# VILLAGE OF OSWEGO MINUTES OF THE PLANNING & ZONING COMMISSION SPECIAL MEETING 100 PARKERS MILL OSWEGO, ILLINOIS

## June 13, 2019

#### 1. CALL TO ORDER

Chairman Pajor called the Oswego Planning & Zoning Commission Special Meeting to order at 7:00 p.m.

## 2. ROLL CALL

Present: Dominick Cirone, Rick Kuhn, Karen Novy, Charlie Pajor

Absent: Ken Holmstrom, Rebecca Stine

There was a quorum.

Oswego community representatives in attendance were:

Present: Rod Zenner, Community Development Director; Pam Johnson, Recording

Secretary; Judy Sollinger, Village Trustee

## 3. MINUTES

Motion: Commissioner Kuhn, second Commissioner Cirone to accept the minutes of the

May 23, 2019 Planning & Zoning Commission Special Meeting.

Ayes: Commissioners Cirone, Kuhn, Novy, Pajor

Nays: None

Absent: Commissioners Holmstrom, Stine

Motion carried

#### 4. PUBLIC HEARINGS

## Major Change to the PUD

Ogden and Heritage Cell Tower Applicant: Central States Tower

Project #1036.19

Project Manager: Rod Zenner

Motion: Commissioner Kuhn, second Commissioner Cirone to open the Public Hearing

at 7:04 p.m.

Ayes: Commissioners Cirone, Kuhn, Novy, Pajor

Nays: None

Absent: Commissioners Holmstrom, Stine

Motion carried

Director Zenner stated the applicant is requesting approval of a Major Change to the PUD for Prairie Market with a Special Use for a Communications Facility to allow for the development of a 125-foot-tall communications tower located behind the Best Buy and DSW retail spaces. Director Zenner reviewed the proposed tower specifications, the distance to the nearest residential location and the permitted maximum noise level. Director Zenner stated the plan indicates a gravel access drive and staff recommends this drive be a hard surface material instead of gravel.

Chairman Pajor asked if the Village would conduct an independent test on the decibel level if noise complaints are received. Director Zenner stated a test will be conducted if noise complaints are received.

Mark Layne was sworn in

Oakbrook Terrace, IL

Commissioner Kuhn asked about the range the communication tower covers, how many towers are currently located in the Village, and how many additional towers are anticipated to be built in the Village. Director Zenner stated FCC regulations require the Village to allow for cell towers and stated new technology is driving the need for additional cell towers.

Commissioner Kuhn asked Mr. Layne how many vendors will be on the cell tower and who the vendors would potentially be. Mr. Layne is a representative of the applicant Central States Towers. Mr. Layne stated the carriers using the tower will be Verizon, AT&T, T-Mobile and Sprint and stated each carrier uses a different network plan and frequency. Mr. Layne provided a document to the Commissioners showing Pre and Post Simulation coverage provided by Verizon with the proposed communication tower. There was a discussion about communication technology and consumer demand.

Mr. Layne stated his firm Insite Inc is a site acquisition vendor to Verizon Wireless and locates areas for communication towers. Mr. Layne stated Central States Tower builds and owns the tower and then leases space to the carriers. There was a discussion about cellular usage by consumers and coverage by carriers. Commissioner Kuhn asked what the cellular equipment looks like when installed on the tower. Mr. Layne reviewed the equipment specifications, the height of the equipment installation and the radius range of coverage.

Chairman Pajor asked about screening around the tower. There was a discussion about the required screening and about existing towers located in the Village.

Chairman Pajor asked how the different carriers are positioned on the tower. Mr. Layne reviewed the layout of the tower and the location of the various carriers and the ground area that is leased to the carriers.

Commissioner Kuhn stated a brick wall around the tower would be preferred for aesthetics. Mr. Layne stated Central States Tower may approve wooden fencing as material for the required screening. There was a discussion about fencing and landscaping around the proposed tower.

No additional audience members wished to speak at the public hearing.

Motion: Commissioner Kuhn, second Commissioner Cirone to close the Public Hearing

at 7:27 p.m.

