



Agenda
Village of Glen Ellyn
Plan Commission
Regular Meeting
Thursday, March 14, 2019
7:00 PM

Glen Ellyn Civic Center, Galligan Board Room

Individuals with disabilities who plan to attend the meeting and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact the Village at least 24 hours before the meeting.

- A. Call to Order**
- B. Public Comment (Non Agenda Items)**
- C. Approval of Draft Minutes from the February 28, 2019 Plan Commission Meeting**
 - 1. February 28, 2019 Plan Commission Meeting Minutes
- D. Public Hearing - 945 Bemis Road - TowerCo - Special Use**
 - 1. A Public Hearing to Consider a Special Use Permit for the Extension of an Existing Cell Tower Located at 945 Bemis Road (Planner Purvis)
- E. Trustee's Report**
- F. Chairman's Report**
- G. Staff Report**
- H. Other Business**
- I. Adjournment**
- J. Agenda Items**

This note provides you with information regarding what happens to a petition after it has appeared before the Plan Commission. After the Commission makes a recommendation on a petition, the meeting minutes are prepared. Then, the petition, along with the meeting minutes and all pertinent material, is scheduled for consideration by the Village Board. The Village Board meets on the second and fourth Monday of each month at 7:00 p.m. in a meeting room on the third floor of the Civic Center, 535 Duane Street. Questions regarding petitions scheduled for review by the Village Board should be directed to the Planning and Development Department at (630) 547-5250.

cc: Glen Ellyn Plan Commission
Craig Pryde, Plan Commission Liaison Trustee
Mark Franz, Village Manager
Bill Holmer, Assistant Village Manager
Staci Hulseberg, Planning and Development Director

John Sterrett, Village Planner
Kelly Purvis, Associate Planning
Barbara Utterback, Plan Commission Secretary
Meredith Hannah, Economic Development Manager
Lori Gloude, Administrative Assistant
Lindsey Kaminsky, Executive Assistant
Angela Andrianopoulos, Administrative Assistant
Megan Plahm, Communications Coordinator
Brian Baltudis, Facilities Supervisor
David Harris, Glen Ellyn Park District
Eric DePorter, School District 41
Dawn Bussey, Glen Ellyn Public Library
Emily Tammaru, Community Consolidated School District 89
Chris McClain, Glenbard School District 87



Plan Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 03/14/19 07:00 PM
Department: Plan Commission
Department Head: Kelly Purvis
Category: Minutes
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 3879)

DOC ID: 3879

February 28, 2019 Plan Commission Meeting Minutes

ATTACHMENTS:

- 2.28.19 Draft Minutes Plan Commission (PDF)

DRAFT MINUTES
REGULAR PLAN COMMISSION MEETING
FEBRUARY 28, 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, John Mulherin, David Rodemann, Mohammed Saeed and Jamie Vondruska were present. Also present were Community Development Director Staci Springer, Village Planner Kelly Purvis, Village Trustee Craig Pryde 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 Hartweg, to approve the minutes of the January 24, 2019 Plan Commission meeting. The motion carried unanimously by voice vote.

Public Hearing – Zoning Code Text Amendment

On the agenda was a public hearing regarding a proposed Zoning Code Text Amendment to allow detached garages, which meet certain criteria, to be located within the corner side yard setback.

PUBLIC HEARING – ZONING CODE TEXT AMENDMENT TO ALLOW DETACHED GARAGES, WHICH MEET CERTAIN CRITERIA, TO BE LOCATED WITHIN THE CORNER SIDE YARD SETBACK

PUBLIC HEARING WITH DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING A ZONING CODE TEXT AMENDMENT TO ALLOW DETACHED GARAGES, WHICH MEET CERTAIN CRITERIA, TO BE LOCATED WITHIN THE CORNER SIDE YARD SETBACK

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 Kelly Purvis was sworn in and stated Staff brought a number of text amendments before the Plan Commission for review in 2018. Village Planner Purvis stated one of these text amendments included an amendment to allow detached garages in the required corner side yard setback on corner lots (but not including reversed corner lots) as long as they met certain criteria.

Village Planner Purvis stated there are differences between a reverse corner lot and a corner lot, and in most cases a reversed corner lot is perpendicular to the lot next to it so that a detached garage or other accessory structures could end up disrupting the established front setback line. Village Planner Purvis stated in addition to adding an "x" to the permitted encroachments chart in Section 10-5-5(B)4 of the Zoning Code, the staff is proposing to update the language to read, "Detached garages shall only be permitted in the corner side yard on corner lots," and "Detached garages shall be prohibited in the front yard and in the corner side yard on reversed corner lots.

Questions from the Plan Commission

Chairperson Loch stated the Plan Commission previously recommended approval of the text amendment, but the staff needs to modify the chart. Village Planner Purvis stated the original language was clear, as to the intention to allow detached garages that meet certain criteria to encroach in the corner side yard, however, staff must adhere to the most restrictive section of the Zoning Code in applying regulations. Village Planner Purvis stated without the "x" being in the chart, it suggests that garages are not permitted to encroach, while the language elsewhere in the Code states otherwise. Planner Purvis stated this amendment is merely to clarify the intent of the original text amendment that was brought forward last January.

Petitioner's Presentation

None

Questions from the Plan Commission

None

Persons in Favor of or in Opposition to the Request

None

PLAN COMMISSION

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FEBRUARY 28, 2019

Commissioner Heming-Littwin moved, seconded by Commissioner Fanella to close the public hearing at 7:05 p.m. The motion carried unanimously by voice vote.

Comments from the Plan Commission

None

Motion

Commissioner Heming-Littwin moved, seconded by Commissioner Mulherin to recommend approval of a proposed Zoning Code Text Amendment to allow detached garages, which meet certain criteria, to be located within the corner side yard setback as presented during the public hearing.

The motion carried with nine (9) yes votes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin, Mulherin, Berry, Fanella, Hartweg, Rodemann, Saeed, Vondruska and Chairperson Loch voted "yes."

Review and Recommendation of Official Zoning Map of 2019

On the agenda was a review and recommendation of the Official Zoning Map of 2019

Staff Presentation

Village Planner Purvis presented the background on the review and recommendation of the Official Zoning Map of 2019 and stated the Illinois Compiled Statutes require that the Village publish an updated Zoning Map by April 1st of each year. Village Planner Purvis stated this update typically includes annexations, zoning map amendments and the correction of any scrivener's errors. Village Planner Purvis stated staff is requesting that the Plan Commission review and make a recommendation regarding the Official Zoning Map of 2019 to the Village Board.

Village Planner Purvis stated public hearings were held as required before any zoning map amendments were approved, and since the public has already had an opportunity to comment on these changes, a public hearing is not required for approval of the Official Zoning Map of 2019.

Village Planner Purvis stated there were several changes to the Zoning Map in 2018 and showed an overview map of the changes. Village Planner Purvis stated on June 25, 2018, the Village Board adopted Ordinance 6614 which approved the annexation of a portion of the Churchill Woods Forest Preserve, including the portion containing the McKee House, on the south side of St. Charles Road, west of I-355, with the new assigned address of 889 West St. Charles Road. Village Planner Purvis stated the property was zoned RE Residential Estate upon annexation and later rezoned to CR Conservation Recreation on August 27, 2018 under Ordinance 6620.

Village Planner Purvis stated on August 27, 2018, the Village Board adopted Ordinance 6621 which approved the annexation of the property commonly known as 21W302 Crescent Boulevard (new address 1090 Crescent Boulevard). Village Planner Purvis stated the property was automatically zoned R1 Residential as part of the annexation.

Village Planner Purvis stated on August 27, 2018, the Village Board adopted Ordinance 6628 which approved the annexation of 0N201 Cumnor Avenue at the southeast corner of Cumnor Avenue and Fairway Street, north of Hill Avenue and across from the Enclaves of Glen Oak. Village Planner Purvis stated the property was zoned R2 Residential District as part of the annexation. Village Planner Purvis stated the property was subdivided into two lots, and two single-family homes will be constructed on the lots.

Village Planner Purvis stated on October 8, 2018, the Village Board adopted Ordinance 6631 which approved the annexation of 21W180 Hill Avenue (new addresses 1096 Hill Avenue and 1102 Hill Avenue) and 21W200 Hill Avenue (new addresses 1108 Hill Avenue and 1118 Hill Avenue) on the north side of Hill Avenue between I-355 and Walnut Road. Village Planner Purvis stated the properties were zoned I1 Industrial under Ordinance 6632 at the same Village Board meeting. Village Planner Purvis stated these are the first properties to be zoned industrial in the Village.

Questions from the Plan Commission

Chairperson Loch asked what action the Village Board needs to take on this. Village Planner Purvis stated the Village Board will adopt the Official Zoning Map in the form of a resolution.

Comments from the Plan Commission

None

Motion

Commissioner Heming-Littwin moved, seconded by Commissioner Mulherin to recommend approval of the Official Zoning Map of 2019 as presented in tonight's meeting.

The motion carried with nine (9) yes votes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin, Mulherin, Berry, Fanella, Hartweg, Rodemann, Saeed, Vondruska and Chairperson Loch voted "yes."

Trustee's Report

Trustee Pryde stated the discussion on the Streetscape Project was done at the February 19th Village Board Workshop and another Special Village Board Workshop is scheduled for March 4th for a continued discussion on the Streetscape Project. Trustee Pryde stated the Village Board approved a resolution for a Formal Statement of Community Inclusiveness within the Village of Glen Ellyn. Trustee Pryde stated the Village Board did approve the annexation of 70 properties off of Swift Road as well.

