

MINUTES
REGULAR PLAN COMMISSION MEETING
MARCH 14, 2019

Call to Order

The regular meeting of the Plan Commission was called to order by Chairperson Mary Loch at 7:00 p.m. Plan Commissioners Lloyd Berry, Angela Fanella, Phillip Hartweg, Tracy Heming-Littwin and Jamie Vondruska were present. Plan Commissioners John Mulherin, David Rodemann and Mohammed Saeed were excused. Also present were Village Planner Kelly Purvis and Recording Secretary Debbie Solomon.

Public Comment

No general comments on non-agenda items were made by the public at this Plan Commission meeting.

Approval of Draft Minutes

Commissioner Heming-Littwin moved, seconded by Commissioner Vondruska, to approve the minutes of the February 28, 2019 Plan Commission meeting. The motion carried unanimously by voice vote.

Public Hearing – 945 Bemis Road

On the agenda was a public hearing to consider the application for a Special Use Permit for the Extension of an Existing Cell Tower Located at 945 Bemis Road.

PUBLIC HEARING – 945 BEMIS ROAD - TOWERCO – SPECIAL USE PERMIT

PUBLIC HEARING WITH DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING A REQUEST FOR APPROVAL OF A SPECIAL USE PERMIT FOR THE EXTENSION OF AN EXISTING CELL TOWER LOCATED AT 945 BEMIS ROAD.

Commissioner Heming-Littwin, seconded by Commissioner Vondruska, to open the public hearing at 7:01 p.m. The motion carried unanimously by voice vote.

Staff Introduction

Village Planner Purvis was sworn in and stated the petitioner is TowerCo, represented by David Hockey, as licensee of a portion of the property located at 945 Bemis Road (the Glenbard Wastewater Treatment Plant). Village Planner Purvis stated TowerCo is requesting approval of a Special Use Permit in accordance with Section 10-4-14 of the Glen Ellyn Zoning Code to allow an existing cell tower to be increased in height from 100 feet to 120 feet and to add additional equipment on the ground at the base of the pole.

Village Planner Purvis stated notice of the public hearing was published in the February 27, 2019 edition of The Daily Herald advertising a public hearing to be held on Thursday, March 14, 2019. Notices were mailed to property owners within 250 feet of the subject property and a placard was also placed on the site.

Village Planner Purvis showed an overview picture of the Glenbard Wastewater property and stated the subject structure is located in the southeast corner of the Glenbard Wastewater treatment plant at the corner of Bemis Road and Sunnybrook Road in the R2B residential district. Village Planner Purvis stated the surrounding zoning and land uses are as follows:

Surrounding Land Uses: Surrounding Zoning:

North: Single Family Residential DuPage County R-3

South: Single Family Residential DuPage County R-4

East: Detention Pond Lombard CR

West: Single Family Residential R2B Residential

Village Planner Purvis stated the Village of Glen Ellyn entered into a license agreement with AT&T for the installation and operation of a wireless facility (monopole and equipment structure) in January, 2012 at the southeast corner of the Glenbard Wastewater Authority (GWA) site. Village Planner Purvis stated the Village of Glen Ellyn is the owner of the GWA property. Village Planner Purvis stated at the time of the agreement, the property was within the corporate limits of the Village of Lombard. Village Planner Purvis stated in February 2012, Lombard approved a Conditional Use Permit with variations to allow the construction of the cell tower, and AT&T agreed to construct a monopole that would allow for additional colocations for other service providers. Village Planner Purvis stated in 2015, TowerCo was assigned the License Agreement from AT&T and took ownership of the monopole. Village Planner Purvis stated at that time, it was discovered that the existing monopole was not adequate to allow colocation of additional service providers. Village Planner Purvis stated in October 2015, the Village of Glen Ellyn authorized an amendment to the 2012 License Agreement with Tower Co to replace the existing monopole with a new monopole that would

allow antenna colocations with other cellular companies, allow TowerCo to enter into a sublease with Verizon for a colocation on the new monopole, and to increase the licensed area to accommodate ground equipment associated with the Verizon colocation. Village Planner Purvis stated the 100 foot tall monopole (approved as part of the 2012 License Agreement) was authorized to be replaced with a new 100 foot tall monopole (expandable up to 120 feet) capable of handling 4 colocations. Village Planner Purvis stated TowerCo was issued a building permit by the Village of Lombard for this construction; however, since the reconstruction of the monopole, the GWA property has been disconnected from the Village of Lombard and annexed into Glen Ellyn.

