



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, NOVEMBER 4, 2015
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

The meeting was called to order by Chairman Hayden at 7:30 p.m. On roll call, members Batastini, Esposito, Goss, Jouron, Skluzacek, and Hayden were present. Mr. Greenman was absent.

James Richter II, Planning and Economic Development Manager, and Kathryn Cowlin, Planner, were present from Staff.

Mr. Hayden asked those in attendance to rise to say the Pledge of Allegiance. He led those in attendance in the Pledge.

Mr. Hayden stated that this meeting was being televised now as well as recorded for future playback on the City's cable station.

APPROVE MINUTES OF THE OCTOBER 21, 2015 PLANNING AND ZONING COMMISSION MEETING

Mr. Jouron moved to approve the minutes from the October 21, 2015 Planning and Zoning Commission Meeting as presented. Mr. Batastini seconded the motion. On roll call, members Batastini, Esposito, Jouron, Skluzacek, and Hayden voted aye. Mr. Goss abstained. Motion passed.

2015-47 VERIZON TOWER – 6521 Commercial Rd – PUBLIC HEARING

This petition was continued from the October 21, 2015 PZC meeting.

A Special Use Permit for a wireless communication tower and a variation from Article 2-400 to allow the monopole tower to be setback less than 110% of the height of the tower, 143 feet, from all property lines.

Mr. Hayden stated that the sign had been posted. He said the surrounding property owners were notified and the Certificate of Publication was in the file. Mr. Hayden waived the reading of the legal notice without objection.

Richard Riley, attorney, and Darren Snodgrass, with Central States Tower, were present to represent the petition.

Mr. Hayden said they had received the revised statement.

Mr. Riley showed a Power Point presentation. The first item that is created when determining where to locate a cellular tower is a search area map, which is generated by complaints, dropped calls, etc. and "hot spots of trouble" are created. He said that cellular antenna aren't always attached to a tower, but can be attached to tall building. The area where a tower should be located for this area does not have any existing tall buildings. Mr. Riley added that the general area is residential and commercial in use. He presented a

map showing the existing towers in the area and noting there is nothing close by that could be used. This site is outside the property search ring, but it is the closest site to the search ring that they could get. Mr. Riley said this area is commercial and showed an aerial photo of property. They will be able to save most of the trees on the site. He added that this site is surrounded by parking lots and the equipment on the ground and the lower portion of the tower will be shielded by trees and landscaping.

Mr. Riley showed the existing site coverage map and explained what this site will be doing for the cell coverage. He explained that the name of the map, "Glenview Metra", refers to their name of the area – not specifically for Glenview, Illinois. Mr. Riley showed photos of the existing building on property and site photos. There is a very large open area in the back that will work well for them. Also, they will be improving the existing driveway. Mr. Riley said that with this type of pole and space in the fenced area, they can add two or three carriers. He said the City Council was concerned about aesthetics of the pole. Their concerns were the view from the Three Oaks Recreation Area. The pole they are proposing is called a slick stick. It is a single tube pole that is capable of housing fewer antennas due to the equipment being located in the pole. The original design of the pole would have allowed more users. Mr. Riley added that the equipment building is a pre-fab building with all of the wiring needed already installed. This building will be screened with landscaping.

Mr. Riley said visited the Three Oaks Recreation Area and showed photos from the area toward the site. He superimposed the tower on the photo. It shows that the pole is very hard to see.

Mr. Riley reviewed the Findings of Fact listed in the staff report. He said this pole is needed and will help with the cell coverage in the area. It won't be detrimental to the property values. There won't be any noise, smoke, traffic, etc. from the site. Mr. Riley said there won't be traffic generated by this site and it will not have an impact on public utilities. He said they are making every effort to preserve the existing trees on the site. Mr. Riley stated that they are a heavily regulated industry – FAA, FCC, etc.

Mr. Riley reviewed the conditions for towers that are listed in the staff report. They have submitted the wind load information for tower. He stated that towers like this have a good track record with storms. They don't topple over. Mr. Goss asked if there will be a light on top of the pole. Mr. Riley said there will not be a light unless it is required by the FAA.

Mr. Riley said they have provided their FCC license to staff. There will not be any additional lighting for the building. He said there will most likely be a sign attached to the gate to alert people of the facility and give appropriate contact information. He said the equipment building meets the setbacks. Mr. Riley added that he believes there will be more sites in the future that will fall within the 1200-foot distance requirement between poles. Eventually, there will be two additional users of this pole. He added that they will be meeting with staff to finalize the plans prior to building permit. Mr. Riley added that there have been big changes with FCC regulations in the recent years and in general, they have revised their requirements to allow for quicker approval times.

