

PLAN

_____ REPORT OF THE PROCEEDINGS OF A MEETING
_____ BEFORE THE VILLAGE OF NORTHFIELD
_____ PLAN AND ZONING COMMISSION

COMMISSION

REPORT OF PROCEEDINGS had before the Village of
Northfield Plan and Zoning Commission taken at the
Northfield Village Hall, Board Room, Northfield, Illinois on
the 3rd day of March, 2008, at the hour of 7:00 o'clock p.m.

MEMBERS PRESENT:

GEORGE WARGA, Chair
ROBERT CALDWELL
JOHN DOLAN
DAN deLOYS
JOANNA STEIN
BILL VASELOPULOS

MEMBERS ABSENT:

PHILIP JONES
E. LEONARD RUBIN
WILLIAM HIELSCHER

ALSO PRESENT:

LINNEA O'NEILL, Staff Liaison

1 CHAIRMAN WARGA: Good evening everybody. I'd like to
2 call to order the March 3, 2008 meeting of the Plan and
3 Zoning Commission. I am George Warga, the Chair or our
4 Commission and the members of our committee will now
5 introduce themselves.

6 COMMISSIONER VASELOPULOS: Bill Vaselopulos.

7 COMMISSIONER DOLAN: John Dolan.

8 COMMISSIONER CALDWELL: Bob Caldwell.

9 COMMISSIONER STEIN: Joanna Stein.

10 COMMISSIONER DELOYS: Dan deLoys.

11 CHAIRMAN WARGA: The purpose of this meeting is to hold
12 a public hearing to review development proposals and provide
13 a forum for public input. This committee then makes a
14 recommendation and I'd like to emphasize, a recommendation
15 only, to the Village Board of Trustees. The Board will
16 review the items being discussed tonight at the next meeting
17 which is scheduled for March 18, 2008.

18 When a public hearing is open on a particular case all
19 petitioners, objectors and any interested parties wishing to
20 be heard on a case will be asked to be sworn in. All parties
21 will then be given an opportunity to speak after the
22 Petitioner and the Commission have completed their
23 discussions. Prior to speaking all parties must give their

1 name and address or interest for the record. You are asked
2 to please speak only when you have been given a microphone.

3 We have one item on our agenda tonight, 546 Frontage
4 Road. Consideration and discussion of a Special Use Permit
5 for a co-location of a personal wireless service facility on
6 the existing monopole and a variance from Section 18-42 to
7 allow the ground equipment enclosure to be setback from the
8 western side lot line six inches instead of the ten feet
9 permitted by Code for an unstaffed electronic equipment
10 shelter located at 546 Frontage Road, submitted by Cricket
11 Communications, Case 2008-0005.

12 Before we do that we need to have an approval for
13 summary notes, Plan and Zoning Commission February 4, 2008.
14 Do we have a motion?

15 COMMISSIONER: Motion.

16 CHAIRMAN WARGA: Second?

17 COMMISSIONER: Second.

18 CHAIRMAN WARGA: All in favor?

19 (Commission in chorus.)

20 CHAIRMAN WARGA: Any opposed? So moved.

21 Going to our first item and our only item on the
22 agenda, 546 Frontage Road and do we have anybody here to
23 speak on behalf of 546 Frontage Road? Please let us know who

1 you are and welcome this evening. I hope you didn't hit any
2 potholes on Willow Road. I'm not sure, I think that should
3 be on our agenda too tonight, but all right.

4 MR. SCHERMERHORN: Good evening. My name is Dennis
5 Schermerhorn. I'm with the firm on Black & Vetch and I
6 represent Cricket Communications.

7 Cricket is a wireless PCS communications carrier. It
8 is soon to be new to the Chicago area. It currently has
9 operations in the far west and the southwest. They acquired
10 the license for another PCS service for the Chicago greater
11 metropolitan area including Milwaukee and Madison. So
12 they're constructing in this whole area. They hope to start
13 service yet this year. So they're being rather aggressive in
14 their time schedule.

15 One of the locations that would make up their total
16 grid would be the one that we have to discuss this evening.
17 Cricket has made a policy of building their entire network,
18 almost without exception, there are a couple, but almost
19 without exception using existing support structures; whether
20 it be towers or buildings or other existing structures. So
21 they have not, with I think two exceptions in the Chicago
22 area, built a new tower. That was their build design to
23 begin with and they've been very successful in following

1 through with that.