Village Planner Purvis showed an overview picture of TowerCo's current monopole on the site and stated at this time, the petitioners are proposing to add another service provider to the monopole, and the colocation of T-Mobile on the monopole would include an additional 6 antennas on the tower and would require that the monopole be extended an additional 20 feet to a total height of 120 feet. Village Planner Purvis stated the pole can only be extended once, so 120 feet would be the maximum height of this monopole. Village Planner Purvis stated they are also proposing to add T-Mobile's equipment in a 16 foot by 20 foot licensed area at the base of the monopole, and the equipment will be completely enclosed within a fence. Village Planner Purvis stated this request would typically require an amendment to a Special Use Permit, but since the Conditional Use Permit was issued by the Village of Lombard, and the property is now within the corporate limits of the Village of Glen Ellyn, a new Special Use Permit should be issued for the request. Village Planner Purvis stated if not for the structural changes to the monopole, the use would remain legally non-conforming.

Village Planner Purvis stated the Plan Commission is asked to consider the petitioner's request for a Special Use Permit to allow the extension of an existing monopole of 20 feet, not to exceed 120 feet in total, and the addition of equipment at the base of the monopole in a licensed area of 400 square feet. Village Planner Purvis stated the Plan Commission may make a recommendation to the Village Board for approval, approval with conditions, or denial of the request.

Questions from the Plan Commission

None

Petitioner's Presentation

David Hockey, Director of Zoning with TowerCo located at 5000 Valleystone Drive in Cary, North Carolina, stated they are requesting an extension to the existing monopole as T-Mobile would like to expand coverage and service, and in order to do this, T-Mobile needs the additional height above what is currently there. Mr. Hockey stated since the monopole had been designed

and discussed with prior applications for up to 120 feet, TowerCo felt the extension to 120 feet would be suitable. Mr. Hockey stated this would allow T-Mobile to collocate as well as the expansion of one tenant in the future. Mr. Hockey stated they did address the Special Use criteria in the application, and he is happy to speak to any of this.

Questions from the Plan Commission

None

Persons in Favor of or in Opposition to the Request

Bill Bonifield, who resides at 846 Glencrest Drive, asked if this would be on the GWA property to which Chairperson Loch stated it would be. Mr. Bonifield asked if this would be the tallest structure on the GWA property. No one in the room knew the answer on this, and Chairperson Loch stated they were not sure. Mr. Bonifield stated the received a notice of the public hearing as he is supposedly affected, but he is not within 250 feet of this. Village Planner Purvis stated statute requires that notice of the public hearing is sent to anyone within 250 feet of the subject property, but the Village sends notice to anyone within 350 feet to be safe. Village Planner Purvis stated the GWA property is oddly shaped with a small strip on land to the west of the main property, so a large area received notice of the public hearing for this project. Commissioner Heming-Littwin stated there is a small piece of the GWA property that goes out to Route 53 so this might be why Mr. Bonifield received a notice. Mr. Bonifield stated he was concerned that the additional structure would be visible to him, but he does not think it will be.

Commissioner Hartweg moved, seconded by Commissioner Heming-Littwin to close the public hearing at 7:15 p.m. The motion carried unanimously by voice vote.

Comments from the Plan Commission

None

Motion

Commissioner Heming-Littwin moved, seconded by Commissioner Vondruska, to recommend approval of a Special Use Permit for the Extension of an Existing Cell Tower Located at 945 Bemis Road.