Trustee Pryde stated he thinks the Village Board will be talking about the parking garage on March 11th as the project is now in the Design Build process. Trustee Pryde stated the Village is negotiating with the First United Methodist Church for an access to the parking garage from the church's parking lot. Trustee Pryde stated the parking garage can be done without access from the church's parking lot too. Trustee Pryde stated they hope to start construction of the parking garage in the fall.

Commissioner Fanella asked if the parking garage construction would overlap with the construction of Apex 400 to which Trustee Pryde stated it will.

Trustee Pryde stated there are still ongoing discussion about a proposed new train station.

Commissioner Heming-Littwin asked about the Horse Trough as it is no longer in its current place. Trustee Pryde stated the Horse Trough was taken down as the Village Board did approve a bronze replica to be made of the Horse Trough. Trustee Pryde stated they will determine where to put the bronze replica as the Village Board discusses the Streetscape Project.

Chairperson's Report

Chairperson Loch stated John Sterrett is no longer with the Village, and Community Development Director Springer would speak more on this.

Staff Report

Village Planner Purvis stated there are lots of project coming to the Plan Commission including a Special Use Permit at the Glenbard Wastewater Authority for a cell tower, a sign variation for Walgreen's, the possible final PUD for Apex 400, a Special Use Permit for a parking garage on Newton Avenue and discussion of real estate signs in the downtown.

Community Development Director Springer stated John Sterrett unexpectedly resigned and is now working as the West Chicago City Planner.

Community Development Director Springer stated the Community Development Department now has 63 projects in the queue as many projects that were dormant have come back around. Community Development Director Springer stated Raising Cane's is moving forward, and there has been a submission for the apartment project across from the Glen Ellyn Public Library.

Community Development Director Springer stated they have posted for a Planner position as well as a Planning Intern position. Community Development Director Springer stated Planning Intern Clements' last day with the Village will be April 26th.

Commissioner Vondruska asked about the Giesche sign being down. Trustee Pryde stated he saw this was done. Commissioner Vondruska asked who took the sign. Community Development Director Springer stated she had seen mention of the sign down on social media, but does not know where the sign went.

Chairperson Loch asked if there may be a lot of people at the Final PUD meeting. Community Development Director Springer stated the staff will put out public communication announcing the upcoming meeting.

Commissioner Berry asked if there were modifications to the design that was presented at the Plan Commission meeting. Community Development Director Springer stated there was as they have added brick by the garage entrance, took down the top corners of the building that will face Main Street and increased the size of the cornice in the lower areas while decreasing the size of the cornice on the top of the building. Community Development Director Springer stated she would send the updated plans to the Plan Commission.

Chairperson Loch asked if there will be any more updates to the Apex 400 plans. Community Development Director Springer stated there should not be as the developer is anxious to get started.

PLAN COMMISSION

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FEBRUARY 28, 2019

Other Business

None

Adjournment

Commissioner Heming-Littwin moved, seconded by Commissioner Fanella, to adjourn the meeting at 7:29 p.m. The motion carried unanimously by voice vote.

Respectfully Submitted,

Debbie Solomon
Recording Secretary

Reviewed by Planner Purvis

Attachment: 2.28.19 Draft Minutes Plan Commission (3879 : February 28, 2019 Plan Commission Minutes)



Plan Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 03/14/19 07:00 PM
Department: Plan Commission
Department Head: Kelly Purvis
Category: Public Hearing
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 3875)

DOC ID: 3875

A Public Hearing to Consider a Special Use Permit for the Extension of an Existing Cell Tower Located at 945 Bemis Road (Planner Purvis)

PETITIONER: 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).

REQUEST: TowerCo is requesting approval of a Special Use Permit in accordance with Sections 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.

PUBLIC NOTICE: 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.

**LOCATION/
SURROUNDING
USES:**

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. The surrounding zoning and land uses are as follows:

Surrounding Land Uses:

North: Single Family Residential
South: Single Family Residential
East: Detention Pond
West: Single Family Residential

Surrounding Zoning:

DuPage County R-3
DuPage County R-4
Lombard CR
R2B Residential

**HISTORY:
PROJECT**

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. The Village of Glen Ellyn is the owner of the property. At the time of the agreement, the property was within the corporate limits of the Village of Lombard. In February, 2012 Lombard approved a Conditional Use Permit with variations (Ordinance attached) to allow the construction of the cell tower. AT&T agreed to construct a

monopole that would allow for additional colocations from other service providers.

In 2015, TowerCo was assigned the License Agreement from AT&T and took ownership of the monopole. At that time, it was discovered that the existing monopole was not adequate to allow colocation of additional service providers. 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. 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. TowerCo was issued a building permit by the Village of Lombard for this construction. Since the reconstruction of the monopole, the GWA property has been disconnected from the Village of Lombard and annexed into Glen Ellyn.

**PROJECT
SUMMARY:**

At this time, the petitioners are proposing to add another service provider to the monopole. 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. The pole can only be extended once, so 120 feet would be the maximum height of this monopole. 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. The equipment will be completely enclosed within a fence. 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. If not for the structural changes to the monopole, the use would remain legally non-conforming.

**PLAN COMMIS-
SION ACTION:**

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. The Plan Commission may make a recommendation to the Village Board for approval, approval with conditions, or denial of the request.

In reviewing the application, the Commission should consider the criteria for

granting approval of a Special Use Permit as set forth in Section 10-10-14(E) of the Glen Ellyn Zoning Code. If the Plan Commission recommends approval of the request, a second amendment to the license agreement would need to be reviewed and approved by the Village Board.

ATTACHMENTS:

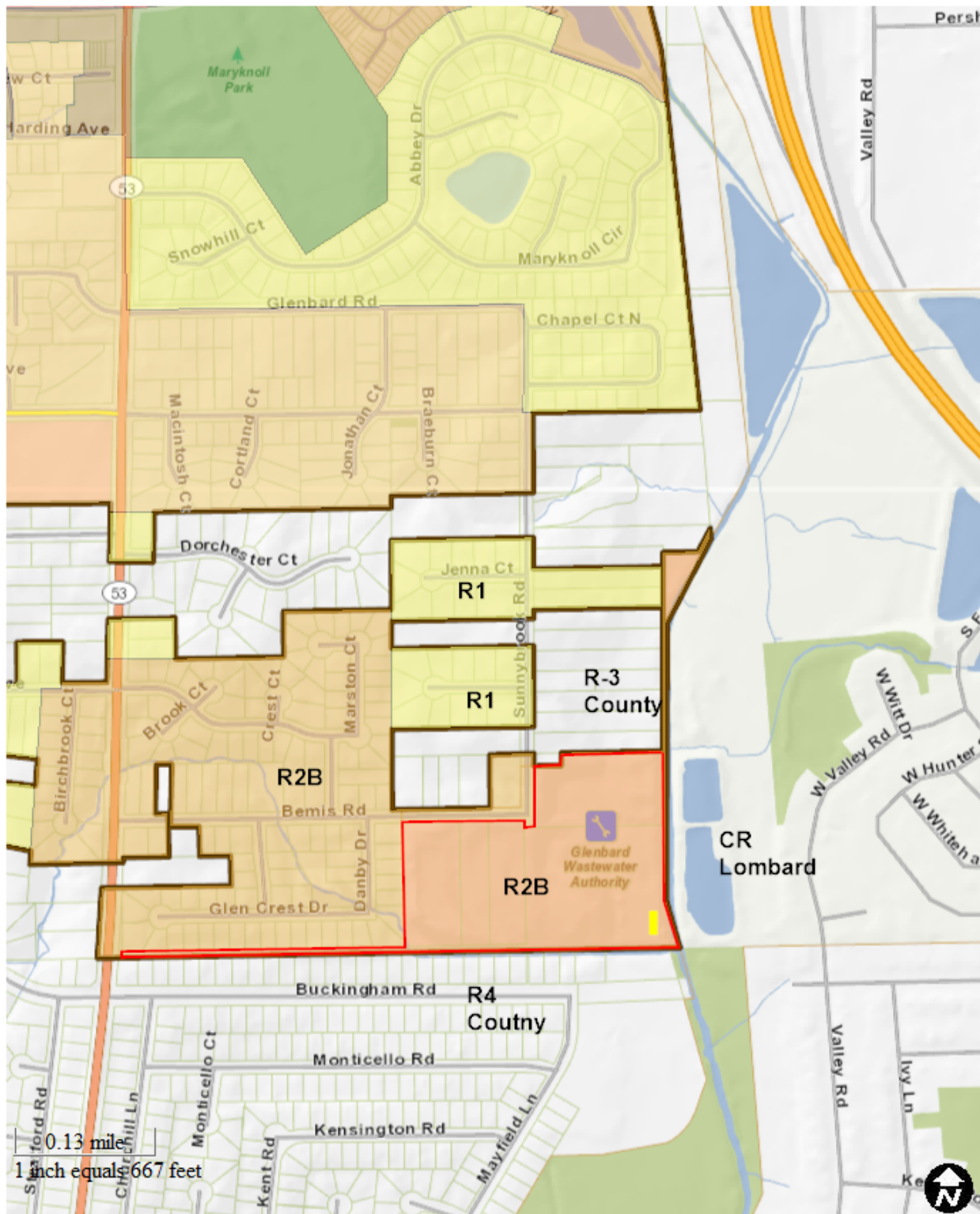
- § Location & Zoning Map
- § Aerial of Site
- § Public Hearing Notice
- § Public Hearing Notification Map
- § Mailing Labels
- § Certificate of Publication
- § Special Use Standards
- § Lombard Ordinance granting Conditional Use approval
- § Petitioners' Application Packet dated January 17, 2019
- § Site Plans

cc: Staci Springer, Director of Community Development
David Hockey, TowerCo
Jason Woodward, TowerCo

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Bemis\Bemis 945, TowerCo, SUP\PC Staff Report 031419.doc

ATTACHMENTS:

- Location & Zoning Map (PDF)
- Aerial View (PDF)
- Public Hearing Notice (PDF)
- Public Hearing Notification Map (PDF)
- Mailing Labels (PDF)
- Certificate of Publication (PDF)
- Special Use Standards (PDF)
- Lombard Ordinance granting Conditional Use approval (PDF)
- Petitioner's Application Packet (PDF)
- Site Plans (PDF)





Map created on March 8, 2019.

