findings of Fact for Special Use for collocation of antennas on the telecommunications tower at 1698 Tower Drive striking condition #5, seconded by Commissioner Lowrey.

ROLL CALL VOTE:	Rich Bergmann	Yes
	William Cannon	Yes
	Wayne Lowrey	Yes
	Philip McBride	Yes
	Mark Mercier	Yes
	Ed Zimel, Jr.	Yes
	Jeffrey Bakes	Yes

Motion passed by a vote of 7 to 0.

Commissioner Bergmann motioned to approve the petitioner's reqnest for a Special Use at 1698 Tower Drive in accordance with the Draft Findings of Fact striking condition #5, seconded by Commissioner Zimel.

ROLL CALL VOTE:	Rich Bergmann	Yes

William Cannon	Yes
Wayne Lowrey	Yes
Philip McBride	Yes
Mark Mercier	Yes
Ed Zimel, Jr.	Yes
Jeffrey Bakes	Yes

Motion passed by a vote of 7 to 0. This case will be presented to the Village Board of Trustees at their regularly scheduled meeting on Thursday, February 5, 2009 at 7:30 p.m. in Room 214 of the Village Hall.

OTHER MATTERS

Referencing discussiou on personal mobility devices held at the last meetiug, Commissioner Zimel cited the Illinois Vehicle Code which indicates there is a difference between golf cars and golf carts. Commissioner Bergmann clarified the Illinois Vehicle Code refers to using these vehicles on the street which doesn't apply to the situation discussed as the vehicle is being used on private property and is uot plated. Chairman Bakes added the Village of Hanover Park does have home rule and can supersede some of the State code.

Following up on discussion at the November meeting, Chairman Bakes asked if the Commission has any suggestions for staff as far as possible amendments to the RV ordinance to address plating and classification. Commissioner Cannon asked if staff is researching a separate ordinance for the commercial trailers. J. Reyff replied staff is in the process of doing that. Trustee Manton clarified this issue was brought to the Village's attention from complaints received from a small number of residents about RVs parked in the driveways creating a vision hazard that led to amending the RV ordinance. He added the amendmeut never did address the issue the residents brought forward which was the size of the RVs parked in driveways. Commissioner Cannon clarified even though this ordinance does not address the original complaints, the amendment is still satisfying some of the complaints. Trustee Manton noted the problem encountered by staff is an enforceability issue. Discussion on coming up with a proposed ordinance for commercial vehicles. Commissioner McBride encouraged taking into consideration staff researching the issue; but unless there is an active reason that needs to be addressed, it should be left alone especially if it interferes with people's livelihood. Commissioner Cannon stated it seems that the Village is trying to legislate to the whole village over a very specific address. After further discussion, the Commission agreed to have staff research a commercial trailer ordinance as part of the comprehensive plan and zoning code update under review with consultants but to leave the RV ordinance as is since there is no outpouring of complaints from the community.

ADJOURNMENT

Meeting adjourned at 8:30 p.m. on motion made by Commissioner McBride, seconded by Commissioner Lowrey. **Voice Vote:** All Ayes - Motion carried.

Minutes transcribed by:

Wendy Holtz, Secretary
on this 8th Day of January 2009

Jeffrey Bakes, Chairman