After conducting a public hearing and deliberating on the request by TowerCo for approval of a Special Use Permit to allow an existing monopole to be extended 20 feet, to a total height of

120 feet and to allow additional equipment to be installed at the base of the monopole in the southeast corner of the Glenbard Wastewater Treatment Facility at 945 Bemis Road, the Plan Commission hereby makes the following findings of fact:

1. The proposed use will be harmonious and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or Zoning Code because the cell tower is located on a site that is designated for utilities, which is compatible with the nature of the facility. The Comprehensive Plan also identifies the need to consider benefits of working with high speed internet service providers to assure that the Village is on the forefront of providing these capabilities to businesses and residences.
2. The proposed project is designed and shall be constructed and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area because the tower extension and T-Mobile's colocation will be consistent with the existing development at the site and therefore will remain harmonious and appropriate with the existing character of the vicinity. T-Mobile's antennas and ground equipment will be consistent with the tower's current use and design.
3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because the height extension, along with T-Mobile's equipment will be similar to the carriers already operating at the site. The location of the existing tower also provides the adequate buffer from surrounding neighborhood uses and therefore poses no hazard or disturbance.
4. The proposed use will be served adequately by existing public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, because as constructed the existing tower is currently covered by local emergency services and does not require any sewer, water, refuse disposal or school services. The addition of T-Mobile's installation on the 20 foot extension will change neither the nature of this facility nor its public services requirements.
5. The proposed use will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village because as noted in the above response, this proposal will not significantly change the use and nature of the existing tower and therefore will not create excessive additional requirements at a public cost.

6. The use will not involve activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare and odors because the facility will not generate any noise, smoke, fumes, glare, or odors. It involves uses and equipment that are licensed by the FCC and are viewed as important services to the community. It will generate nominal traffic for scheduled maintenance visits.
7. The project will have vehicular approaches to the property which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads because T-Mobile's installation will generate nominal traffic in the form of scheduled maintenance visits. Consequently, it will pose no interference with traffic on surrounding public streets or roads.
8. The project will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief because T-Mobile's ground equipment provides a minimal footprint which poses no increase in potential for flood damage to adjacent property. Nor will it require additional public expenses for flood protection, rescue or relief.
9. The project will not result in the destruction, loss or damage of natural, scenic or historic features of major importance to the community because the 20 foot tower extension with T-Mobile's equipment will not result in loss or damage of natural scenic or historic features of the community. It's location on the treatment plant property, combined with buffering on all sides, ensures that it will have no negative impact or destruction to features of importance to the community.

Therefore, the Plan Commission recommends that the Village Board approve a Special Use Permit in accordance with Sections 10-4-9(B) and 10-10-14(E) of the Glen Ellyn Zoning Code to allow a monopole to be extended 20 feet and to allow additional equipment to be installed at the base of the pole for the colocation of T-Mobile subject to the following conditions: the project shall be in substantial conformance with the plans as submitted and the testimony as presented at tonight's meeting.

The motion carried with six (6) yes votes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin, Vondruska, Berry, Fanella and Hartweg and Chairperson Loch voted "yes."

Trustee's Report

None

Chairperson's Report

Chairperson Loch stated she was polling the Commissioners before the meeting to see who would be at the March 28th meeting.

Staff Report

Village Planner Purvis stated there will be a meeting on March 28th with Walgreen's requesting a sign variation and the Final PUD for Apex 400 coming before the Plan Commission. Chairperson Loch stated there were some updates to the plans between the Plan Commission meeting and the Village Board meeting. Planner Purvis agreed.

Commissioner Berry asked how hiring is going. Village Planner Purvis stated they are currently doing background checks on a candidate for the Planner position. Village Planner Purvis stated the new Planning Intern is finishing the first week of training.

Other Business

None

Adjournment

Commissioner Heming-Littwin moved, seconded by Commissioner Vondruska, to adjourn the meeting at 7:25 p.m. The motion carried unanimously by voice vote.

Respectfully Submitted,

Debbie Solomon
Recording Secretary

Reviewed by: Planner Purvis