

**Regular Meeting – Plan Commission/Zoning Board of Appeals
Carol Stream Fire Protection District Station 28, DuPage County,
Carol Stream, Illinois**

***All Matters on the Agenda may be Discussed, Amended and Acted Upon
March 26, 2018.***

Tom Farace, Planning and Economic Development Manager, called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 7:00 p.m. and requested a nomination for acting chairman. Commissioner Spink motioned to nominate Commissioner Creighton, which was seconded by Commissioner Petella, and was unanimously approved. Acting Chairman Creighton directed Jane Lentino, Community Development Secretary, to call the roll.

The results of the roll call were:

Present: Commissioners Angelo Christopher, Dave Creighton, Frank Petella, Dee Spink, and John Meneghini, and Charlie Tucek.

Absent: Chairman Frank Parisi

Also Present: Tom Farace, Planning and Economic Development Manager, Jane Lentino, Secretary, and a representative from the DuPage County Court Reporters.

MINUTES:

Commissioner Spink moved and Commissioner Christopher seconded the motion to approve the minutes of the meeting of February 26, 2018.

The results of the roll call vote were:

Ayes: 5 Commissioners Christopher, Creighton, Petella, Spink, and Meneghini

Nays: 0

Abstain: 1 Commissioner Tucek

Absent: 1 Chairman Parisi

PUBLIC HEARING

Acting Chairman Creighton asked for a motion to open the Public Hearing. Commissioner Spink moved and Commissioner Petella seconded the motion.

The motion was passed by unanimous vote.

**Case #18-0006 – St. Charles Investments/Pre-Owned of St. Charles – 27W261 North Avenue
North Avenue Corridor Review
Sign Code Variation**

Acting Chairman Creighton swore in Eric Esmits, 27W261 North Avenue, Carol Stream.

Mr. Esmits explained that Pre-Owned of St. Charles is requesting a variation to the sign code to place permanent copy on the lower portion of the sign. He stated that the sign was taken from one of the other dealerships.

Acting Chairman Creighton asked for questions from the audience. There were none.

Acting Chairman Creighton asked Mr. Farace for the Staff Report.

Mr. Farace stated that the petitioner is seeking North Avenue Corridor approval, and approval of the sign code variation at Pre-Owned of St. Charles, located at 27W261 North Avenue, which was annexed into the Village last summer. He stated that at that same time, a sign from a pre-existing location was installed at the Northeast corner of the property prior to permit issuance.

Mr. Farace stated that the sign is a fully electronic message board sign, and that there is no permanent copy. He stated that, according to the sign code, at least a third of the sign needs to have permanent copy and that the permanent copy needs to be on the upper portion of the sign. He also stated that the sign code will be amended and that is one of the provisions that may be changed.

Mr. Farace stated that Staff recommended modifications around the sign, such as landscaping and brick around the pole of the sign, and there are recommendations in the Staff Report to have a minimum of five evergreen type shrubs, along with perennials or flowering shrubs for color. He stated that the landscaping brick should be three courses tall to be compatible with other signs along the North Avenue Corridor.

Mr. Farace stated that Staff recommends approval of the North Avenue Corridor review, along with the Sign Code variation with the conditions at the end of the Staff report.

Acting Chairman Creighton for questions form the Commission. Commissioners Christopher, Meneghini and Spink had none.

Commissioner Petella asked if the salt would affect the evergreens given the proximity of the sign to North Avenue.

Mr. Farace stated that they looked at salt tolerant plant material in the sign code for that very reason.

Commissioner Tucek asked Mr. Farace if the size of the sign meets the current code.

Mr. Farace stated that the sign does meet the size requirement in the sign code, and if the panel for permanent copy that is being proposed for the bottom of the sign were put at the top of the sign, a variation would have to be requested for the height of the sign as it would be taller than what's allowed along North Avenue.

Commissioner Tucek asked if the sign would obstruct the view of drivers.

Mr. Farace stated that the sign has an eight foot clearance so there would be no obstruction.

Acting Chairman Creighton asked the petitioner if they are amenable to the Staff recommendations in the Staff Report.

Mr. Esmits said they were.

Acting Chairman Creighton asked for a motion to approve the North Avenue Corridor review. Commissioner Petella moved and Commissioner Meneghini seconded the motion to approve the North Avenue Corridor review with Staff Recommendations.

The results of the roll call vote were:

Ayes: 6 Commissioners Christopher, Meneghini, Spink, Petella, Tucek, and Acting
Chairman Creighton
Nays: 0
Abstain: 0
Absent: 1 Chairman Parisi

The motion was approved.