Ayes: Commissioners Cirone, Kuhn, Novy, Pajor

Nays: None

Absent: Commissioners Holmstrom, Stine

Motion carried

#### **Commissioner Comments:**

Commissioner Novy asked about maintenance for the proposed landscaping around the tower. Director Zenner stated the Village's Code Enforcement would act if complaints were received about the upkeep and recommended evergreen trees as an option for landscaping.

Commissioner Cirone asked if surrounding retailers had any concerns about the proposed communication tower. Director Zenner stated the required certified mailings were mailed to the surrounding property owners to notify them of the proposed tower.

#### Recommendation:

Motion: Commissioner Kuhn, second Commissioner Cirone to accept the findings of fact for the approval of the Major Amendment to the PUD to allow for a Special Use

Permit for a Communications Tower subject to the following conditions:

1. The access drive be constructed of hard pavement.

2. The generator and equipment meet the Village's sound ordinance restrictions.

3. Improve the screening on the residential side of the tower with fencing or landscaping.

Ayes: Commissioners Cirone, Kuhn, Novy, Pajor

Nays: None

Absent: Commissioners Holmstrom, Stine

Motion carried

# **Special Use Permit**

Oswego Township Maintenance Garage

Applicant: Oswego Township

Project #1039.19

Project Manager: Rod Zenner

Motion: Commissioner Kuhn, second Commissioner Cirone to open the Public Hearing

at 7:30 p.m.

Ayes: Commissioners Cirone, Kuhn, Novy, Pajor

Nays: None

Absent: Commissioners Holmstrom, Stine

Motion carried

Director Zenner stated the applicant is requesting an amendment to the Special Use Permit for a public service to allow for an expansion of the existing maintenance facility. Director Zenner reviewed the previously approved Special Use Permit and the petitioner is now requesting approval to allow for the construction of an additional storage building and to pave the gravel storage area as a site improvement. Director Zenner stated the additional impervious surface requires the petitioner to increase the size of stormwater detention.

Bob Rogerson was sworn in Montgomery, IL

Commissioner Kuhn asked what type of building is being proposed at the site.

Mr. Rogerson is a representative of the Oswego Township. Mr. Rogerson stated the proposed future building will be a cold storage building and that the building plan is only for stormwater calculations at this time. There was a discussion about the proposed future building.

No additional audience members wished to speak at the public hearing.

Motion: Commissioner Cirone, second Commissioner Kuhn to close the Public Hearing

at 7:36 p.m.

Ayes: Commissioners Cirone, Cirone, Novy, Pajor

Nays: None

Absent: Commissioners Holmstrom, Stine

Motion carried

#### **Commissioner Comments:**

Commissioner Kuhn asked about the timeline for the proposed parking lot. Mr. Rogerson stated approximately a two-year process for paving depending on the budget of the Township.

## Recommendation:

Motion: Commissioner Cirone, second Commissioner Novy to accept the findings of fact

for the approval of the Major Amendment to the PUD to allow for a Special Use Permit for 1150 Route 25 to allow for a Public Service Use as a maintenance

facility for Oswego Township subject to the following conditions:

1. Architectural review and approval by the Village prior to

construction of future building.

Ayes: Commissioners Cirone, Kuhn, Novy, Pajor

Nays: None

Absent: Commissioners Holmstrom, Stine

Motion carried

#### 5. OLD BUSINESS

None.

### 6. NEW BUSINESS

None.

## 7. PUBLIC FORUM

No audience members wished to speak at the Public Forum.

## 8. CHAIRMAN'S REPORT

No report.

# 9. COMMISSIONERS REPORT

No report.

#### 10. HISTORIC PRESERVATION COMMISSIONER REPORT

No report.

## 11. ECO COMMISSION REPORT

No report.

## 12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

No report.

# 13. OSWEGOLAND PARK DISTRICT REPORT

No report.

# **14. NEXT MEETING -** July 11, 2019

# 15. ADJOURNMENT

Motion: Commissioner Kuhn, second Commissioner Novy to adjourn the Planning and

Zoning Commission Special Meeting at 7:39 p.m.

Ayes: Commissioners Cirone, Kuhn, Novy, Pajor

Nays: None

Absent: Commissioners Holmstrom, Stine

Motion carried

Chairman Pajor adjourned the Planning & Zoning Commission Meeting at 7:39 p.m.