

# **Village of Homer Glen**

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

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## **PLAN COMMISSION WORKSHOP MEETING**

**Monday, January 5, 2009  
7:30 PM**

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

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

The meeting was called to order at 7:30 p.m. by Plan Commission Chairman Kevin Hoffmeister.

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

**Present:** Chairman Hoffmeister, Commissioners Bill Karn, Tedd Kagianas, Tom Bernicky, and Joe Maska.

**Absent:** Commissioner Brian Stevens and Commissioner Kathy Hines

**Also Present:** Village Planner Lindley Ehlert, Administrative Intern Erin Venard, and Maura Rigoni and Dana Ludwig of Robinson Engineering. The minutes were recorded and transcribed by Erin Venard.

**D. Approval of Minutes**

*November 3<sup>rd</sup>, 2008*

Chairman Hoffmeister introduced the item. Commissioner Bernicky made the motion, seconded by Commissioner Kagianas. Voice Vote. All Ayes. *Motion Carried.*

**E. Agenda Items****1. HG-0815-S T-Mobile WCF Collocation (public hearing):**

Lindley Ehlert began by entering approximately 600 certified mail receipts into the record. She then stated that the applicant, T-Mobile, was requesting a special use permit to collocate a Wireless Communications Facility on the Commonwealth Edison Easement located at 12121 Derby Lane. The proposal included a 10' T-Mobile antennae extension at the top of an existing 105.5' ComEd transmission tower and a 12.5' ancillary building to house the supporting equipment. T-Mobile has entered into an agreement with ComEd to lease 240 s.f. (12' x 20') of their property, 90' southwest of Derby Lane.

T-Mobile has stated that there are substantial gaps in coverage in the immediate vicinity of the proposed structure. The utilization of the existing ComEd infrastructure provided the opportunity for T-Mobile to make use of an existing structure and would reduce the need to construct additional towers throughout the Village.

The total height of the ComEd tower, including the T-Mobile antennae extension and lightning rod would be 115'. The Village Zoning Ordinance stated that all antennas within agricultural zones shall not exceed 150'; therefore, the applicant is in compliance with the zoning ordinance. The renderings for the WCF show a brick façade that are in compliance with the Exterior Construction Standards Ordinance. Access to the WCF is being proposed with a 12' wide paved access path.

Per the Zoning Ordinance, no portion of any WCF shall be located less than 30' from any lot line. The proposed ancillary setback is 70' from the road, 56' from the property line to the east, and 141' from the property line to the west. The proposed landscape plan includes low mow turf, a variety of ornamental grasses, intermixed perennials and trees.

Per the Storm Water Ordinance, detention is a requirement of this site development and the Commission may require cash in lieu of detention. Ms. Ehlert stated that as with any special use, the Commission may consider placing conditions as part of the review.

Ms. Ehlert stated that Mark Layne was present to represent T-Mobile. Commissioner Karn made a motion to open the public hearing, seconded by Commissioner Maska. Voice vote taken, all in favor, none opposed. *Motion carried.*

Biff Myre of 14036 Seabiscuit Court asked the Commission what parties financially benefited from the collocation. Ms. Ehlert responded that the Village received no financial benefit. Mr. Myre voiced concern that the addition of a T-Mobile tower may lower property values and pose potential safety hazards, especially for children.

Ken Ploger of 14010 Hialeah Court stated that he lived directly behind the proposed collocation. He stated that the Village was breaking core values by building on open areas. He believes the area will be an eyesore, even with the proposed landscaping.

Robert Hess of 12314 Derby Lane questioned where the tower was to be constructed. Ms. Ehlert responded that a new tower was not being constructed.

Commissioner Maska asked for elaboration regarding cash in lieu of detention. Dana Ludwig from Robinson Engineering stated that she is finalizing the details but the agreement will be the same or very similar to past agreements.

Marian Clover of Hialeah Court stated she was opposed to the proposed ancillary structure as it was an eyesore. She was concerned the value of her home would decrease. Ms. Clover stated that flooding frequently occurs in the area near the proposed structure and was concerned the problem would worsen. Ms. Ludwig responded that the applicant demonstrated that the project would have no negative impacts to adjoining properties and no additional water would result because of the development.

Commissioner Kagianas asked how far the structure was from the right of way. Mr. Layne responded that the structure was 56' off the property line.

Harry Kilmer inquired about possible fencing surrounding the structure. Chairman Hoffmeister responded that the Village is no longer allowing fencing. Ms. Ehlert stated that the Village now requires equipment to be enclosed in a brick structure, which negates the need for fencing.

Fred Butella of Hialeah Court stated that the Village should have a standard for the number of cell phone towers permitted. Mr. Butella also stated that ComEd is profiting from this deal, while the community is gaining nothing.

Ms. Ehlert explained the position of the Village regarding wireless communications. As per the zoning ordinance, the Village prefers wireless companies to co-locate on an existing tower, rather than to construct a new tower.

Mr. Layne explained T-Mobile is attempting to close a gap in its coverage network. Mr. Layne then addressed concerns regarding property values and safety. He first cited a study that stated there is no connection between property values and the construction of cell phone towers. T-Mobile has also tested the proposed site and found that emissions fall below the recommended limitations.