Acting Chairman Creighton asked for a motion to approve the Sign Code Variation. Commissioner Meneghini moved and Commissioner Petella seconded the motion to approve the Sign Code variation with Staff Recommendations.

The results of the roll call vote were:

Ayes: 6 Commissioners Christopher, Meneghini, Spink, Petella, Tucek, and Acting
Chairman Creighton
Nays: 0
Abstain: 0
Absent: 1 Chairman Parisi

The motion was approved.

This case will go before the Village Board of Trustees on Monday, April 2, 2018, at 7:30 PM for formal approval.

Case #18-0008 - DRA Properties, LLC/Verizon Wireless - 1370 W. Army Trail Road
Amendment to a Special Use Permit for a Planned Unit Development
Fence Code Variation

Acting Chairman Creighton swore in Ralph Tencza, Owner, Carol Stream, Lawn and Power, 1370 W Army Trail Road, Carol Stream, and Doug Dolan, Dolan Realty Advisors for Verizon, 144 W. Lockwood Avenue, Webster Grove, Missouri.

Mr. Dolan explained that there will be a joint presentation to apply for a 75 foot Verizon stealth antenna designed as a flag pole, and to bring Carol Stream Lawn and Power up to code.

Mr. Dolan stated that they are proposing a 75 foot tall Verizon cellular site, designed as a flag pole, at 1370 W Army Trail Road, and referred to a slide of the site plan proposal. He explained that they purposely picked a site away from existing single family homes and in a business district. Mr. Dolan stated that the antenna is a stealth design with the antenna and cables inside the pole.

Mr. Dolan presented a slide showing the existing Verizon cell sites and the need for the antenna in the area, and explained that green color means a good signal and that the yellow means poor coverage with dropped calls and slow data speeds, and that it will get worse over time.

Mr. Dolan presented a slide showing how the Army Trail Road site fills in the gap in coverage. He explained that the coverage will worsen over time and this site is specifically designed to cover the school, businesses, residents and visitors traveling through the area.

Mr. Dolan presented a slide showing a photo simulation of the cell site from the viewpoint of the school, with and without the flag pole.

Mr. Dolan stated that the antenna is designed for one site, but that the stealth antenna is designed to handle up to two additional tenants should there be a need, and still maintain the stealth nature of the flag pole.

Mr. Dolan stated that they will fly the United States flag, abide by all of the lighting codes, and will maintain the flag and bring it to half-mast during events that call for it.

Mr. Dolan referred to a slide of the rear yard of Carol Stream Lawn and Power where equipment and repairs are dropped off. He stated that Carol Stream Lawn and Power has resided in Carol Stream for 22 years, has had the exact same fence and layout, and that it was up to code at that time. Mr. Dolan stated that they will bring the site up to current code.

Acting Chairman Creighton asked for questions from the audience.

Annabelle Barajas, 1760 Penny Lane, Bartlett, owner of a single family home across Army Trail Road, expressed concern about the school across the street, which will be right behind the flag pole, and health issues. She stated that the letter she received states that there are no health issues, but that cellular technology is new and the impact of it over time is unknown. Ms. Barajas expressed concern about the amount of time of children who will be playing outside and for the residents.

Mrs. Barajas asked what would be required for the zoning to be denied.

Acting Chairman Creighton explained that the Plan Commission is a recommending body which recommends approval or denial to the Village Board of Trustees, who actually vote on the cases.

Ms. Barajas stated that she didn't think that her neighbors received that letter and were aware of the proceedings, and that they may not have opened the letter.

Acting Chairman Creighton asked Mr. Farace for the Staff Report.

Mr. Farace stated that, for any project that requires Special Use approval before the Plan Commission, the Village is required to notify property owners within 250 feet of the property, and that there might have been properties farther north that would not have been notified, and that properties behind and on either side of CS Lawn and Power, including the school, would have been notified. He stated that a sign would have been posted as well.

Mr. Dolan stated that the health concern is an important question that comes up periodically. He stated that Verizon and all the carriers are heavily regulated by the FCC. He stated that Verizon operates 100 to 1000 times less than what the FCC requires. He stated that the radio waves at the base of the tower would be equivalent to a Wi-Fi system or a baby monitor.

Mr. Dolan stated that schools are becoming heavy users of data and cellular phones. He stated that it has become a safety concern to have reliable coverage at schools and they are a hot spot for data

usage. Mr. Dolan stated that there has been a trend to drop landlines in residential areas, and that this site will provide coverage for those who choose to drop their landlines.