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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



NOTICE OF PUBLIC HEARING

TowerCo, represented by David Hockey as lease holder of the property, is requesting approval of a Special Use Permit in accordance with Section 10-10-14 of the 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 located at 945 Bemis Road. The Glen Ellyn Plan Commission will conduct a public hearing to consider the Special Use Permit on **Thursday, March 14, 2019 at 7:00 p.m.** in the Galligan Board Room on the third floor of the Glen Ellyn Civic Center, 535 Duane Street, Glen Ellyn, Illinois. All persons who are interested are invited to attend the public hearing of the Plan Commission to listen and be heard.

The property is located in the R2B, Residential District and legally described as follows:

THAT PART OF THE SW ¼ OF SEC. 24-39-10, E. OF 3RD P.M., DESCRIBED BY BEGINNING AT THE SOUTHWEST CORNER OF SAID SEC. 24; THENCE NORTH ALONG THE WEST LINE OF SAID SEC. 24, 30.0 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION, 1983.0 FEET; THENCE NORTH 0 DEGREES 10 MINUTES EAST AT RIGHT ANGLES TO THE SOUTH LINE OF SECTION 24, 570.0 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 24 TO THE EAST LINE OF THE SW ¼ OF SAID SECTION; THENCE SOUTH TO THE SOUTHEAST CORNER OF SAID SW ¼, THENCE NORTH 89 DEGREES 50 MINUTES WEST TO PLACE OF BEGINNING.

P.I.N. 05-24-302-017

Information related to the request, including the plans for the proposed project are available for public review at any time before or after the meeting between the hours of 8:00am and 4:30pm in the Planning and Development Department of the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Questions related to the request should be directed to Kelly Purvis, Planner, 630-547-5371.

Individuals with disabilities who plan to attend the hearing and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact the Village 24 hours in advance of the meeting.

Kelly Purvis
Planner

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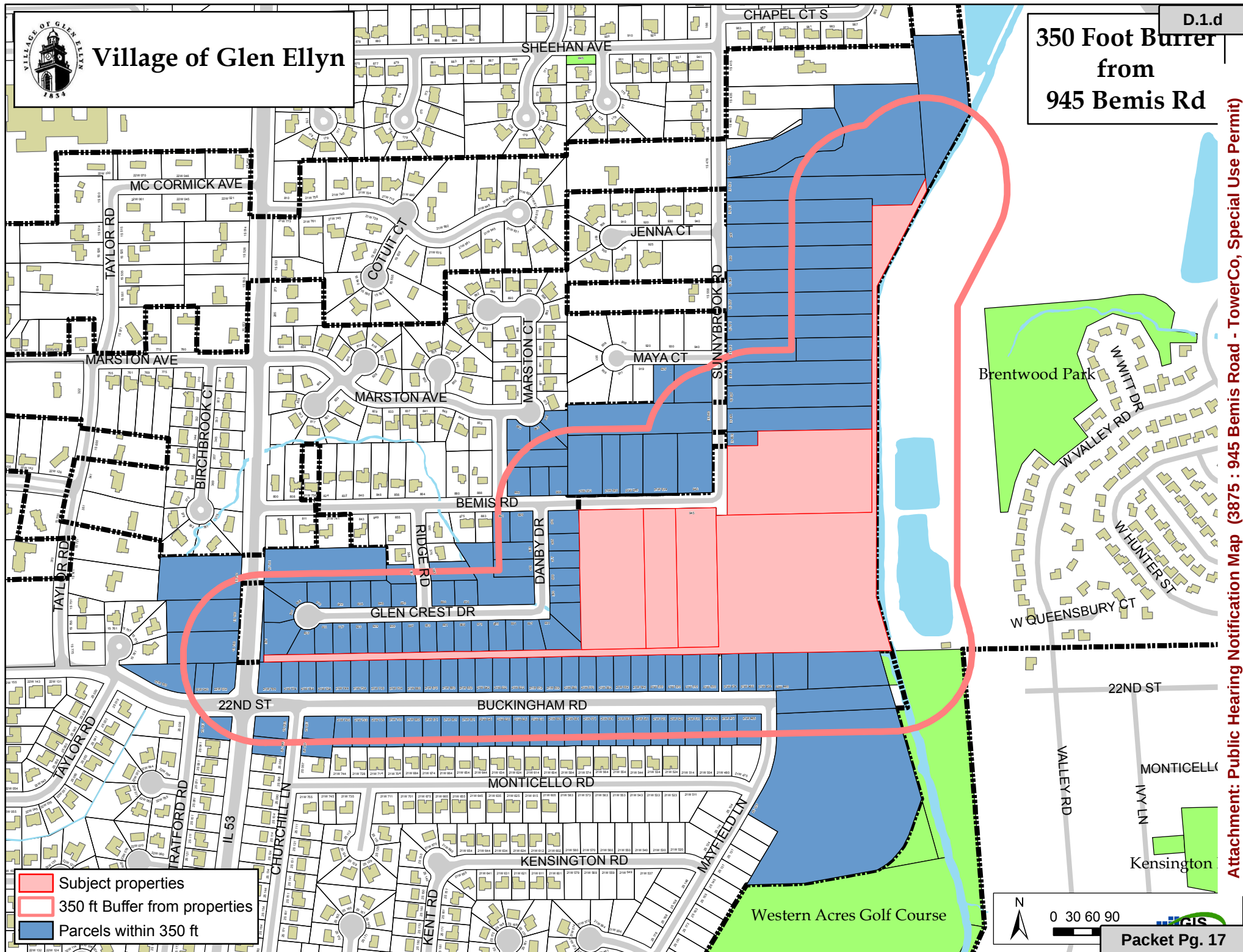
Attachment: Public Hearing Notice (3875 : 945 Bemis Road - TowerCo, Special Use Permit)



Village of Glen Ellyn

D.1.d

350 Foot Buffer
from
945 Bemis Rd



- Subject properties
- 350 ft Buffer from properties
- Parcels within 350 ft



0 30 60 90

Packet Pg. 17

Attachment: Public Hearing Notification Map (3875 : 945 Bemis Road - TowerCo, Special Use Permit)