Chairman Hoffmeister made a motion to close the public hearing. All in favor, none opposed. *Motion carried.*

Commissioner Maska asked what other sites were considered by T-Mobile. Mr. Layne answered that other sites to the south did not close the coverage gap. The proposed site was chosen because of its structural design and the ability to co-locate the antennae.

Commissioner Kagianas asked for a description of the landscaping. Ms. Ehlert stated the site has an extensive landscape plan that includes spruce, dogwoods, perennials, and grasses.

Commissioner Kagianas inquired as to whether the proposed structure was the smallest possible building that could adequately house the equipment. Mr. Layne responded that T-Mobile wished to complete the project as economically as possible and that the building was the minimum size necessary. Commissioner Kagianas asked if the ancillary building could be moved away from the property line and placed between the existing ComEd towers. Mr. Layne answered that ComEd would not allow that, as the structure must be built underneath the tower.

A motion to recommend approval of the special use for the wireless communications facility to permit the collocation on an existing tower located at 12121 W. Derby Lane consistent with the site plans dated 6.18.08 with a revision date of 7.21.08, conditioned upon the following: cash in lieu of detention was made by Commissioner Karn, seconded by Commissioner Maska. Roll Call vote taken. Favor (5) Hoffmeister, Maska, Bernicky, Karn, and Kagianas. Opposed (0). Absent (2) Hines and Stevens. *Motion carried.*

## **2. HG-0713-MS Castle Glen (workshop):**

Ms. Ehlert stated that the applicant appeared before the Plan Commission on December 10, 2007 as a workshop item. The applicant is requesting approval of a Map Amendment from A-2, Rural Residence District to C-2, Local Business District and a special use permit for a planned unit development to construct a 36,830 s.f. two story building at 12053 W. 159<sup>th</sup> St.

The applicant intends to have first floor retail, second floor offices, and a restaurant. Additional special uses are being requested for the sale of liquor as an ancillary use and outdoor seating for the restaurant. The current plan indicates all site and structure requirements of the C-2 district to be in compliance with the Village zoning regulations.

The proposed parking totals 176 stalls (parking ratio 4/1000) which does not include the parking ratio for the proposed restaurant due to the undetermined square footage. Dependent on the type of restaurant, shared parking might offer some flexibility.

Ms. Ehlert presented an updated letter from the Fire Department dated 1/5/09. The Fire Department is concerned with only one way in/one way out of the subject parcel. Cross access is available to the west (Ace Hardware), however the property owner has not granted cross access. There is planned cross access to the east through Kenwood Liquors, which allows access to Will Cook Road. Staff and Robinson Engineering have been working with the Fire Department on alternative options for cross access.

Ms. Ehlert introduced the representatives from Castle Glen: Marge Adams and Jay Bradarich.

Mr. Bradarich explained the site plans have changed dramatically since first proposed, as the developers have decided to work with, instead of against, the existing topography. He stated that the only remaining issue is with the Fire Department.

Ms. Ehlert stated that the Village received a letter from the Fire Department regarding future cross access from the Ace property. The Village is still working with Ace Hardware to develop an agreement.

Chief Michael Schofield from the Homer Township Fire Protection District stated that the property is long and narrow. Fire Department trucks approaching from the west would not be able to access the property. Chief Schofield expressed concern that a fire truck would block all traffic entering and exiting the property in the event of an emergency.

Commissioner Maska asked if the existing drive on the east side of Ace could alleviate the problem. Mr. Bradarich stated that the existing drive will not work as it does not provide access to the property. Joey Jeriminas from the Fire Department added that there is also an issue with the grade and access would not be safe.

Ms. Ludwig thanked the Fire Department for their input but stated that the owners of Ace are still debating whether to grant the property cross access. She believed that the Commission should move on from this issue.

Ms. Ehlert displayed the proposed brick to be used on the structure. Chairman Hoffmeister inquired about the roofing material. Mr. Bradarich responded that the exact material has not been chosen yet but black shingles will be used. Chairman Hoffmeister also inquired about the height at the top of the clock tower. Mr. Bradarich stated that the height is 34'.

Commissioner Maska inquired about the parking. Mr. Bradarich stated that the size and type of the restaurant have not been determined but he believed a shared parking situation between the offices and the restaurant will be implemented. Commissioner Maska asked about the available coverage for additional parking. Mr. Bradarich said the parking has been maximized and even more space will be lost upon providing cross access per Fire Department regulations.

Chairman Hoffmeister inquired about the detention pond. Ms. Ludwig responded the pond was a wetland bottom.

Ms. Ludwig also summarized follow-up engineering which would not only include detention areas but also discussions with Ace Hardware and the Fire Department regarding cross access options.

#### **F. Adjournment**

Motion by Commissioner Maska, seconded by Commissioner Karn to adjourn. Voice Vote. All Ayes. **MOTION CARRIED.**

Meeting Adjourned at 9:30 p.m.

Approved on

Chairman Brian Stevens \_\_\_\_\_