

# **Village of Homer Glen**

**14933 S. Founders Crossing  
Homer Glen, Illinois 60491**

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## **PLAN COMMISSION REGULAR MEETING DRAFT**

**Monday, July 7, 2008  
7:30 PM**

**Village Council Chamber  
14917 S. Founders Crossing  
Homer Glen, Illinois 60491**

**A. Call the Plan Commission to Order**

The meeting of the Homer Glen Plan Commission was called to order by Chairman Stevens at 7:30 P.M.

**B. Pledge of Allegiance to the Flag****C. Roll Call; Establish Quorum**

Present were Chairman Stevens, Bill Karn, Kathy Hines, Joe Maska and Tom Polke. Present on behalf of the Village of Homer Glen were Maura A. Rigoni and Lindley Ehlert. The minutes were recorded and transcribed by Candace Rose.

Chairman Stevens verifies that Tom Polke has been duly sworn in as the Plan Commissioner that replaced the retiring Tom Petrou. Tom Polke was sworn in by the Village Clerk.

**D. Approval of Minutes****June 16, 2008**

A motion to approve the Minutes from June 16, 2008 as corrected was made by Member Karn, seconded by Member Hines. Voice vote taken, all in favor, none opposed. *Motion Carried.*

**E. Agenda Items**

- 1. HG-0711-SV Verizon WCF (*Public Hearing continued from the April 21<sup>st</sup> Agenda*): Consideration of a SUP to allow the construction of a wireless communication facility (WCF) consisting of a 173' monopole with a 98' height variance and an ancillary building to house the supporting equipment, located at 16131 South Bell Road at the Homer Township Fire District Station 2.**

Chairman Stevens explains that the Verizon people were working with the Fire Department in an attempt to co-located a tower that would serve both the needs of Verizon as well as the Fire Department. There was opposition to building a tower on the fire department property so they searched for the possibility to co-locate on an existing tower or facility. They think they have found the ideal spot to serve both Verizon's and the Fire Departments needs. This is a Commonwealth Edison tower and they will need time to work out the details on the lease agreement with ComEd. Therefore they are asking for the case to be tabled until such time as they have an agreement in hand.

A motion to table Case No. HG-0711-SV until Verizon notifies the Village but not to exceed six months was made by Member Maska, seconded by Member Hines. Voice vote taken, all in favor, none opposed. *Motion Carried.*

A motion to open the public hearing on Case No. HG-0702-S was made by Member Karn, seconded by Member Polke. Voice vote taken, all in favor, none opposed. *Motion Carried.*

**2. HG-0702-S Cardinal Fitness (*public hearing*): Consideration of a Final PUD plan approval for an office development on lot 1B in Founders Crossing.**

Lindley Ehlert summarizes the plan for Cardinal Fitness for the Public Hearing. She states that the property is currently zoned C-2, thus requiring that it be developed by the standards and procedures for a planned unit development per our Zoning Ordinance that requires all commercial developments within the Village be developed as planned unit developments.

The following six exceptions are part of the applicant's PUD request to retain the consistency of the setbacks and cross access existing as part of Founders Crossing Commercial Development. Staff supports these requested exceptions with the idea that it is maintaining uniformity in parking setbacks, cross access, and green space throughout the entire Founders Crossing Development.

No parking shall be located within five feet from any lot line. The rear parking is shown at a setback of 4' consistent with the setback of adjacent parcels.

All required off-street parking space shall be at least nine feet in width and at least nineteen feet in length, excluding curb and gutter. The proposed stall size does include curb and gutter; however, it is consistent with adjacent parking within the PUD.

No vehicle shall be parked in any front yard. The proposed plans currently show parking within the front yard setback, which is consistent with the parking in Founders Crossing.

Only one ground mounted sign is permitted for each zoning lot in the commercial district and located at a minimum 15' feet from all property lines. Site plans currently show two proposed ground mounted signs, both of which are not meeting setback requirements. (Other Founders Crossing users have 2 signs-one being on Bell Road and another small sign off of Founders Crossing. The proposed locations of the Cardinal Fitness signs are consistent with other signs in existence).

The maximum lot coverage permitted in the C-2 General Business District is eighty (50) percent. The proposed site plan shows the lot coverage at eighty (80)

percent-which is consistent with the lot coverage of the remaining parcels in the PUD.

The maximum floor area ratio cannot exceed 0.20. The proposed plan exceeds the floor area ratio by .02 at 0.22-which is consistent with the floor area ratios of the remaining parcels in the PUD.

The square feet of the proposed building has been reduced from 12,000 s.f. down to approximately 7,400 +/- to maintain the parking requirements and building setbacks.

The Village requires business offices have 4 spaces per 1,000 square feet of gross floor area. The applicant is currently providing 30 parking stalls which meets village code. The applicant has confirmed that the proposed development will house corporate offices only; medical offices are not being proposed. The applicant verified that the basement of the proposed office building will be used for archival storage only. There is a shared parking covenant over the entire PUD.

