

Corrected

VILLAGE OF LAKE ZURICH
PLAN COMMISSION MINUTES
JANUARY 3, 2007

The meeting was called to order by Chairman Cushman at 7:34 p.m.

ROLL CALL: *Present* - Chairman Cushman, Commissioners Castillo, Jackson, Kmiecik, Minden, and Peterson. *Excused* - Commissioners Bowling, Crane, and Tassi. *Also present* - Village Planner Gadde, Assistant Village Engineer Lebbos, and Village Attorney Browne.

APPROVAL OF MINUTES:

APPROVAL OF THE DECEMBER 6, 2006 MINUTES OF THE PLAN COMMISSION MEETING:

MOTION was made by Commissioner Kmiecik, seconded by Commissioner Jackson, to approve the December 6, 2006 minutes of the Plan Commission as submitted.

Voice Vote, AYES have it. MOTION CARRIED.

Commissioners Kmiecik and Peterson abstained.

PUBLIC HEARINGS:

MARATHON GAS STATION – SPECIAL USE PERMIT, SITE PLANS, AND EXTERIOR APPEARANCE PLANS FOR THE PROPOSED ADDITION AT 1125 S. OLD RAND ROAD – PETITIONER DANIEL NOORANI

The public hearing was opened at 7:36 p.m. The court reporter swore in those testifying.

MOTION made by Commissioner Kmiecik, seconded by Commissioner Jackson, to continue this item per the petitioner's request.

AYES: 6 Chairman Cushman, Commissioners Castillo, Jackson, Kmiecik, Minden, and Peterson.

NAYS: 0

MOTION CARRIED

ROOFTOP MECHANICAL EQUIPMENT – ZONING CODE TEXT AMENDMENT TO ADD REQUIREMENTS APPLICABLE TO SCREENING OF ROOFTOP EQUIPMENT IN THE INDUSTRIAL DISTRICTS – PETITIONER VILLAGE OF LAKE ZURICH

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

Village staff, with assistance from the Lake Zurich Industrial Council, reviewed the section of the Zoning Code regarding rooftop screening of mechanical equipment and recommended certain amendments. Mechanical equipment must not be visible from a distance of 80 feet from the base of the exterior wall of the building at a height not to exceed 5 feet above the elevation at the point where the 80 feet distance was measured or it must be screened. Wood, fabric, or chain link fence cannot be the finished surface of the screening.

Mark Schultz, Schultz Brothers Company, and president of the Industrial Council, gave a presentation that further elaborated on the proposed revisions and why they are being recommended for approval. The regulations would only apply to buildings within the Industrial Districts and to new construction, buildings with significant changes to the exterior, and to newly installed equipment.

The Plan Commission asked questions of Mr. Schultz and Village Planner Gadde. Discussion followed.

Larry Malloy, 1190 Flex Court, said he is the new owner of a building that has one rooftop unit that would be slightly visible from the rear of the building and asked for an exception. Mr. Malloy was told that the amendment would not apply to him since it was an existing building.

Commissioner Minden said the amendment appears to make the requirement less restrictive and said 80 feet appears to be an arbitrary number. Therefore, he would not support the amendment.

Commissioner Jackson agreed that it lowers the constraint.

Village Planner Gadde said the amendment would allow for more flexibility and would actually restrict the materials allowed. He said staff and members of the Industrial Council have thoroughly reviewed the section of the Zoning Code and recommend approval of the amendment. Staff will ask the architects to provide site calculations for the rooftop equipment prior to approval.

The public hearing was closed at 8:01 p.m.

MOTION made by Commissioner Jackson, seconded by Commissioner Kmiecik, to recommend the Board of Trustees approve the rooftop mechanical equipment Zoning Code text amendment of Section 8-113 as presented this evening.

AYES: 4 Chairman Cushman, Commissioners Castillo, Jackson, and Peterson.

NAYS: 2 Commissioners Kmiecik and Minden.

MOTION CARRIED

CROWN CASTLE TOWER – SPECIAL USE PERMITS TO ALLOW FIBER TOWER TO ADD MICROWAVE DISH ANTENNAS AND EQUIPMENT CABINET AND CINGULAR WIRELESS TO REMOVE AND REPLACE EXISTING ANTENNAS AT 690 JUNE TERRACE PETITIONER ADAM LEVELL, FMHC CORPORATION

The public hearing was opened at 8:03 p.m. The court reporter swore in those testifying.

Adam Levell, FMHC Corporation, presented their proposal for Fiber Tower to add microwave dish antenna and equipment cabinet and Cingular Wireless to remove and replace the existing antennas. A special use permit is also being requested since any changes or additions require it. The existing tower is 282 feet tall and exceeds the maximum allowed height of 150 feet and is legal nonconforming. A thorough structural analysis will be performed, and the antennae will be structurally reinforced.

District manager Sean Borsch provided additional information on the Fiber Tower dish antennae.

Chairman Cushman objected to the use of strobe lights after dark because they distract pilots. He is recommending a 24-hour slow flashing red light be used or to only use the strobe during the daytime if it is required.

Mr. Levell said he has discussed reimbursement for the right-of-way with Village Attorney Burkland and Administrator Dixon, and his company has agreed to pay the Village \$8,000 which will satisfy their obligation for the right-of-way. They would like this added to the ordinance.

Village Planner Gadde said revised landscape plans have been submitted and are currently being reviewed by the Village landscape consultant. He said barbed wire is prohibited.

Discussion followed on barbed wire. Chairman Cushman and Commissioner Minden stated their preference to keep the barbed wire fence for safety reasons. Joseph Coates of FMHC stated in correspondence to Village Planner Gadde dated August 16, 2006, that wireless carriers told them someone got into the compound and attempted to climb the tower. Crown Castle would prefer letting the barbed wire remain for safety reasons but agreed to remove it if required.

Jim Tarbet, 1195 Cedar Creek Drive, said this item should be moved forward swiftly. He addressed the stability of the structure and encouraged the use of barbed wire or whatever means available to prevent trespassing to the tower and to prevent an injury.

The public hearing was closed at 8:19 p.m.

MOTION made by Commissioner Kmiecik, seconded by Commissioner Peterson, to recommend the Board of Trustees approve the permit for Crown Castle tower at 690 June Terrace to allow a Fiber Tower to add microwave dish antennas and an equipment cabinet and for Cingular Wireless to remove and replace the existing antennas with the recommendation that only slow flashing red lighting be permitted at night, that the barbed wire fencing be retained, and conditioned upon staff approval of the revised landscaping plan.

AYES: 6 Chairman Cushman, Commissioners Castillo, Jackson, Kmiecik, Minden, and Peterson.

NAYS: 0

MOTION CARRIED

ADJOURNMENT:

MOTION was made by Commissioner Peterson, seconded by Commissioner Castillo, to adjourn the meeting.

Voice Vote, AYES have it. MOTION CARRIED.

The meeting was adjourned at 8:23 p.m.

Submitted by: Janet McKay, Recording Secretary

Approved by: _____