2 So tonight we are addressing their proposal to place
3 antennas and equipment on the existing tower right down the
4 road here, on the Frontage Road. That tower was originally
5 placed in 2000. AT&T got a special use to put it in. This
6 special use permit provided that there could be two
7 additional co-locaters, is the phrase. Cricket would be the
8 second of those co-locaters. I believe T-Mobil is on there
9 also. I may be mistaken with that, but I believe I'm right.

10 We would propose to place our antennas on this 150-foot
11 tall tower at the 117-foot level. So we would be below the
12 other two carriers in terms of antenna placement on the
13 tower. And our equipment, instead of being in a shelter will
14 be cabinetized. It will look like three refrigerators
15 sitting on a steel platform to get it up off the ground,
16 about this far. And it will be behind a wooden fence that
17 will be matching the existing wooden fence covering the
18 adjacent equipment carrier.

19 We're trying to be as inconspicuous and as unobtrusive
20 as possible. Our request is really three-fold here. We want
21 to make sure that we all agree that we do fall under that
22 special use permit that was granted AT&T. We think we do,
23 but we obviously are pursuing on that basis and hope you

1 agree.

2 Secondly, we need a yard setback variance. Instead of
3 the ten foot side setback yard requirement by your Code,
4 we're going to be at six inches. However, the existing two
5 carriers that are there are also at six inches and the yard
6 line that we are concerned about encroaching on, is the lot
7 line that differentiates the Commonwealth Edison high-tension
8 corridor. So it doesn't impact any residential uses or any
9 other uses other than Commonwealth Edison's towers.

10 Thirdly, we will be occupying or we propose to occupy a
11 place that currently has a handicapped parking space. So we
12 would like to relocate that handicap parking space to a space
13 closer to the entrance to the self-store gate anyway. And
14 those are the three things we want to address.

15 I'm not sure if you received a copy of the drawing that
16 shows our proposed relocation of the handicap place. You
17 have it, good. With that my message is relatively straight
18 forward. We're being copy-cat with pretty much already
19 what's there. And I would answer any questions you may have.

20 CHAIRMAN WARGA: Any questions from Commission? No
21 questions. Do we have a motion?

22 COMMISSIONER STEIN: We have to ask one question. I
23 can't find the water main on the plans.

1 MS. O'NEILL: I couldn't either, but I --

2 MR. SCHERMERHORN: --water main aerials where it was
3 marked out. And people I think have contacted the Public
4 Works department already.

5 MS. O'NEILL: There has been communication and I should
6 add this went to Architectural February 11th and they approved
7 the fence that would enclose the equipment. And at that
8 point we handed off a drawing that showed where the water
9 main is. And public works was sent a copy of this proposal.

10 COMMISSIONER DELOYS: So precautions are being taken to
11 ensure we don't have a --

12 MR. SCHERMERHORN: We will not start digging until
13 Public Works is there.

14 COMMISSIONER WARGA: Any other questions?

15 All right, do we have a motion? It looks like we do.

16 COMMISSIONER VASELOPULOS: I move to approve the
17 special use installing additional personal wireless antenna
18 and ground equipment at 546 Frontage Road with a variation
19 from Section 18-42 to allow the ground equipment shelter to
20 be setback from the western side lot line six inches instead
21 of the ten feet required by Code, subject to the following
22 conditions, numbers one through four, as outlined in our
23 package.

1 A motion to recommend to the Village Board of Trustees,
2 approval of P.C. No. 2008-0005, consideration and discussion
3 of a Special Use Permit for a co-location of a personal
4 wireless service facility on the existing monopole and a
5 variance from Section 18-42 to allow the ground equipment
6 enclosure to be setback from the western side lot line six
7 inches instead of the ten feet permitted by Code for an
8 unstaffed electronic equipment shelter located at 546
9 Frontage Road, submitted by Cricket Communications.

10 This approval is contingent upon compliance with the
11 recommendations of the Plan Commission, and the following
12 recommendations detailed in the Staff Development Committee
13 report dated February 26, 2008.