UMER, ABDUL & SARA
353 DANBY DR
GLEN ELLYN, IL 60137

COMMONWEALTH EDISON CO
3 LINCOLN CENTRE 4TH FL
OAKBROOK TERR, IL 60181

STRUSS, KEITH A & JILL S
853 GLEN CREST DR
GLEN ELLYN, IL 60137

DOLLINGER, DENISE & SCOTT
21W733 BUCKINGHAM RD
GLEN ELLYN, IL 60137

ZAHEER, BADAR & QUDSIA
616 RIDGEWOOD CT
OAK BROOK, IL 60523

SHIRANI, SHARON
21W704 BUCKINGHAM
GLEN ELLYN, IL 60137

FRESE, NORM & KAREN
21W545 GLEN VALLEY DR
GLEN ELLYN, IL 60137

MC MILLION, WILLIAM G
807 GLEN CREST DR
GLEN ELLYN, IL 60137

AUGELLO, BARBARA
21W660 BUCKINGHAM RD
GLEN ELLYN, IL 60137

SCHOOL DISTRICT NO 89
789 SHEEHAN
GLEN ELLYN, IL 60137

REISER, JOSHUA & BELINDA
22W040 22ND ST
GLEN ELLYN, IL 60137

MILLER, KATHLEEN M
850 GLEN CREST DR
GLEN ELLYN, IL 60137

MALATESTA, NICHOLAS & N
1S750 ROUTE 53
GLEN ELLYN, IL 60137

STOUT, FRANCINE M
21W705 BUCKINGHAM RD
GLEN ELLYN, IL 60137

BORTIZ, ALEXANDRA L
21W546 BEMIS RD
GLEN ELLYN, IL 60137

LOMBARD PARK DISTRICT
150 S PARK AVE
LOMBARD, IL 60148

CAMARDO, DEBORAH ANN
2S038 CHURCHILL LN
GLEN ELLYN, IL 60137

AGUILLON, YAIRA & ROLANDO
21W458 BUCKINGHAM RD
GLEN ELLYN, IL 60137

VILLAGE OF GLEN ELLYN
535 DUANE ST
GLEN ELLYN, IL 60137

GURNEY, TERRENCE & K
21W561 BUCKINGHAM RD
GLEN ELLYN, IL 60137

LAWRENCE, CARA & JONATHAN
21W602 BUCKINGHAM RD
GLEN ELLYN, IL 60137

MCKEOWN CLASSIC HOMES INC
PO BOX 3984
NAPERVILLE, IL 60567

ANTONUCCI JR, JOSEPH & C
259 SUNNYBROOK CT
GLEN ELLYN, IL 60137

OLSZEWSKI, ROBERT & MARIA
891 GLEN CREST DR
GLEN ELLYN, IL 60137

ROSE, DAVID
1S613 SUNNYBROOK
GLEN ELLYN, IL 60137

ZEUNERT, DONALD R
21W580 BUCKINGHAM
GLEN ELLYN, IL 60137

IL AMERICAN WATER CO
PO BOX 5600
CHERRY HILL, NJ 08034

CARNEY, DANIEL & KELLY
2S037 STRATFORD RD
GLEN ELLYN, IL 60137

CALIENDO JR, RICHARD & K
901 GLEN CREST DR
GLEN ELLYN, IL 60137

DUNK, CHRISTOPHER
21W774 BUCKINGHAM RD
GLEN ELLYN, IL 60137

ANCONA, RONALD & WINIFRED
817 GLEN CREST DR
GLEN ELLYN, IL 60137

THOMOS, JIM & DEBI
21W622 BUCKINGHAM RD
GLEN ELLYN, IL 60137

LA ROCCA III, MICHAEL & S
21W560 BEMIS RD
GLEN ELLYN, IL 60137

MING DEH DEV SOCIETY
1S780 RT 53
GLEN ELLYN, IL 60137

PAVIA, EVA H
PO BOX 627
GLEN ELLYN, IL 60138

LOMBARD PARK DISTRICT
150 S PARK AVE
LOMBARD, IL 60148

MCINERNEY, KEVIN
865 MARSTON CT
GLEN ELLYN, IL 60137

HANSEN, GEORGE & JUDITH
811 GLEN CREST DR
GLEN ELLYN, IL 60137

SCHAAF, CYNTHIA F
872 GLEN CREST DR
GLEN ELLYN, IL 60137

SEITH, CALVIN
1S760 RT 53
GLEN ELLYN, IL 60137

ROSS, RANDY & GLENDA
21W642 BUCKINGHAM RD
GLEN ELLYN, IL 60137

MONGIRDAS, NERIUS&EVELYN
1S627 SUNNYBROOK RD
GLEN ELLYN, IL 60137

FINLEY, DAVID A & C M
21W500 BUCKINGHAM RD
GLEN ELLYN, IL 60137

MILTON TOWNSHIP
1492 N MAIN ST
WHEATON, IL 60187

WONG, JAMES & CELIA
808 GLEN CREST DR
GLEN ELLYN, IL 60137

WILLUWEIT, DAVID & KAREN
834 GLEN CREST DR
GLEN ELLYN, IL 60137

KOZMA, LOUIS
247 SUNNYBROOK RD
GLEN ELLYN, IL 60137

VILLAGE OF GLEN ELLYN
535 DUANE ST
GLEN ELLYN, IL 60137

HUMBLE, JAMES W
21W466 BUCKINGHAM
GLEN ELLYN, IL 60137

LA PIERRE, JOHN
21W651 22ND ST
GLEN ELLYN, IL 60137

LEWANIAK, THOMAS & ALICE
380 RIDGE RD
GLEN ELLYN, IL 60137

JOHNSON, ELIZABETH J
365 DANBY DR
GLEN ELLYN, IL 60137

BRUNO, ALFONZO & PATRICIA
393 DANBY DR
GLEN ELLYN, IL 60137

VILLAGE OF GLEN ELLYN
535 DUANE ST
GLEN ELLYN, IL 60137

WUCKI, JOHN & CAROLE
21W683 BUCKINGHAM RD
GLEN ELLYN, IL 60137

ELLIS, TYRONE
855 GLEN CREST DR
GLEN ELLYN, IL 60137

BREWER, KURT & JOSEPHINE
22W060 22ND ST
GLEN ELLYN, IL 60137

COMMONWEALTH EDISON CO
3 LINCOLN CENTRE 4TH FL
OAKBROOK TERR, IL 60181

SCHOOL DISTRICT NO 89
789 SHEEHAN
GLEN ELLYN, IL 60137

LITTMAN, S & M LUETKEMEYER
21W632 BUCKINGHAM RD
GLEN ELLYN, IL 60137

MIGLIO, TITO
823 GLEN CREST DR
GLEN ELLYN, IL 60137

RODRIGUEZ, RAYMUNDO
21W511 BUCKINGHAM RD
GLEN ELLYN, IL 60137

GIBSON, MATTHEW & K
21W474 BUCKINGHAM RD
GLEN ELLYN, IL 60137

BUCKLEY JR, JAMES F
389 DANBY DR
GLEN ELLYN, IL 60137

HEXOM, RONALD D & R L
1S659 SUNNYBROOK
GLEN ELLYN, IL 60137

DOMBROSKI, MICHAEL E & N
873 GLEN CREST DR
GLEN ELLYN, IL 60137

WEINSTEIN, DAVID & PENNY
377 DANBY DR
GLEN ELLYN, IL 60137

COOGAN, BRIAN
PO BOX 482
WOOD DALE, IL 60191

WETZEL, DANIELLE R
1S641 SUNNYBROOK RD
GLEN ELLYN, IL 60137

GRELJO, EMIR & NISVETA
2S037 CHURCHILL LN
GLEN ELLYN, IL 60137

ADAMEK, W & M DIERCKENS
21W521 BUCKINGHAM RD
GLEN ELLYN, IL 60137

WIEGEL, RAY & LINDA
892 BEMIS RD
GLEN ELLYN, IL 60137

CTLTC 10563610
10 S LASALLE ST 2750
CHICAGO, IL 60603

LERCH, JAMES J
908 BEMIS RD
GLEN ELLYN, IL 60137

THOMS, WAYNE C & CAROL M
21W581 BUCKINGHAM RD
GLEN ELLYN, IL 60137

SCHOOL DISTRICT NO 89
789 SHEEHAN
GLEN ELLYN, IL 60137

LEAVITT, DENISE E
895 BEMIS RD
GLEN ELLYN, IL 60137

STEFFENS, ARIEL
21W562 BUCKINGHAM RD
GLEN ELLYN, IL 60137

VILLAGE OF GLEN ELLYN
535 DUANE ST
GLEN ELLYN, IL 60137

MARINOV, STOIL & LILIA
869 MARSTON CT
GLEN ELLYN, IL 60137

CRONIN, MICHAEL
21W534 BEMIS RD
GLEN ELLYN, IL 60137

BROSNAN, TIMOTHY & AMY
21W764 BUCKINGHAM RD
GLEN ELLYN, IL 60137

FRANK, JACK & DEBORAH
21W670 BUCKINGHAM RD
GLEN ELLYN, IL 60137

VYDRA, FRED J & J WILLS
891 BEMIS RD
GLEN ELLYN, IL 60137

BELL, SEAN M
2S048 CHURCHILL LN
GLEN ELLYN, IL 60137

BENDA, DIANE LEA
21W611 BUCKINGHAM RD
GLEN ELLYN, IL 60137

BONIFIELD, WILLIAM & C
846 GLEN CREST DR
GLEN ELLYN, IL 60137

BEESE, KEVIN J
21W571 BUCKINGHAM
GLEN ELLYN, IL 60137

WELLEMAYER, JAMIE J
21W477 BUCKINGHAM RD
GLEN ELLYN, IL 60137

DISPENSA, MARIE LOUISE
1S571 SUNNYBROOK RD
GLEN ELLYN, IL 60137

RICE, DAVID M & CYNTHIA R
21W631 BUCKINGHAM RD
GLEN ELLYN, IL 60137

CASTILLO, FRANCISCO
21W552 BUCKINGHAM RD
GLEN ELLYN, IL 60137

O'CONNOR, TERRENCE
861 MARSTON CT
GLEN ELLYN, IL 60137

BUSCHING, BONNIE J
21W612 BUCKINGHAM RD
GLEN ELLYN, IL 60137

PARK, KENNETH & CATHERINE
21W734 BUCKINGHAM RD
GLEN ELLYN, IL 60137

COMMONWEALTH EDISON CO
3 LINCOLN CENTRE 4TH FL
OAKBROOK TERR, IL 60181

HUNT, GEORGE T
21W465 BUCKINGHAM RD
GLEN ELLYN, IL 60137

PELAFAS, KATHLEEN A
21W510 BUCKINGHAM RD
GLEN ELLYN, IL 60137

MOORE, RYAN
897 GLEN CREST DR
GLEN ELLYN, IL 60137

HUSSAIN, MOHAMMED ET AL
21W542 BUCKINGHAM RD
GLEN ELLYN, IL 60137

DEVITO, DARREN
1S557 SUNNYBROOK RD
GLEN ELLYN, IL 60137

POHLMAN, B M & H H
1S601 SUNNYBROOK RD
GLEN ELLYN, IL 60137