Mr. Barajas expressed concern about the effect upon real estate values.

Acting Chairman Creighton asked Mr. Farace to proceed with the Staff Report.

Mr. Farace stated that Verizon is seeking approval for a PUD amendment to allow for the cellular tower to be located in the rear of 1370 W. Army Trail Road, and that Carol Stream Lawn and Power, itself, is seeking approval of a PUD amendment along, with a Fence Code variation.

Mr. Farace stated that a cellular antenna is being proposed in a fenced in area in the southeast quadrant of the property. He stated that the tower is going to be a stealth design, meaning concealed, within the flag pole design. He stated that there are other locations with a taller stealth design, such as McDonalds at the intersection of Army Trail and County Farm Roads. Mr. Farace stated that the stealth design is more appealing than the array design.

Mr. Farace stated that the site will be fenced in and there will be locations within the design and the fenced in enclosure area for possible co-location of up to two other carriers. He stated that Staff is highly supportive of co-location design. Mr. Farace stated that Staff is supportive of the cellular antenna at this location.

Mr. Farace stated that Carol Stream Lawn and Power has been at this location since the mid-90s, and received Special Use approval at that time, but that there was no Special Use approval for outdoor storage in the rear of the property for lawn equipment, snow blowers, etc., for repair work or inventory for items sold at the store, and that they are asking for Special Use approval for outdoor storage as well.

Mr. Farace stated that there is proper fencing around the outdoor storage, but there is barbed wire which is prohibited in business districts by the fence code without a variation. He stated that the fence permit that was issued in the 90s did not have any notes allowing barbed wire at that time, and they are requesting a variation to the fence code to allow for the barbed wire.

Mr. Farace stated that the property and fence are in good condition, and listed conditions of approval in the Staff Report for broken fence slats to be replaced and the replacement of plant material that may have died off.

Mr. Farace stated that Staff recommends approval for the PUD Amendment for the cellular tower and the outdoor storage, and the Fence Code variation for the barbed wire on the fence, as it is not near residential locations and has been there for 20 years.

Acting Chairman Creighton asked for questions from the Commission. Commissioners Meneghini and Christopher had none.

Commissioner Tucek asked Mr. Dolan what was going to get worse over time, based on his previous comment.

Mr. Dolan answered that use of data is expected to decline at a rapid rate, that the demand for data will continue to grow, and that antennas will enhance the coverage.

Commissioner Tucek asked if the tower could be raised to provide a stronger signal and by-pass the schools and residents.

Mr. Dolan stated that the antennas are directional antennas at the top of the flag pole and point outward and parallel with the ground and they could raise the antenna, but that their initial thought is

that there is no health concern at 40 feet, so there is no health concern at 80 feet. He stated that they operate at 1000 times less than the FCC regulations.

Commissioner Tucek asked Mr. Farace what the current height limitation is.

Mr. Farace stated that the current height limit is 50 feet.

Commissioner Tucek asked if it would make sense to go higher.

Mr. Dolan stated that it would make sense and they would like to go taller, and that they balance out the needs of the community with their needs, but, ideally, they would like to go taller to increase visibility.

Commissioner Petella asked if there is any health concern and the significance between the tower and a cellular phone.

Mr. Dolan said no and a phone is a .6 watts and an antenna would be 80 watts at a three foot distance.

Commissioner Petella asked Mr. Tencza if he was planning on doing anything with the fence, such as replace it or replace the slats.

Mr. Tencza stated that he was going to do some repairs, replace the slats, but not replace the fence, and that they were going to replace some landscaping.

Commissioner Petella asked if the fence was six feet or seven feet.

Mr. Tencza said the fence was seven feet total with the barbed wire.

Commissioner Spink asked how often the pole is maintained.

Mr. Dolan stated that the only part that is maintained is the base of the tower about once a quarter.

Commissioner Spink asked how maintenance is determined.

Mr. Dolan stated that the tower is steel and the foundation is designed to last 100 years, and is extremely low maintenance, except for the flag which lasts about three to six months. He stated that due to fiber optics, technicians can dial in remotely and make adjustments.

Commissioner Spink asked if the project remains with the property if the property were to be sold.

Mr. Dolan stated that it will be tied into the Carol Stream Verizon network and will help the other sites and it is designed to stay in the event of a change in ownership of the property.

Commissioner Spink asked what the length of the lease was.

Mr. Dolan replied that there is 30 year lease.

Commissioner Spink asked if they have to be notified as to the condition of the flag.