- 14 1. Cricket Communications replace the handicapped parking
15 stall to the northeast corner of the parking area so
16 as to locate the handicapped space nearer to the self-
17 storage facility front door.
- 18 2. Prior to the issuance of a permit for the installation
19 of the personal wireless facility and ground equipment
20 a copy of the Northfield Self Storage lease and the
21 ComEd easement shall be submitted to the Department of
22 Community Development and Building.
- 23 3. An approval pursuant to any requested review by a

1 Village consultant, staff member, Board of Commission
2 shall be an approval of only those items specified in
3 any motion, resolution, and ordinance or written
4 report. Under no circumstances shall such an approval
5 be deemed to be the approval of any other matter by
6 virtue of the fact that those other matters may appear
7 on the supporting documents such as the site plan,
8 engineering plan, or plat that was the subject of the
9 review. Neither shall any such written approval be
10 deemed to be an approval of any matter, which is within
11 the jurisdiction of any other Village consultant, staff
12 member, Board or Commission or nay County, State of
13 Federal Agency.

14 4. Compliance with the plans and materials submitted
15 including the Application Letter dated January 7, 2008,
16 Site Plan sheet dated January 7, 2008 and Elevations
17 dated January 7, 2008. Changes in the project may only
18 be made as follows:

- 19 • Minor Field Changes: Minor changes in
20 locations or sizes shown on exhibits may be
21 approved, in writing, by the Director of
22 Community Development. Typically a minor
23 field change will not involve a percentage

1 change greater than three percent. However,
2 not all changes of less than three percent
3 shall necessarily be deemed to be minor. The
4 determination of the Director of Community
5 Development as to whether a change is a minor
6 field change shall be final.

7 • Village Board Approved Changes. The Village Board
8 may approve, without referral to the Plan & Zoning
9 Commission, such other changes as it believes are
10 in the best interests of the Village and which do
11 not involve changes in numbers found in the text
12 of the Ordinance and which do not have a
13 substantial, direct impact on adjacent properties.

14 The determination of the Village Board as to
15 whether a requested change should be referred to
16 the Plan & Zoning Commission shall be final.

17 • Changes Requiring a Public Hearing. Any change
18 involving a number found in the text of the
19 Ordinance or any change having substantial, direct
20 impact on adjacent properties shall not be made
21 except after a public hearing before the Plan &
22 Zoning Commission. Additionally, the Village
23 Board or the Director of Community Development may

1 refer any requested change to the Plan & Zoning
2 Commission for public hearing when either believes
3 it would be in the best interest of the Village to
4 do so.

5 CHAIRMAN WARGA: Do we have a second?

6 COMMISSIONER: Second.

7 CHAIRMAN WARGA: All in favor?

8 (Commission in chorus.)

9 CHAIRMAN WARGA: Any opposed. So moved. And that you
10 very much for the nice presentation and the nice thorough
11 packet, we appreciate that.

12 MR. SCHERMERHORN: Thank you.

13 CHAIRMAN WARGA: Have a nice evening. We look forward
14 to utilizing your services.

15 MR. SCHERMERHORN: So this will be reviewed at Village
16 Board meeting?

17 CHAIRMAN WARGA: So this will be, yes, March 18th will
18 be the Village Board meeting. And so our recommendation will
19 go to them for approval.

20 MR. SCHERMERHORN: Excellent, thank you very much.

21 CHAIRMAN WARGA: Thank you, have a nice evening. Do we
22 have any other discussion tonight?

23 COMMISSIONER DELOYS: --Village pool. I mean, we could

1 -- potholes, and some heater and --

2 CHAIRMAN WARGA: Linnea, thank you for coming tonight.

3 It was nice to see you.

4 MS. O'NEILL: Sure, anytime.

5 CHAIRMAN WARGA: We appreciate that.

6 COMMISSIONER CALDWELL: This was one of the more
7 contentious meetings.

8 CHAIRMAN WARGA: Do we have a motion to adjourn the
9 meeting?

10 COMMISSIONER: Motion.

11 CHAIRMAN WARGA: Second? All in favor?

12 (Commission in chorus.)

13 CHAIRMAN WARGA: Any opposed? Thank you.

14 (Whereupon, the above meeting concluded
15 at 7:10 p.m.)

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17 ***Approved 4/7/08***