DE FILIPPIS, BENJAMIN & R
21W680 BUCKINGHAM RD
GLEN ELLYN, IL 60137

VILLAGE OF GLEN ELLYN
535 DUANE ST
GLEN ELLYN, IL 60137

WOEHR, KARL
21W570 BUCKINGHAM RD
GLEN ELLYN, IL 60137

HWANG, SAM
860 ACADEMY LN
WEST CHICAGO, IL 60185

LUKRITZ, ALLEN & PAMELA
21W650 BUCKINGHAM
GLEN ELLYN, IL 60137

MORIN, DAVID & KATHLEEN
21W621 BUCKINGHAM RD
GLEN ELLYN, IL 60137

SEBAHAR, KENNETH & H
21W744 BUCKINGHAM RD
GLEN ELLYN, IL 60137

FASANO, SALVATORE & TRACI
21W743 BUCKINGHAM RD
GLEN ELLYN, IL 60137

LA PONTE, CARL
387 RIDGE RD
GLEN ELLYN, IL 60137

WIEGEL, RAY & LINDA
892 BEMIS RD
GLEN ELLYN, IL 60137

PERFETTI, ILDO & JULIE
800 GLEN CREST DR
GLEN ELLYN, IL 60137

WILLIAMS, GARY W
21W784 BUCKINGHAM
GLEN ELLYN, IL 60137

FALBO, SALVATORE
1S507 SUNNYBROOK DR
GLEN ELLYN, IL 60137

VILLAGE OF GLEN ELLYN
PO BOX 32
GLEN ELLYN, IL 60137

SCHMITT, KATHLEEN W
21W716 BUCKINGHAM RD
GLEN ELLYN, IL 60137

COZZI, MARK
15W136 CONCORD ST
ELMHURST, IL 60126

LOMBARD PARK DIST
150 S PARK AVE
LOMBARD, IL 60148

MCKEOWN CLASSIC HOMES INC
PO BOX 3984
NAPERVILLE, IL 60567

DISPENSA JR, JOSEPH & M
1S571 SUNNYBROOK RD
GLEN ELLYN, IL 60137

VILLAGE OF GLEN ELLYN
PO BOX 32
GLEN ELLYN, IL 60137

LAZZARO, HENRY
21W551 BUCKINGHAM RD
GLEN ELLYN, IL 60137

CARTER, MICHAEL
1S479 SUNNYBROOK RD
GLEN ELLYN, IL 60137

MC NAMARA, MICHAEL K TR
810 GLEN CREST DR
GLEN ELLYN, IL 60137

STEVEN, J S & M FRIEDMAN
829 GLEN CREST DR
GLEN ELLYN, IL 60137

VILLAGE OF LOMBARD
255 E WILSON
LOMBARD, IL 60148

OWSIANY, CHESTER F
2SO47 CHURCHILL LN
GLEN ELLYN, IL 60137

COZZI, MARK
15W136 CONCORD ST
ELMHURST, IL 60126

SOTO, ROSSANA
21W661 BUCKINGHAM RD
GLEN ELLYN, IL 60137

VILLAGE OF GLEN ELLYN
PO BOX 32
GLEN ELLYN, IL 60137

MILLER, MICHAEL J
21W541 BUCKINGHAM RD
GLEN ELLYN, IL 60137

PRYBYLO, THOMAS & LYNN
835 GLEN CREST DR
GLEN ELLYN, IL 60137

AGRO, CARL & ROXANA
861 GLEN CREST DR
GLEN ELLYN, IL 60137

BJARNSON, JULIE A
869 GLEN CREST DR
GLEN ELLYN, IL 60137

MALETICH, ANTON S
21W572 BEMIS RD
GLEN ELLYN, IL 60137

HANSEN, GEORGE & JUDITH
391 RT 53
GLEN ELLYN, IL 60137

VILLAGE OF GLEN ELLYN
PO BOX 32
GLEN ELLYN, IL 60137

KILEY, JEFFREY J
21W531 BUCKINGHAM RD
GLEN ELLYN, IL 60137

FOREST PRESERVE DIST
PO BOX 5000
WHEATON, IL 60189

ZEMAN, MICHAEL & AMY
21W641 BUCKINGHAM RD
GLEN ELLYN, IL 60137

EWALD JR, MICHAEL & MEGAN
380 DANBY DR
GLEN ELLYN, IL 60137

GILLESPIE, LISA M
368 DANBY DR
GLEN ELLYN, IL 60137

MC CONVILLE, CURRAN S
21W501 BUCKINGHAM RD
GLEN ELLYN, IL 60137

RINGMEIER, WILLIAM
21W671 BUCKINGHAM RD
GLEN ELLYN, IL 60137

WASIELEWSKI, JENNIFER K
21W715 BUCKINGHAM RD
GLEN ELLYN, IL 60137

NAVARRO, IVELISSE
21W520 BUCKINGHAM RD
GLEN ELLYN, IL 60137

PRATT, JAMES & KELLY
860 GLEN CREST DR
GLEN ELLYN, IL 60137

HUDOCK, CHRISTINE F
21W601 BUCKINGHAM RD
GLEN ELLYN, IL 60137

BONIFIELD, DAVID & MONICA
847 GLEN CREST DR
GLEN ELLYN, IL 60137

GREEN, DAVID D & BETSY S
21W754 BUCKINGHAM RD
GLEN ELLYN, IL 60137

WIEGEL, RAY & LINDA
892 BEMIS RD
GLEN ELLYN, IL 60137

Attachment: Mailing Labels (3875 : 945 Bemis Road - TowerCo, Special Use Permit)

**NOTICE OF
PUBLIC HEARING**

TowerCo, represented by David Hockey as lease holder of the property, is requesting approval of a Special Use Permit in accordance with Section 10-10-14 of the 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 located at 945 Bemis Road. The Glen Ellyn Plan Commission will conduct a public hearing to consider the Special Use Permit on Thursday, March 14, 2019 at 7:00 p.m. in the Galligan Board Room on the third floor of the Glen Ellyn Civic Center, 535 Duane Street, Glen Ellyn, Illinois. All persons who are interested are invited to attend the public hearing of the Plan Commission to listen and be heard.

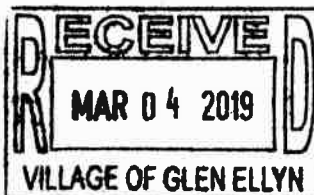
The property is located in the R2B, Residential District and legally described as follows:

THAT PART OF THE SW ¼ OF SEC. 24-39-10, E. OF 3RD P.M., DESCRIBED BY BEGINNING AT THE SOUTHWEST CORNER OF SAID SEC. 24; THENCE NORTH ALONG THE WEST LINE OF SAID SEC. 24, 30.0 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 24, 1983.0 FEET; THENCE NORTH 0 DEGREES 10 MINUTES EAST AT RIGHT ANGLES TO THE SOUTH LINE OF SECTION 24, 570.0 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 24 TO THE EAST LINE OF THE SW ¼ OF SAID SECTION; THENCE SOUTH TO THE SOUTHEAST CORNER OF SAID SW ¼, THENCE NORTH 89 DEGREES 50 MINUTES WEST TO PLACE OF BEGINNING.

P.I.N. 05-24-302-017
Information related to the request, including the plans for the proposed project are available for public review at any time before or after the meeting between the hours of 8:00am and 4:30pm in the Planning and Development Department of the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Questions related to the request should be directed to Kelly Purvis, Planner, 630-547-5371.

Individuals with disabilities who plan to attend the hearing and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact the Village 24 hours in advance of the meeting.

Kelly Purvis
Planner
Published in Daily Herald
February 27, 2019 (4519278)



CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

DuPage County Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DuPage County DAILY HERALD**. That said **DuPage County DAILY HERALD** is a secular newspaper, published in Naperville and has been circulated daily in the Village(s) of:

Addison, Aurora, Bartlett, Bensenville, Bloomingdale, Carol Stream,
Darien, Downers Grove, Elmhurst, Glen Ellyn, Glendale Heights,
Hanover Park, Hinsdale, Itasca, Keeneyville, Lisle, Lombard, Medinal
Naperville, Oakbrook, Oakbrook Terrace, Plainfield, Roselle, Villa Park
Warrenville, West Chicago, Westmont, Wheaton, Willowbrook,
Winfield, Wood Dale, Woodridge

County(ies) of DuPage

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is in general circulation throughout said Village(s), County(ies) and State.

I further certify that the DuPage County DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 27-FEB-19 in said DuPage County DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Laurel Baitz
Designee of the Publisher and Officer of the Daily Herald

Control # 4519278

10-10-14. - Special uses.

