

APPROVED
VILLAGE OF LAKE ZURICH
PLAN COMMISSION MINUTES
May 7, 2008

The meeting was called to order by Chairman Cushman at 7:30 p.m.

ROLL CALL: *Present* - Chairman Cushman, Commissioners Bowling, Castillo, Crane, Luby, Stratman and Tassi. *Excused* – Commissioner Jackson. *Absent* – Commissioner Minden

Also present: Village Planner Gadde.

OATH OF OFFICE: Orlando Stratman was sworn in by Commissioner Cushman.

APPROVAL OF MINUTES:

APPROVAL OF THE APRIL 2, 2008 MINUTES OF THE PLAN COMMISSION MEETING:

MOTION was made by Commissioner Crane, seconded by Commissioner Luby, to approve the April 2, 2008 minutes of the Plan Commission as submitted.

Voice Vote, AYES have it. MOTION CARRIED.

PUBLIC HEARINGS:

690 JUNE TERRACE – TO CONSIDER A SPECIAL USE PERMIT TO INSTALL 3 ANTENNAS AND RELATED TELECOMMUNICATIONS EQUIPMENT ON THE SUBJECT PROPERTY ZOINED IN THE VILLAGE'S I-1 LIMITED INDUSTRIAL DISTRICT.

The public hearing was opened at 7:37 p.m. Chairman Cushman swore in those testifying.

Wanchay Chanthatdouangsy, Location Specialist for Denali Spectrum Operations, presented the request for the special use permit. She stated that Denali Spectrum is a new wireless carrier to the mid-west area. They are currently in operation in the western and southern states. When approved, they will be providing a flat rate monthly cellular service which will include all services as opposed to other services that utilize various “bill by minute” packages. Their plan is to utilize the existing 250’ tower and install three antennas at approximately 190’ including the coaxial cable runs from the antenna to the equipment cabinet.

Ms. Chanthatdouangsy presented photographs of equipment cabinet that they will be using. Upon questioning, she stated that the cabinet will be similar in style to the existing T-Mobile one on the site and will be light gray in color. Chairman Cushman noted that to the average citizen, this equipment will look like any other cell equipment. He added that the industry is moving away from utilizing the larger buildings, requiring the small

cabinets instead. Upon questioning from Commissioner Stratman, the construction manager for the petitioner stated that they will not be using a concrete foundation, but will use a material similar to a brick paver pad. He stated that they found this works much better and should it ever need to be removed, restoration of the ground would be easier.

Commissioner Luby questioned the petitioner if other locations were sought out. Ms. Chanthadouangsy stated that when they seek areas, they are looking for the optimum area and terrain for their signal. This site was their first choice. She stated that they have the option of building another tower and equipment building, but Denali Spectrum tries to avoid installing additional towers in an area.

Upon questioning, Vijay Gadde stated that the Village will not be receiving any funds from this cell tower, as it is privately owned by Crown Castle.

There was discussion among the members about requesting improvements to the appearance of the site. Commissioner Luby asked if the Plan Commission could add conditions for the approval that would address the appearance of the tower. Notably, better screening with a fence, removal of the rust stains on the concrete tower and cleaning up of the perimeter around the Crown Castle tower. Chairman Cushman noted the Village cannot hold the petitioner responsible for something the owner should be doing. He added that adding any type of fencing to hide the equipment might not be acceptable to the Police Department or the equipment owners. Commissioner Bowling agreed with Commissioner Luby, stating that possibly a separate recommendation and testimony to the Village Board after this hearing is completed, could be included.

MOTION made by Commissioner Crane, seconded by Commissioner Luby, to recommend the Board of Trustees approve the **SPECIAL USE PERMIT TO INSTALL 3 ANTENNAS AND RELATED TELECOMMUNICATIONS EQUIPMENT ON THE SUBJECT PROPERTY ZOINED IN THE VILLAGE'S I-1 LIMITED INDUSTRIAL DISTRICT** as presented.

AYES:7-Chairman Cushman, Commissioners Bowling, Castillo, Crane, Luby, Stratman and Tassi.

NAYS: 0

MOTION CARRIED

The Plan Commission continued with the discussion in regards to the appearance of the tower and its property. Commissioner Luby noted that this is a 28 story facility that is widely noticed and needs something to improve the appearance. Commissioner Bowling agreed, but noted this commission could spend hours discussing areas in the Village that need to be cleaned. Commissioner Castillo stated that the Village should be able to go after the property owner and that the Village Board should put some enforcement on their approval; he stated that he is tired of lack of enforcement. Commissioner Stratman stated that Denali Spectrum met the requirements of the special use permit and there are really no provisions in the special use to force the issue of the aesthetics of the site. It was noted

that in terms of the request being a benefit to the public, by allowing the additional towers, residents in the Village would have another option for cell phone service.

MOTION was made and seconded to recommend to the Village Board of Trustees that the exterior appearance of the 690 June Terrace site be addressed, with the intent to improve the site.

AYES: 7-Chairman Cushman, Commissioners Bowling, Castillo, Crane, Luby, Stratman and Tassi.

NAYS: 0

MOTION CARRIED

ADJOURNMENT:

MOTION was made by Commissioner Crane, seconded by Commissioner Libby, to adjourn the meeting.

Voice Vote, AYES have it. MOTION CARRIED.

The meeting was adjourned at 8:05 p.m.

Submitted by: Carol Lustig, Permit Coordinator and Recording Secretary.

APPROVED by: _____ 6/4/08