Mr. Dolan stated that the flag is in a maintenance schedule.

Commissioner Spink asked how far KinderCare is from the property and if it will affect the children there.

Mr. Tencza states that it is the next property east of CS Lawn and Power.

Mr. Farace stated that it is 28 feet to the property line.

Acting Chairman Creighton stated that the Commission considers any danger to public health and there wasn't any evidence that calls for that. He stated that property values would be hard to predict. He stated that the before and after pictures reveal a nice view of the American Flag, and we will probably get used to the cell towers just like we got used to the telephone lines.

Acting Chairman Creighton asked Mr. Tencza asked if the back side of the fence was slatted as well.

Mr. Tencza said yes and stated that he left a message with his landscaping contractor and the back of the property has been cleaned and they are discussing installing foliage.

Acting Chairman Creighton asked for a motion to approve the amendment to a Special Use for a PUD for the cell tower. Commissioner Petella moved and Commissioner Tucek seconded the motion with Staff Recommendations.

The results of the roll call vote were:

Ayes: 6 Commissioners Christopher, Meneghini, Spink, Petella, Tucek, and Acting Chairman Creighton
Nays: 0
Abstain: 0
Absent: 1 Chairman Parisi

The motion was approved.

This case will go before the Village Board of Trustees on Monday, April 2, 2018, at 7:30 PM for formal approval.

Acting Chairman Creighton asked for a motion to approve an amendment to a Special Use for a PUD Amendment for outdoor storage Carol Stream Lawn and Power. Commissioner Spink moved and Commissioner Tucek seconded the motion with Staff recommendations.

The results of the roll call vote were:

Ayes: 6 Commissioners Christopher, Meneghini, Spink, Petella, Tucek, and Acting Chairman Creighton
Nays: 0
Abstain: 0
Absent: 1 Chairman Parisi

The motion was approved.

This case will go before the Village Board of Trustees on Monday, April 2, 2018, at 7:30 PM for formal approval.

Acting Chairman Creighton asked for a motion to approve a variation to the Fence Code. Commissioner Tucek moved and Commissioner Christopher seconded the motion.

The results of the roll call vote were:

Ayes: 4 Commissioners Christopher, Spink, Tucek, and Acting Chairman Creighton.
Nays: 2 Commissioner Petella and Commissioner Meneghini
Abstain: 0
Absent: 1 Chairman Parisi

The motion was approved.

Case #18-0009 - Central States Tower/Verizon Wireless - 505 E. North Avenue

Special Use Permit - building or structure to exceed 50 feet in height in the I Industrial District
Front Yard Setback Variation
Fence Code Variation

Mr. Doug Dolan, 144 W. Lockwood, St. Louis, MO, was sworn in as the witness in the previous case and is still under oath.

Mr. Dolan stated that they are requesting Special Use for a 95 foot cellular tower to be located at 505 E North Avenue, which is designed to increase coverage and capacity to Carol Stream. He stated that the tower would be a traditional monopole to be located in the northwest corner of the property along Phillips Court, out of the way of the Hopewell Services buses.

Mr. Dolan stated that, regarding public safety, 70% of emergency calls to 911 are from cell phones, and enhancing the network in Carol Stream will enhance public safety. He stated that known websites, such as the FCC, FAA, American Cancer Society, OSHA, FEMA, have reliable information on the safety of cell sites.

Mr. Dolan referred to a slide that showed all of the cell tower sites in Carol Stream, and stated that there are projected to be more users than the existing cell sites can handle; dark blue being the best coverage, light blue is moderate coverage, green is still good, and yellow is poor. He stated that a cell tower at this location will help with the yellow areas.

Mr. Dolan stated that this tower is designed for co-location for up to two other carriers, and there will be ground space at the base of the tower for their equipment cabinets.

Acting Chairman Creighton asked for questions from the audience. There were none.

Acting Chairman Creighton asked Mr. Farace for the Staff Report.

Mr. Farace stated that Verizon is seeking approval of a Special Use to exceed the maximum allowable height of 50 feet of a structure in the I Industrial area, for setback, along with setback variations along Phillips Court at the rear of the property, for a fence and the equipment enclosure area, along with a

variation to the fence code. He stated that the tower would be 100 feet in height with a lightning rod at the top.

Mr. Farace referred to the case in November, 2017, in which Hopewell Services, Inc., requested a Special Use permit for bus and van parking in the north parking lot at 505 E. North Avenue, which was approved. He stated that as a provision of their approval, a square area in the northwest corner of the parking lot that was set aside for a potential antenna location.