- (E) The Plan Commission shall not recommend that a special use be granted nor shall the Village Board grant a special use, unless it shall find, based upon the evidence presented to the Plan Commission in each specific case that the special use:
1. Will be harmonious with and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or this title;
 2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;
 3. Will not be hazardous or disturbing to existing or future neighborhood uses;
 4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;
 5. 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;
 6. Will not involve uses, 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 or odors;
 7. 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;
 8. Will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief; and
 9. Will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community;



FRED BUCHOLZ
DUPAGE COUNTY RECORDER
APR. 03, 2012 12:30 PM
OTHER 05-24-301-007
006 PAGES R2012-042947

ORDINANCE 6673

**GRANTING A CONDITIONAL USE FOR
NONCOMPLIANCE WITH THE REQUIREMENTS OF THE
ZONING ORDINANCE PERTAINING TO PERSONAL
WIRELESS SERVICE FACILITIES (AS PER SECTION
155.206(A)(2) OF THE ZONING ORDINANCE) WITH
COMPANION VARIATIONS, LOCATED IN THE CR
CONSERVATION RECREATION ZONING DISTRICT**

Address: 21W555 Bemis Road, Lombard, IL 60148

PIN: 05-24-301-007, 008, 009 and 05-24-302-017 and 019

**Return To:
Village of Lombard
255 E. Wilson Avenue
Lombard, IL 60148**

Attachment: Lombard Ordinance granting Conditional Use approval (3875 : 945 Bemis Road - TowerCo, Special Use Permit)

ORDINANCE NO. 6673

AN ORDINANCE GRANTING A CONDITIONAL USE FOR NONCOMPLIANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE PERTAINING TO PERSONAL WIRELESS SERVICE FACILITIES (AS PER SECTION 155.206(A)(2) OF THE ZONING ORDINANCE) WITH COMPANION VARIATIONS, LOCATED IN THE CR CONSERVATION RECREATION ZONING DISTRICT

(PC 12-02: 21W555 Bemis Road)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the property legally described in Section 3 below is located at 21W555 Bemis Road is zoned CR Conservation Recreation District; and,

WHEREAS, an application has heretofore been filed requesting approval of a conditional use for noncompliance with the requirements of the Zoning Ordinance pertaining to personal wireless service facilities (as per Section 155.206(A)(2) of the Zoning Ordinance); and

WHEREAS, said application includes requests for five variations; and

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on January 23, 2012 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendation with the President and Board of Trustees recommending approval of the petition, subject to conditions of approval; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

Ordinance No. 6673
 Re: PC 12-02
 Page 2

SECTION 1: That the following relief is hereby granted for the Subject Property, as described in Section 2 below, subject to the conditions set forth in Section 3 below:

1. A conditional use for noncompliance with the requirements of the Zoning Ordinance pertaining to personal wireless service facilities (as per Section 155.206(A)(2) of the Zoning Ordinance);
2. A variation from Section 155.205(A)(4) to allow for the use of barbed wire as part of a seven-foot high chain link fence;
3. A variation from Section 155.206(A)(6) to allow for a personal wireless service facility without full landscape screening;
4. A variation from Section 155.206(B)(2)(a)(ii) to allow for a personal wireless service facility in the CR District;
5. A variation from Section 155.206(B)(2)(b)(i) to allow for a personal wireless service facility in excess of 45 feet in height;
6. A variation from Section 155.206(B)(2)(d)(i) to allow for a 100-foot high personal wireless service facility to be less than 105 feet from the nearest property line.

SECTION 2: This ordinance is limited and restricted to the property generally located at 21 W555 Bemis Road, Lombard, Illinois and legally described as follows:

Lot 67 (except the North 62 feet of the West 133 feet thereof) and Lots 20, 21, and 22 in F. H. Bartlett's Sunnyside Farms, a subdivision of part of the West 2013 feet of the Northwest Quarter and the Southwest Quarter of Section 24, Township 39 North, Range 10, East of the Third Principal Meridian, in DuPage County, Illinois; and

That part of the Southwest Quarter of Section 24, Township 39 North, Range 10, East of the Third Principal Meridian, described by beginning at the Southwest corner of said Section 24; thence North, along the West line of said Section 24, 30.0 feet; thence South 89 degrees 50 minutes east, parallel with the South line of said section, 1983.0 feet; thence North 0 degrees 10 minutes East, at right angles to the South line of said Section 24, 570.0 feet; thence South 89 degrees 50 minutes East, parallel with the South line of said Section 24, to the East line of the Southwest Quarter of said section; thence South to the Southeast corner of said Southwest Quarter; thence North 89 degrees 50 minutes West to the place of beginning, all in DuPage County, Illinois.

PIN: 05-24-301-007, -008, and -009; 05-24-302-017, -019

Attachment: Lombard Ordinance granting Conditional Use approval (3875 : 945 Bemis Road - TowerCo, Special Use Permit)

Ordinance No. 6673
 Re: PC 12-02
 Page 3

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. The petitioner shall develop the site in substantial conformance with the plans submitted as part of this petition.
2. All IDRC comments must be addressed prior to the issuance of a building permit.
3. The petitioner shall enter into all requisite agreements with the property owner and Glenbard Wastewater Authority.

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this ____ day of _____, 2012.

First reading waived by action of the Board of Trustees this 2nd day of February, 2012.

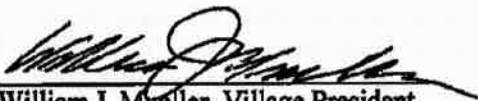
Passed on second reading this 2nd day of February, 2012.

Ayes: Trustees Gron, Giagnorio, _____, Breen, Fitzpatrick and Ware

Nays: Trustee Wilson

Absent: None

Approved this 2nd, day of February, 2012.


 William J. Mueller, Village President

ATTEST:


 Brigitte O'Brien, Village Clerk

Attachment: Lombard Ordinance granting Conditional Use approval (3875 : 945 Bemis Road - TowerCo, Special Use Permit)

Ordinance No. 6673
Re: PC 12-02
Page 4

Published by me in pamphlet form this 3rd day of February, 2012


Brigitte O'Brien, Village Clerk

H:\CD\WORDUSER\PCCASES\2012\PC 12-02\Ord 12-02.docx

Attachment: Lombard Ordinance granting Conditional Use approval (3875 : 945 Bemis Road - TowerCo, Special Use Permit)



I, Denise R. Kalke, hereby certify that I am the duly qualified Deputy Village Clerk of the Village of Lombard, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Deputy Village Clerk, I maintain and am safekeeper of the records and files of the President and Board of Trustees of said Village.

I further certify that attached hereto is a

copy of

ORDINANCE 6673

GRANTING A CONDITIONAL USE FOR NONCOMPLIANCE
WITH THE REQUIREMENTS OF THE ZONING ORDINANCE
PERTAINING TO PERSONAL WIRELESS SERVICE FACILITIES
(AS PER SECTION 155.206(A)(2) OF THE ZONING ORDINANCE)
WITH COMPANION VARIATIONS, LOCATED IN THE CR
CONSERVATION RECREATION ZONING DISTRICT

PIN : 05-24-301-007, 008, 009 AND 05-24-302-017 & 019

ADDRESS: 21W555 Bemis Rd., Lombard, IL 60148

of the said Village as it appears from the official
 records of said Village duly approved this 2nd
 day of February, 2012.

In Witness Whereof, I have hereunto affixed my official signature and
 the Corporate Seal of said Village of Lombard, Du Page County,
 Illinois this 7th day of March, 2012.



Denise R. Kalke
 Deputy Village Clerk
 Village of Lombard
 DuPage County, Illinois

January 17, 2019

Village of Glen Ellyn
Department of Planning & Development
Attn: John Sterrett
535 Duane St.
Glen Ellyn, IL 60137

Re: Special Use Application for 20' extension to existing cell tower

Dear Mr. Sterrett,

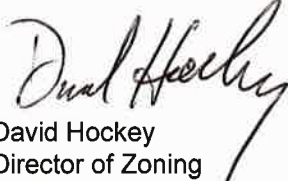
TowerCo is proposing to extend an existing tower on Bermis Rd at the Glenbard Wastewater facility. The project includes a 20' extension to the existing 100' tower, as well as T-Mobile's ground equipment and their antennas.

Enclosed please find the following:

- 1) Completed special use application
- 2) Project Narrative and Compliance Description
- 3) Two sets of construction drawings, including site plans
- 4) Two copies of the boundary survey, including legal description
- 5) Checks for fee submittal (I broke these into two separate checks)

If you have any questions please feel free to reach me at (843) 452-6242.

Sincerely,


David Hockey
Director of Zoning



TowerCo

Attachment: Petitioner's Application Packet (3875 : 945 Bemis Road - TowerCo, Special Use Permit)

5000 Valleystone Dr.
Suite 200
Cary, NC 27519

address

919.469.5559

main

919.469.5530

fax

info@towerco.com

phone

towerco.com

website

PROJECT NARRATIVE

Narrative Statement

The proposed 20' extension to the existing tower, along with T-Mobile's colocation, will provide expanded wireless service to this area of the village of Glen Ellyn. This includes increased coverage to residential uses in the area. The extension will have no negative economic effects to the adjoining properties as the tower is already existing and located on a compatible land use at the water treatment facility.

The proposal will generate no noise, glare, odor fumes or vibration. It will be compatible since the tower already exists and its current location buffers it with a utility ROW to the east, treatment plant to the north and west and open space to the south.

The additional tower height and T-Mobile's colocation will have no impact on traffic as TowerCo and its tenants typically schedule only maintenance visits a handful of times a year.

Below are the special use criteria and responses to each

Will be harmonious with and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or this title

Answer:

The existing tower is located on property designed by the comprehensive plan map's future use as utilities which is compatible with the nature of the facility. Additionally, the tower has been in use for a number of years and has produced no negative impacts on the parent parcel or surrounding neighborhoods.

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. As wireless service providers such as T-Mobile continue to evolve, they are moving towards being long term providers of broadband data (5G) to businesses and homes. Therefore, this service is an important contributor to the long term goals of utilities in the village.

Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area

Answer:

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. Consequently, the granting of this proposal will not change the character of the area.

5000 Valleystone Dr.
Suite 200
Cary, NC 27519

address

919.469.5559

main

919.469.5530

fax

info@towerco.com

email

towerco.com

website



Will not be hazardous or disturbing to existing or future neighborhood usesAnswer:

The height extension, along with T-Mobile's equipment will be similar to the carrier's 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. Therefore, this requirement has been satisfied.

Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such servicesAnswer:

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' extension will change neither the nature of this facility nor its public services requirements. Therefore, this requirement has been satisfied.