The building setbacks are within the required setbacks for the C-2 district.

The height of the building is approximately 23' high, which complies with 35' height requirement per section 7.2-7 (f) of the zoning ordinance.

The applicant is providing a 5' wide sidewalk within the Bell Road ROW which will connect to the existing 5' sidewalk to the north and south of the development.

The 15.5' of green space proposed along Bell Road and 4' along Founders Crossing is consistent with what is in existence along the entire Founders Crossing development. A landscaped berm is located at the rear of the Founders Crossing developments. Staff recommends conditioning approval on completion of the landscape berm.

HVAC locations have been removed off of the roof (which were not hidden from view) and are now placed along the south side of the building foundation, facing Pelican Harry's. The HVAC will need to be screened by either a small ornamental fence or landscaping.

Ms. Ehlert explains that the landscape plan and the final signage plan were both received after she had sent out her staff report. The Village has received and reviewed both of these plans and has revised the staff's recommended motion for approval for this case.

Peter Vrdolyak from Cardinal Fitness is present tonight to answer any questions.

Chairman Stevens asks if there are any comments or questions from the audience. Hearing none he asks for a motion to close the public hearing.

A motion to close the public hearing in Case No. HG-0702-S was made by Member Polke, seconded by Member Karn. Voice vote taken, all in favor, none opposed. *Motion Carried.*

Chairman Stevens asks if the Plan Commissioners have any questions or comments on this case.

Member Karn comments that the current plan is a vast improvement to the original 3-story building proposed last year. He commends the developer on his effort to meet the standards set by the Village.

A motion to recommend to the Village Board approval of the request for a Planned Unit Development for lot B of Founders Crossing for the Cardinal Fitness conditioned upon the Final Engineering Approval and the Final Photometric Plan Approval was made by Member Hines, seconded by Member Maska. Roll call vote taken. In favor (4) Karn, Maska, Hines, and Polke. Opposed (0) none. Absent (2) Hoffmeister and Kagianas. Abstained (0) none.

The Chairman did not vote. *Motion Carried.*

**3. Zoning Ordinance Revisions (*public hearing*): Summary of residential revisions to the zoning ordinance in preparation for an upcoming public hearing.**

A motion to open the Public Hearing for the Zoning Ordinance Revisions was made by Member Maska, seconded by Member Karn. Voice vote taken, all in favor, none opposed. *Motion Carried.*

Chairman Stevens asks for questions or comments from the public.

Mr. Joe Garrett from 16041 S. Bell, (815) 485-1072, co-chair of the Good Council Parish's annual Family Festival expressed support for the revision concerning the allowable operating hours. Garrett would like to see the ordinance approved quickly as would allow the Church to run their event until midnight on Friday and Saturday during September. The event is planned for Sept. 4<sup>th</sup> thru the 7<sup>th</sup>.

Chairman Stevens states that the event, although it is a Church event, is viewed more as a community event in Homer Glen and the Village really wants to support the event. He states that it is a nice way to end the summer.

Chairman Stevens asks if the Village Attorneys have reviewed the document. Ms. Rigoni states that they have. Chairman Stevens states that the Village needs to let the Attorneys know that we would like to expedite this issue.

Ms. Rigoni states that they had surveyed a few of the local suburbs about the operating hours before proposing the 6 am until 11 pm daily, midnight on Friday and Saturday restrictions.

Bob Schmidt, from Wheel-go-Camping states that he finds the proposed hours limiting. He is the Chamber of Commerce President and there are a number of businesses in the

Chamber that would be affected by this ordinance. He states that if Tax dollars are what the village wants then they should not inhibit the ability of any business to operate.

Member Polke asked why the operating hours were being addressed in the new proposed ordinance. Ms. Rigoni states that they are imposing a restriction to protect those areas that are more residential. In these areas a 24-hour operation would not be a positive thing. She did states that all currently operating businesses in the Village would be grandfathered in so the current 24-hour operations would not be affected.

Chairman Stevens asks to suspend further discussion on the zoning ordinance until after the next case is discussed. This would allow those people here for the next case to be able to go home while the Plan Commissioners discuss the zoning ordinance in more detail.

When the discussions resume Ms. Rigoni asks if the Commissioners have any specific area of interest to discuss about the proposed revisions. Member Hines states that she thinks it would be more appropriate to discuss things after the Attorneys have commented.

Member Polke states that as for the issue of restricting the hours of operation, he would urge the Village to be flexible. The Village needs to make this either a neutral to positive addition to the ordinance so as not to discourage any current or potential future businesses.

- 4. HG-0807-SV Cricket Wireless Communications Facility (*Workshop*): Consideration of a SUP to allow the construction of a wireless communication facility (WCF) consisting of the collocation of a 10' antennae at a height of 140' on an existing 158' tall cell tower and an ancillary building to house the supporting equipment. Consideration of a setback variation to the north property line to bring the existing tower into conformance with the current setback regulations and a height variation to bring the exiting tower into conformance with the existing height regulations, located at 15700 Parker Road.**

Lindley Ehlert explains that this is a workshop meeting intended to allow the Plan Commission an opportunity to comment on the proposed plans.