Mr. Farace stated that the area will be slightly reconfigured for parking, and that Hopewell Services would not lose any spaces, and would add three or four spaces by having the area restriped.

Mr. Farace stated that the area with the equipment enclosure will be about 2000 square feet where the monopole will be located, along with the equipment for Verizon and potential equipment for two future carriers.

Mr. Farace stated that this cell tower will not be a stealth design, which is usually suggested for commercial and residential locations. He stated that, although it is along North Avenue, it does not require North Ave Corridor review because it is located 600 feet from North Avenue, and the requirement for North Avenue Corridor review is 400 feet.

Mr. Farace stated that this location is closer to Phillips Court, and that Staff feels comfortable in supporting a monopole design with array style antennas. He stated that Staff is also supportive of the co-location opportunities.

Mr. Farace stated that the rest of the request has to do with the setback variations. He stated that, although the front of the property is along North Avenue, frontage of the back of the property is along Phillips Court and has a 40 foot setback that includes buildings and structures. He stated that the equipment enclosure will encroach into the setback and will be about 25 feet from the right of way. He stated that the tower is setback far enough to not be within the setback. He stated that it is still an adequate distance and will look appropriate along the roadway. Mr. Farace stated that there will be landscaping and fencing for screening purposes.

Mr. Farace stated that Staff is supportive of the requests at this location as it is along Phillips Court and not along a major roadway.

Acting Chairman Creighton asked for questions from the Commission. Commissioners Christopher, Meneghini, and Tucek had none.

Commissioner Spink asked if it was possible to disguise the tower to look like a tree.

Mr. Dolan stated that there are methods to do that, but they are primarily used in parks and areas with other trees.

Commissioner Petella asked if the seven foot fence needed barbed wire.

Mr. Dolan stated that they didn't need the barbed wire and could raise the height if it was allowed.

Mr. Farace stated that the maximum height for a fence in the I Industrial area is seven feet and that's already the anticipated height of the fence.

Commissioner Meneghini asked what type of fence would be installed.

Mr. Farace stated that it would be chain link with slats to match the fence that Hopewell Services will be installing this spring.

Commissioner Petella stated that he would be ok with a cyclone fence that has spikes at the top, but not barbed wire.

Mr. Dolan stated that towers are not typically climbable. He stated that barbed wire is not a requirement, but it is part of the standard build out.

Mr. Farace stated that the detail was already at the maximum of seven feet.

Acting Chairman Creighton has no questions.

Acting Chairman Creighton asked for a motion to approve a Special Use permit for a structure over 50 feet and variation to the Zoning Code. Commissioner Meneghini moved and Commissioner Petella seconded the motion with Staff recommendations.

The results of the roll call vote were:

Ayes: 6 Commissioners Christopher, Spink, Tucek, Petella, Meneghini, and Acting Chairman Creighton.

Nays: 0

Abstain: 0

Absent: 1 Chairman Parisi

The motion was approved.

This case will go before the Village Board of Trustees on Monday, April 2, 2018, at 7:30 PM for formal approval.

Acting Chairman Creighton asked for a motion to approve the variation to the Fence Code. Commissioner Petella moved and Commissioner Meneghini seconded the motion with Staff a contition to remove the barbed wire from on top of the fencing.

The results of the roll call vote were:

Ayes: 5 Commissioners Christopher, Spink, Tucek, Petella, and Meneghini.

Nays: 1 Acting Commissioner Creighton

Abstain: 0

Absent: 1 Chairman Parisi

The motion was approved.

Acting Chairman Creighton asked for a motion to close public hearing,

Commissioner Meneghini moved and Commissioner Christopher seconded the motion to close Public Hearing.

The motion was passed by unanimous vote.

PRESENTATION:

OLD BUSINESS:

NEW BUSINESS:

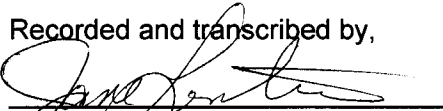
ADJOURNMENT:

At 8:01pm Commissioner Spink moved and Commissioner Meneghini seconded the motion to adjourn the meeting.

The motion passed by unanimous vote.

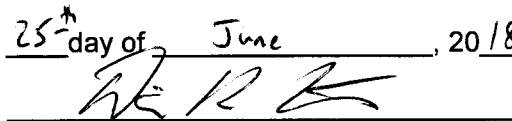
FOR THE COMBINED BOARD

Recorded and transcribed by,



Jane Lentino
Community Development Secretary

Minutes approved by Plan Commission on this 25th day of June, 2018.


Chairman