Mr. Riley reviewed the conditions listed in the staff report. He stated that he has concerns with condition #9

regarding an American flag being flown at all times. He said this is not a flagpole design and they are not proposing a flag. If an American flag were to be flown at all times, additional lighting would be required. Mr. Riley said this is a very good site for the slick stick design and it's adjacent to manufacturing.

There was no one in the public who wished to comment on this petition. The public portion was closed at this time.

Mr. Goss agree with the conclusions of the Findings of Fact and that they have been met. He also believes this use meets them. He is suggesting that a condition be added that each additional user come before the City for approval. Mr. Riley said that due to the new FCC requirements it allows for additional users to be administrative approved. He hopes that the City reconsiders using a mono pole instead of the slick stick to allow for more users. This community will need more antennas and if the slick stick style is used, there will need to be additional towers installed on other sites. He said the City Council made it clear they wanted something different. Mr. Goss asked if the additional condition was needed. Mr. Richter said no, since the UDO does allow for additional equipment without going through the City's process again.

Mr. Skluzacek said he didn't have any questions. Mr. Esposito said he was good with this request the last time they reviewed it and he is good with it today.

Mr. Jouron said this is good for the area. He asked if there will be other towers going up. Mr. Riley said it is getting harder to find usable sites in the suburbs, since the communities have miles of continuous residential. People want seamless coverage. Mr. Esposito said part of the need for towers is people are going away from landlines.

Mr. Hayden asked if this could be put below ground. Mr. Riley said it is very expensive to do and there are problems with moisture and ventilation. He believes that eventually every house will have an antenna. He said in downtown Chicago, there are antennas about every 75 yards but they can't be seen since they are within tall buildings. Mr. Hayden asked if the additional users will require additional equipment buildings. Mr. Riley said yes since companies don't want anyone else to have access to their equipment. Security is a big deal.

Mr. Goss moved to approve a Special Use Permit for a wireless communication tower and a variation from Article 2-400 to allow the monopole tower to be setback less than 10% of the height of the tower, 143 feet, from all property lines for a Central States Tower/Verizon Wireless at 6521 Commercial Road with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (received 07/30/15)
 - B. Existing Tower Analysis (received 07/30/15)
 - C. REVISED Plan Set (received 10/20/15, dated 10/20/15)
 - D. REVISED Page A-1 for Plan Set (received 10/23/15, dated 10/20/15)

- E. Plat of Survey (received 07/30/15, dated 05/12/15)
- F. Affidavit (received 09/24/15, dated 09/17/15)
- G. Site-Safe Non-Interference Letter (received 10/30/15, dated 06/05/15)
- H. Verizon RF Compliance Letter (received 10/30/15, dated 10/30/15)

2. The design of buildings and related structures shall, to the maximum extent practicable, use materials, colors and architectural styles, which blend into the natural setting and surrounding buildings.
3. No outside storage shall be allowed on any facility site.
4. Towers shall not be artificially lighted, unless required by the FAA or other applicable authority.
5. A single sign measuring no more than two square feet in size can be located on or near the tower, and shall identify the tower owner, the street address of the tower, the owner's identification code for the tower, and a twenty-four-hour emergency contact telephone number.
6. No commercial advertising shall be allowed on the tower or its related facilities.
7. The petitioner shall work with staff to enhance the landscaping buffer along the property lines.
8. The driveway leading to the new cell tower will need to be paved per City standards.
- ~~9. The tower shall contain an American flag at all times.~~
10. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works, Fire and Police Departments.

Mr. Esposito seconded the motion. On roll call, all members voted aye. Motion passed.

REPORT FROM PLANNING

- Carrigan – 125 Mayfield Ave. – Variation
- Verizon small site (transformer) – 282 Exchange Dr. – Special Use Permit
- Holiday Inn Gun Shows 2016

Mr. Hayden said he has been to several of the gun shows and they are very well run. Mr. Goss asked if they need to change the UDO. Mr. Richter said they have been told that we can if we wanted to but there was no discussion by City Council.

Mr. Richter added that there was also a discussion with regard to the storm water ordinance updates.

Mr. Richter reviewed the items for the next meeting on December 2, 2015.

COMMENTS FROM THE COMMISSION

Mr. Goss noted that Signature Auto was paving their lot and it seems that it is back to the landscaped area. Mr. Richter said the inspectors are working with them. Mr. Goss said he noticed a semi tractor-trailer on the lot that is for sale. Mr. Richter said he will check into it.

Mr. Batastini asked what is happening with the property to the west of Spartan. Ms. Cowlin said the owners of the property found people trespassing into the woods. They have cleaned it out, planted 52 trees, and the grass will be mowed. Mr. Richter stated that an arborist determined that there was only one quality tree on that property, prior to issuing the permit.

The meeting was adjourned at 8:25 p.m.