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 VillageAnswer:

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. In fact, as it relates to economic welfare, it will enhance wireless service and people's ability to work, make needed E911 calls and therefore enhance the welfare of this area of the village.

**Will not involve uses, 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 or odors**Answer:

The proposal generates no 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. Additionally, it will generate nominal traffic in the form of scheduled maintenance visits. Therefore, this requirement has been satisfied.

5000 Vallestone Dr.
Suite 200
Cary, NC 27519

address

919.469.5559

main

919.469.5530

fax

info@towerco.com

email

towerco.com

website

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

Answer:

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. Therefore, this requirement has been satisfied.

Will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief

Answer:

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. Therefore, this requirement has been satisfied.

Will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community

Answer:

The 20' 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, this requirement has been satisfied.



TowerCo

5000 Valleystone Dr.
Suite 200
Cary, NC 27519

address

919.469.5559

main

919.469.5530

fax

info@towerco.com

email

towerco.com

website

APPLICATION FOR SPECIAL USE PERMIT

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The undersigned petitions the President and Village Board of Trustees of the Village of Glen Ellyn, Illinois, to consider the Special Use described in this application.

Date Filed: _____ Application No: _____

Name of Applicant: TowerCo 2013 LLC (David Hockey as representative)

Address of Applicant: 5000 Valleystone Drive, Cary, NC 27510

Business Phone: (919) 653-5746 Fax: (919) 469-5530

Home Phone: _____ Mobile Phone: (843) 452-6242

Email: dhockey@towerco.com

Property Interest of Applicant: lease hold

(Owner, Contract Purchaser, Owner Representative)

Name of Owner: Village of Glen Ellyn

Address of Owner: 535 Duane St, Glen Ellyn, IL 60137

Business Phone: (630) 469-5000 Fax: _____

Home Phone: _____ Mobile Phone: _____

Email: jsterrett@glenellyn.org

Property Address: 945 Bemis Rd.
21W551 Bemis Rd, Glen Ellyn, IL 60137

Legal Description of Property:

See attached legal description (included on survey)

05-24-302-017

Permanent Index No. (PIN): 05-24-301-007 Zoning: R2B

Lot Dimensions: 600'x672' (parent parcel) Lot Area: 12.37 acres

Present Use:

water treatment plan and cell tower

Requested Use/Construction:

20' height extension to existing 100', for a total of 120'

Estimated Date to Begin New Use/Construction: 03/30/19

Name(s), Address(es) and Phone No(s). of Experts (architects, engineers, etc.):

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A&E Firm

Concordia Wireless , Inc- GM Sadat, PE
301 Randy Road, Unit 1
Carol Stream, IL 60188
Phone: (847) 981-0801

Narrative Statement evaluating the economic effects on adjoining property, the effect of such elements as noise, glare, odor, fumes and vibration on adjoining property, a discussion of the general compatibility with the adjacent and other properties in the district, the effect of traffic, and the relationship of the proposed use to the Comprehensive Plan, and how it fulfills the requirements of paragraph (E) of Section 10-10-14 of the Zoning Code:

See response in attached project narrative document

Describe How the Special Use:

1. Will be harmonious with and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or this Zoning Code:

See response in attached project narrative and compliance document

2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area:

See response in attached project narrative and compliance document

3. Will not be hazardous or disturbing to existing or future neighborhood uses:

See response in attached project narrative and compliance document

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4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services:

See response in attached project narrative and compliance document

5. 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:

See response in attached project narrative and compliance document

6. Will not involve uses, 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 or odors:

See response in attached project narrative and compliance document

7. 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:

See response in attached project narrative and compliance document

8. Will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief:

See response in attached project narrative and compliance document

9. Will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community:

See response in attached project narrative and compliance document

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I (We) certify that all of the statements and documents submitted as part of this application are true to the best of my (our) knowledge and belief.

I (We) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Glen Ellyn for the purpose of inspection.

I (We) consent to pay the Village of Glen Ellyn all costs incurred for transcribing the public hearing on this application.

I (We) understand that no final action shall be taken by the Village Board subsequent to the public hearing until and upon payment of transcribing fees.

<u>01/17/19</u>	<u>David Hockey (on Behalf of TowerCo)</u>	<u></u>
Date	Print Name	Signature of Applicant
<u> </u>	<u> </u>	<u> </u>
Date	Print Name	Signature of Applicant
<u> </u>	<u> </u>	<u> </u>
Date	Print Name	Signature of Applicant

**THE BEST INTERESTS OF THE APPLICANT WILL BE SERVED
BY COMPLETING THIS APPLICATION IN DETAIL**

Attachment: Petitioner's Application Packet (3875 : 945 Bemis Road - TowerCo, Special Use Permit)

REIMBURSEMENT OF FEES AGREEMENT

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Village of Glen Ellyn Acct: # _____

Initial Deposit Amount: _____

- I. DESCRIPTION OF PROJECT: **Tower Height Extension & TMobile Colocation**

- II. OWNER:
 - A. Owner of Property: **Village of Glen Ellyn**
 - B. Owner's Address: **535 Duane St, Glen Ellyn, IL 60137**
 - C. Owner's Home Phone Number: _____ Fax: _____
 - D. Owner's Work Phone Number: **(630) 469-5000**
 - E. Owner's E-mail: **jsterrett@glenellyn.org**
 - F. If Owner is a Land Trust or Corporation, the attached disclosures of interest should be filled out.

- III. PERSON MAKING REQUEST (Petitioner):
 - A. Name of Petitioner: **TowerCo 2013 LLC (David Hockey on behalf of applicant)**
 - B. Petitioner's Address: **5000 Valleystone Drive, Cary, NC 27519**
 - C. Petitioner's Home Phone Number: **(843) 452-6242**
 - D. Petitioner's Work Number: **(919) 653-5746**
 - E. Petitioner's E-mail: **dhockey@towerco.com**

- IV. LOCATION OF PROPERTY:
 - A. General Location of Property: **21W551 Bemis Rd, Glen Ellyn, IL 60137**
 - B. Acreage of Parcel: **12.37 acres**
 - C. Permanent Index Number(s): **05-24-301-007**
 - D. Legal Description (Please attach)

- V. REIMBURSEMENT OF FEES:

The Ordinances of the Village require the owners of property, or individuals seeking to utilize property, to receive approval by ordinance or the issuance of a permit to undertake various uses or improvements of property in the Village. These uses can include requests for textual or map changes in the Zoning Ordinance, applications for building permits, requests for zoning relief and other similar requests. The Village has established a fee schedule for the anticipated use of staff time in processing such petitions or applications. In many cases, however the Village cannot reasonably evaluate the validity or compliance of the petition or application with the Ordinances of the Village without the use of reports from various consultants. In some cases, the application or petition requires among other things, public hearings and associated public notice costs, preparation of minutes or transcripts from the public hearing or meeting, recording costs of Ordinances and

the preparation of reports by consultants whose services require the payment of out-of-pocket expenses by the Village. These expenses would not have been incurred but for the petition or application. The Village does not intend to seek to make a profit on its utilization of such consultants, but requires that the applicant, or the person receiving benefit, shall be obligated to reimburse the out-of-pocket expenses incurred by the Village. The Village shall seek to employ consultants who shall charge rates consistent with those paid by private parties who seek similar consulting services. The Village intends, through this Agreement, to cause the payment of out-of-pocket expenses and to require the creation of an escrow fund to guarantee that the petition or application will not result in the citizens of the Village being required to pay for costs incurred at the request of the owner or applicant.

This document shall constitute a contract when an application is made for a license, permit, request for zoning relief or other approval involving the use of real property. Should the Village, in its sole and exclusive discretion, determine that it is necessary or desirable for the Village to obtain professional services, including, but not limited to, attorneys, engineers, planners, architects, surveyors, court reporters, traffic, drainage or other consultants, including full and/or part time site inspection services during the actual construction of any required improvements, and/or to incur costs related to any required notices or recordations, in connection with any application or petition filed by the petitioner then the petitioner and owner shall be jointly and severally liable for the payment of such professional fees and costs, as shall actually be incurred by the Village. The Planning and Development Director is hereby authorized to assign the above described services to the Village staff or to consultants, as the Director deems appropriate and without prior notification to the petitioner.

Any application or petition to be reviewed by the Planning and Development Department or by the Plan Commission shall require the petitioner to establish an escrow account with the Village in an amount determined by the Planning and Development Director to reimburse the Village for all out of pocket costs associated with the request. These out of pocket costs will cover such things as services provided by the Village's consulting engineer, consulting attorney, consulting planner, traffic consultant, wetland consultant, landscape consultant, architectural consultant, appraiser and transcriber, among others, as well as reproduction costs, public hearing notice costs, recording costs, etc. Along with the application the petitioner shall also submit a signed copy of this agreement thereby acknowledging and agreeing to reimburse the Village for all out of pocket costs associated with the application or petition.

This agreement shall be accompanied by an initial deposit in an amount to be determined by the Director of Planning and Development but shall be no less than \$500. The Village will provide an itemized list of Village expenses incurred related to any charge to the escrow account, and the petitioner shall deposit funds to reimburse the Village for those expenses upon notice from the Village that the deposit has dropped below \$300. If the expenses are not reimbursed, then reviews meetings and permits associated with out of pocket costs will cease, and the request will not be moved forward through the review process. At the completion of the review process, and development of the project, if appropriate, any remaining balance from the deposit will be returned to the petitioner, without interest, after all expenses have been paid.