She states that the applicant requests a special use permit to install a wireless communications facility (WCF) at 15700 Parker Road. Their proposal includes a 6' tall Cricket antennae collocation on an existing AT&T monopole tower at a height of 140' on a 158' tower and an ancillary building to house the supporting equipment.

The applicant would need a setback variation from 158' to 84' from the north property line to bring the existing tower into conformance with the current setback regulations and a height variation from 150' to 158' to bring the existing tower into conformance with the current height regulations.

Cricket Wireless has a lease agreement with AT&T for the proposed antennae collocation. The subject parcel was selected by Cricket based on its need to satisfying Radio Frequency criteria, and the opportunity to collocate on an existing tower.

Ms. Ehlert explains that the subject parcel currently has 2 existing cell towers with several ancillary buildings and cell equipment on the subject parcel.

She states that the total height of the existing AT&T tower is 158' which was constructed under Will County. The Cricket antennas will be located at a height of 140'. Ordinance states all antennas within agricultural zoning districts shall not exceed 150' in height; therefore a variance is required to bring the existing tower into conformance.

The second variation is required because the existing setback does not meet code; a variance is required to bring the existing setback into conformance is required. The required setback is 158', the existing setback is 68'.

No collocation of any WCF on an existing structure shall increase the height by more than 15'; the applicant is not proposing to increase the height of the existing tower.

The WCF will match the adjacent ancillary building immediately south of where the proposed structure will be located (at the base of the same tower & shown in the attached photos).

The applicant has indicated the proposed WCF will require infrequent maintenance visits (approximately one or two times per month) which will occur during regular business hours.

The current site plans note one motion sensor light mounted on the outside of the entrance to the facility. There are no other lights proposed for the facility

Access to the WCF is being proposed with a 12' wide gravel access easement to allow for vehicular and pedestrian access. This access path is the same access path off of Parker Rd. that the Metal Products Sales Corp. business uses for their entrance to their site. The entire path and rear parking area of their property is gravel, therefore requiring them to pave it with asphalt would be cost prohibitive in that they lease only a small portion of the parcel.

Ms. Ehlert states that Staff has walked the site to see where, if any, landscaping around the proposed ancillary structure can be placed. Ms. Ehlert explains that there is little opportunity to provide any additional landscaping that would provide screening of the proposed use. The option was given to the applicant to make a donation to our tree fund for the Village's park sites.

The applicant will be replacing the existing chain link fence/barbed wire fence with a taupe PVC fence, 6' in height around both the existing and the proposed ancillary structures.

Lindley Ehlert states that as with any special use, the Commission may consider placing conditions as part of their review which may include but not limited to additional screening. Ms. Ehlert asks the Commissioners to please note there is currently no screening around any of the ancillary structures or equipment already located on the site.

Present tonight to speak for Cricket are Gail Maty (3701 Algonquin Rd, Rolling Meadows) and David Anderson (3701 Algonquin Rd, Rolling Meadows). Bill Rehr from 15700 S Parker who owns the property where the Cricket Tower is proposed to be located is also present.

Ms. Ehlert explains that the existing cell towers at the site are not the best situation and the Village is looking to improve the looks of the property if at all possible. The taupe PVC fencing was recommended in order to improve the overall looks.

Member Polke states that the PVC fence may not be appropriate. Since there are other trailers parked on the property outside the proposed fence area the fence will only serve to hide anything going on inside its limits. Barbed wire may be a better deterrent but plastic fences can easily be torn down.

Bob Schmidt states that the tower on his property was required to have a double fence as protection.

Member Hines asks what Cricket usually does with their sites. David Anderson states that they are putting 900 facilities but only have 100 completed as for this date. They have put in chain link fences in all cases so far.

Chairman Stevens states that if there is an opportunity to improve on the conditions or the look of the site fine, but security is an important issue.

Bill Rehr would like the Village to require a performance bond to ensure that if and when Cricket leaves the site they dismantle and remove their equipment. Chairman Stevens states that would not be up to the Village but up to him as the owner of the site.

Member Maska states that the Village needs to decide if there is a security issue with the site. If there is then they should leave the chain link fence or consider a brick and steel bar fence.

Ms. Ehlert states that she will have staff meet with the applicant and determine the best way to go for the fence at the site.

A motion to continue the workshop discussion on Case No HG-807-SV until July 21, 2008 was made by Member Maska, seconded by Member Hines. Voice vote taken, all in favor, none opposed. *Motion Carried.*

**F. Adjournment**

A motion to adjourn at 10:00 was made by Member Karn, seconded by Member Polke. Voice vote taken, all in favor, none opposed. *Motion Carried.*

Next meeting on  
July 21, 2008

Approved on \_\_\_\_\_

Chairmen Brian Stevens \_\_\_\_\_