

PLANNING & ZONING COMMISSION
MEETING MINUTES
September 1, 2015

Approved November 3, 2015

Call to Order: Chairman Smith called the meeting to order in the Roselle Village Hall Council Chamber at 7:00 p.m.

Roll Call:

Present: Commissioners Keller-Stein, Stare, Stringfellow, Bickford, Zinni and Smith

Absent: Commissioner Patel

Staff: Pat Watkins, Matthew Fitzgibbon

Approval of the Agenda: Commissioner Keller-Stein moved to approve the agenda. Commissioner Stare seconded the motion. The motion carried unanimously.

Approval of Minutes: Commissioner Stare moved to approve the minutes for the meeting of July X, 2015 as presented. Commissioner Keller-Stein seconded the motion. The motion carried unanimously.

Consideration of Petitions:

PZ 14-1028 –Special use petition by SAC Wireless on behalf of Eco-site and T-Mobile at 720 Rush. Commissioner Keller-Stein moved to open the public hearing, seconded by Commissioner Bickford; the motion passed unanimously. Village planner Matthew Fitzgibbon provided background on special use requests in general, and the special use request specific to 720 Rush; Fitzgibbon provided maps of the site, the coverage area, and details of the proposed monopole and lease area.

Petitioners Tony Phillips and Jim Kaysing, SAC Wireless were sworn in; the petitioners explained the lack of coverage for data service in that area and the historical need for a cell tower in the area.

Commissioner Keller-Stein asked how many providers will occupy the pole; petitioners responded one initially, and up to two future carriers; planner Fitzgibbon stated that the Village of Roselle desires to install a small antenna below the three carrier arrays to enhance its communication and data transmission between Village Hall, Devlin, and public works facilities. The petitioners stated that the Village's request can easily be accommodated. There was discussion about the existing antenna on the adjacent church site; Chairman Smith stated that the other antenna is not related to or pertinent to this petition.

Commissioner Keller-Stein asked if the Village has negotiated a lease. Director Watkins stated that the Village Board approves the lease, which is being negotiated.

Commissioner Zinni asked: if the pole was supported with guy-wires? Petitioner stated that there are no guy-wires; the proposed tower is a monopole. Will micro-dishes be installed in the future? The petitioner stated not likely. What noise or sound will come from the generators or antennas? One would need to be up next to the antennas to hear any sound; the generators will be run once monthly, and the noise generated must meet Village standards. The petitioners can provide information regarding noise rating for the generators.

Commissioner Zinni asked what type of precautions are taken regarding ice formation and hazards related to falling ice. The petitioner stated that there are specific wind loads they must meet. Commissioner Zinni stated he had concerns about falling ice.

Staff discussed access issues and described the protocol for the operators to gain access to the site during business hours and after normal business hours.

Staff and the commission discussed the existing trees; Commissioner Keller-Stein asked if trees that were dead or died would be replaced; staff stated that the approved site plan becomes part of the approved special use, so trees must be replaced if they die.

Commissioner Zinni asked if the FAA requires a light on top of the tower; the petitioner stated it did not require a light, as it is under 200' in height.

There were no further comments or inquiries from the plan commission members. Chairman Smith invited members from the public to comments or ask question about the proposed special use.

James Dunn, 320 Garden Avenue: asked a question about the lease rate; Watkins responded that the rate is being negotiated; Watkins added that other area rates were between \$2,000 to \$2,500 per month; Mr. Dunn agreed; Mr. Dunn asked a question about the type of generators used; there was a brief discussion about generators between the resident and the applicant; Mr. Dunn added that modern generators are quieter than older models.

George Allen, 701 Catino Court: Mr. Allen asked to see the site plan and location of the lease area, pads, and pole; Mr. Allen believed that the facility and pole would hurt his property value; Mr. Allen stated that there was no landscaping around the newly constructed settling tanks.

Mr. and Mrs. Snyder, 6N391 Roselle Road: The Snyders presented their own view perspective exhibits. The Snyders said that they would see the tower from their yard. The Snyders said that T-Mobile's website states they have coverage in the area. The Snyders

believed that the facility and pole would hurt his property value. The Snyders were concerned about falling ice. The Snyders asked what type of fuel is used in the back-up generators; the petitioner said natural gas or diesel; The Snyders asked how the pole is secured to the ground; the petitioner answered that it is bolted to the foundation that is secured with 30 foot-deep caissons; Snyders asked if the ground there is sufficient to support the foundation; the petitioners answered that specific preliminary geotechnical analysis was already done, and that more geotechnical borings will be required pending zoning and lease approval; the Snyders stated that there was no fence along Springbrook creek; the Snyders commented that Roselle has no specific setback for a monopole tower.

Lawrence Goto, 600 S. Spring Street: Mr. Goto asked staff to clarify the difference between public special uses and private special uses. Fitzgibbon explained the distinction between the two; Mr. Goto added comments about data transmission coverage, decreased property values, views or perspectives of the tower, and geotechnical concerns about the foundation.

James Kennedy, 804 S. Spring Street: Mr. Kennedy asked about noise generated from the facility; Mr. Phillips said the antenna has a slight hum, but you would need to be atop the tower within a few feet of the arrays to hear anything; the question about the back-up generator's noise came up again; the petitioners restated that the generator is only tested the first Tuesday of each month, like sirens and other generators; he added that the generators have mufflers that meet OSHA standards. Mr. Kennedy asked about the color of the monopole; the petitioners said it is galvanized steel, and it will look silver.

Janet Gnitick, 611 Siems Circle: Ms. Gnitick said she has very bad coverage, that she lives in the "dead zone" as depicted on the propagation maps, and supports the request.

Ross Mogavero, 812 Spring Street: Mr. Mogavero was concerned about long-term health issues.

Ralph Olsen, 6N415 Roselle Road: Mr. Olsen stated that he and other neighbors are opposed to the pole.

Ted Wiecek, 712 Catino Court: Mr. Wiecek stated that he opposed the proposal, stating that it will be an eyesore, particularly in winter [when deciduous trees lose their leaves].

Lisa Sierra-Montgomery, 700 Spring Street: Ms. Sierra-Montgomery opposed the proposal; she stated that it would be an eyesore and that she was concerned about health issues related to the radio waves; Mr. Phillips stated that the FCC has categorically excluded such towers as health risks at ground level; one would need to be up against the arrays, as a technician would be, for any type of harmful exposure; the health risk diminishes quickly as one moves away from the antenna; at the ground there is no health risk. Mr. Phillips will provide the Federal guidelines at the next meeting

No other audience members provided questions or comments.

Commissioner Stare moved to close the public hearing, seconded by Commissioner Bickford. A unanimous vote closed the public hearing.

Commissioner Keller-Stein requested to make a comment before the vote; Chairman Smith said yes; Commissioner Keller-Stein said she was concerned that the pole was only 41' from a residential property line.

Commissioner Stare moved to approve the findings of fact for the special use, seconded by Commissioner Zinni; the vote was 3-3;

Commissioner Zinni moved to approve the special use, seconded by Commissioner Keller-Stein; the vote was 3-3.

Old Business: Commissioners and staff discussed ongoing and future development.

New Business: Fitzgibbon reminded the commission about the comprehensive plan update and related progress and future meeting dates.

The meeting was adjourned at 8:25 pm.