The Village shall deduct the incurred expenditures and costs from the funds deposited. If the remaining deposit balance falls below \$300.00, the petitioner, upon notice by the Village, shall be required to replenish the deposit to its initial amount. The Village shall mail the petitioner regular invoices for the fees and costs incurred. The petitioner shall replenish the deposit amount within thirty (30) days of issuance of each such invoice directing replenishment of the deposit.

A petitioner who withdraws his or her petition may apply in writing to the Planning and Development Director for a refund of his or her remaining escrow balance. The Planning and Development Director may, at his or her discretion, approve such refund less any actual fees and costs, which the Village has already paid or incurred relative to the application.

Upon the failure of the petitioner or owner to reimburse the Village in accordance with this Agreement, no further action shall be undertaken on the application by the Village President and Board of Trustees, or by any other official or quasi-official individual or body thereunder, including the conduct of any hearings or deliberations, reviews of any plans or applications, the granting of any relief or approvals, issuance of any permits or occupancies, performance of inspections and the execution or recording of any documents, until all such outstanding fees are paid in full and/or the initial deposit is restored to its full amount. Upon any failure to reimburse the Village in accordance with this Section, the Village may in its discretion, apply any or all of the initial deposit to the outstanding balance due.

The remedies available to the Village as set forth hereinabove are non-exclusive and nothing herein shall be deemed to limit or waive the Village's right to seek relief of such fees against any or all responsible parties in a court of competent jurisdiction.

Any remaining balance of any funds deposited pursuant to this Agreement shall be refunded at such time as the completion of Village deliberation on the petition or application, recordation of all necessary documents associated with the petition or application, issuance of a building permit, approval of a final inspection, or issuance of a final certificate of occupancy upon the real property in question whichever occurs later.

BY SIGNING BELOW, THE PETITIONER AND OWNER ACKNOWLEDGE THAT EACH OF THEM HAS READ THE FOREGOING PARAGRAPHS AND EACH OF THEM FULLY UNDERSTANDS AND AGREES TO COMPLY WITH THE TERMS SET FORTH HEREIN. FURTHER, BY SIGNING BELOW, EACH SIGNATORY WARRANTS THAT HE/SHE/IT POSSESSES FULL AUTHORITY TO SO SIGN.

THE PETITIONER AND OWNER AGREE THAT PETITIONER AND OWNER SHALL BE JOINTLY AND SEVERALLY LIABLE FOR PAYMENT OF FEES REFERRED TO IN APPLICABLE SECTIONS OF THE ORDINANCES OF THE VILLAGE OF GLEN ELLYN, AND THE OBLIGATIONS FOR PAYMENT RELATING TO THE FILING OF PETITION OR APPLICATION, AS SET FORTH HEREIN.


Petitioner

Village of Glen Ellyn

Owner

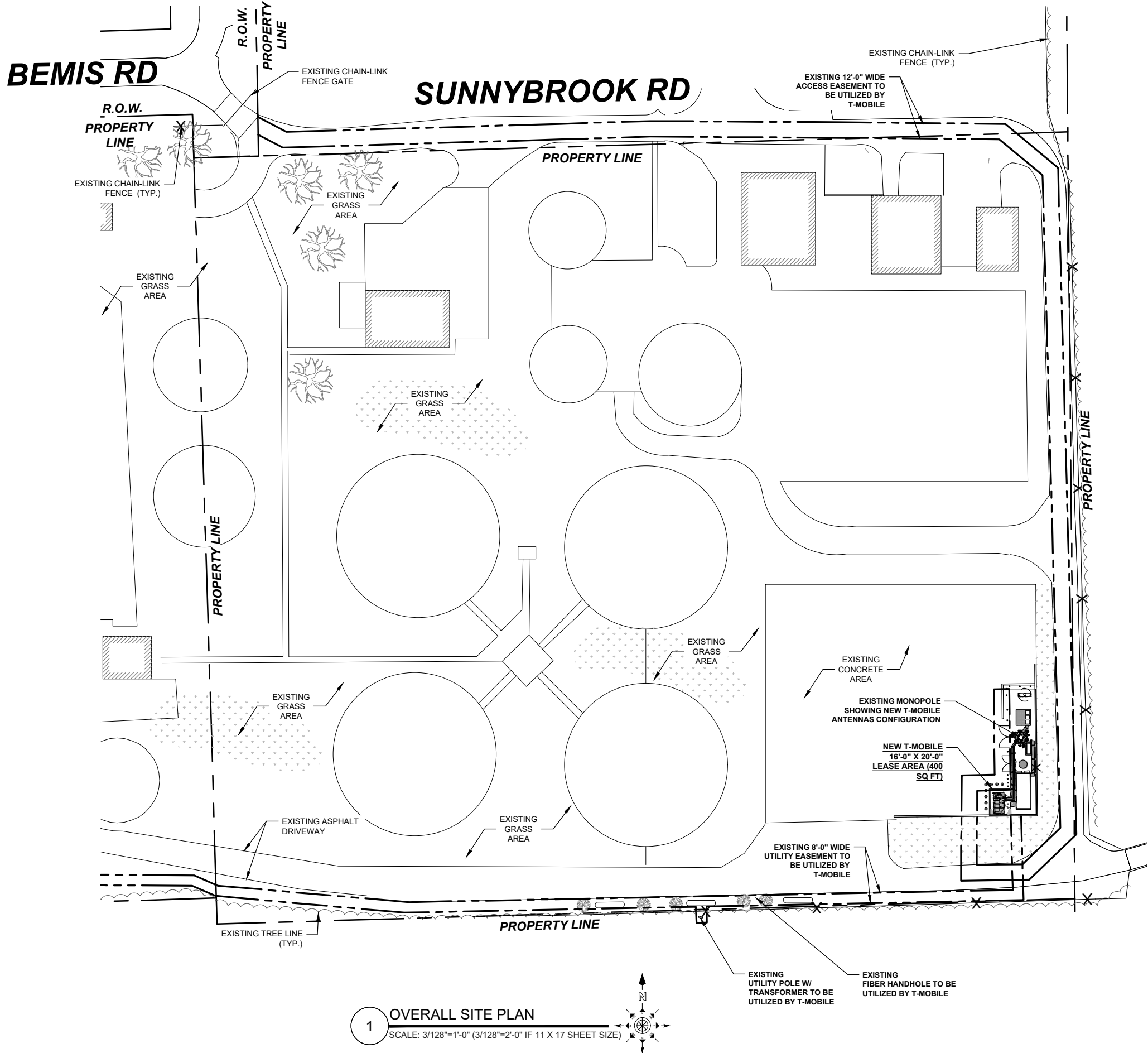
By: _____
Planning and Development Director

Date: _____

Date: _____

LEGEND & SYMBOLS

- UTILITY POLE
- SIGN
- TELCO PEDESTAL
- FIRE HYDRANT
- LIGHT STANDARD
- INLET
- CATCH BASIN
- MANHOLE
- TRAFFIC SIGNAL
- ROW MARKER
- IRON PIPE SET
- IRON PIPE FOUND
- BUFFALO BOX
- VALVE BOX
- HORIZONTAL CONTROL POINT
- HANDICAPPED PARKING SPACE
- DT100 DECIDUOUS TREE W/SIZE
- CT100 CONIFEROUS TREE W/SIZE
- BRUSH
- TREE LINE
- CONTOUR W/ELEVATION
- EXISTING GUARDRAIL
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- OVERHEAD WIRES
- LOT LINE
- PROPERTY LINE
- LEASE AREA LINE
- UTILITY EASEMENT LINE
- CENTER LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND FIBER LINE
- UNDERGROUND TELCO LINE
- UNDERGROUND STORM/SANITARY SEWER LINE
- UNDERGROUND WATER LINE
- UNDERGROUND COMMUNICATION/MONITORING LINE
- CONCRETE
- ASPHALT
- GRAVEL
- CULTIVATED FIELD
- GRASS AREA
- ICE BRIDGE
- STEEL PLATFORM



1 OVERALL SITE PLAN
SCALE: 3/128"=1'-0" (3/128"=2'-0" IF 11 X 17 SHEET SIZE)

T-Mobile

T-MOBILE
1400 OPUS PLACE
DOWNERS GROVE, IL 60515
MAIN: (773) 444-5400

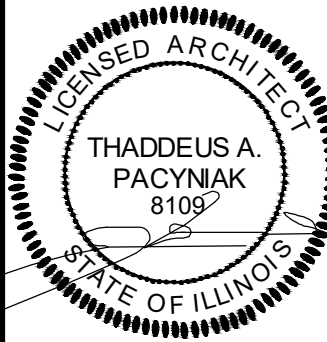
LCC
TELECOM SERVICES

LCC TELECOM SERVICES, LLC
10700 W. HIGGINS RD, SUITE 240
ROSEMONT, IL 60018
MAIN: (847) 608-6300

CONCORDIA, LTD
A PROFESSIONAL DESIGN FIRM
LICENSE # 184.004952- D.B.A.
ONCORDIA WIRELESS, INC.
361 RANDY ROAD
UNIT 101
CAROL STREAM, IL 60188
MAIN: (847) 708-7500

DRAWN BY: SK CHECKED BY: GMS

CHECKED BY: RH APPROVED BY: GMS



CH94025A
TOWERCO GLENBARD
945 BEMIS RD
GLEN ELLYN, IL 60137

OVERALL SITE PLAN

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