

**CHANNAHON PLANNING AND ZONING COMMISSION  
MEETING**

December 9, 2013

Chairperson Karen Ciarlette called the meeting to order at 6:00 pm.

Ms. Ciarlette led the Pledge of Allegiance.

Ms. Ciarlette asked for a Roll Call.

Commissioners present: Karen Ciarlette, Casey McCollom, James Proffitt, Phil Loizon, Chantal Host and Jeff Simon

Also present was Director of Community Development Mike McMahon and Development Assistant Lydia Downey

**Approval of the October 14, 2013 and September 29, 2013 Minutes**

Mr. Proffitt made the motion to approve the meeting minutes. Seconded by Mr. Simon.

**VOTE: ALL AYES**

**MOTION CARRIED**

**Channahon Township Parking Lot - Site Plan**

Mr. McMahon read the staff report into the record.

The Channahon Township is proposing to construct a parking lot on the east side of the Assessor/Township Hall to reduce the congestion they are expressing between the Road Department, Assessor's Office and Senior Citizen functions.

The existing zoning of the site is R-1 Single Family. Adjacent land uses are: north, residential; south, agriculture; east, agriculture and west, residential. The Comprehensive Plan identifies this as residential.

The Township has a lease with the IDNR for a 100 X 500 foot area to construct the proposed parking lot. The lot will be paved with concrete bumper stops. Lighting will be provided from wall mounts and directed downward to minimize light pollution. No drainage or landscaping is required.

After a brief discussion, Ms. Ciarlette asked for a motion to recommend approval of the Site Plan to the Village Board of Trustees.

Mr. Proffitt made the motion to recommend approval of the Site Plan. Seconded by Mr. Loizon.

**VOTE: ALL AYES**

**MOTION CARRIED**

**Utility Concrete - Site Plan**

Mr. McMahon read the staff report into the record.

Utility Concrete Products, LLC (UCP) at 2495 W. Bungalow Rd. produces precast concrete products for the communication, electrical and transportation industries and leading precast concrete company in the Midwest. UCP's Channahon location opened in 2004.

The existing zoning on the parcel is I-2 Heavy Industrial. The Comprehensive Land Use Plan identifies this parcel as industrial. The existing zoning of surrounding properties are: north, industrial; south, open space; east, industrial, and west, county residential.

UCP is proposing to develop 50 acres to the west of its current facility for expansion of its concrete operations. The proposed expansion includes developing approximately 30 acres of the total 50 acre parcel. The development will include constructing a 50,000 SF concrete plant surrounded by parking and outside storage.

The Site Plan also includes a future site for expansion of the proposed plant. An earthen berm will be installed along the north and west frontages for screening the surrounding properties. Access to the proposed plant will be from the existing plant with ingress and egress onto Bungalow Road. The remaining 20 acres will be developed for outside storage and a dry detention area. A photometric and landscape plan will be submitted with the submittal of the building plans and will be approved by staff.

The proposed facility will house approximately 50 new workers. The site will be on well and septic as no Village utility facilities are in the area. The proposed building's use will be classified as an F-2 (Factory and Industrial) and the construction of the building as Type 1A or B (noncombustible and fire-resistive). Thus, no fire sprinkling will be required.

After a brief discussion, Ms. Ciarlette asked for a motion to recommend approval of the Site Plan to the Village Board of Trustees.

Mr. McCollum made the motion to recommend approval of the Site Plan. Seconded by Mr. Loizon.

**VOTE: ALL AYES**

**MOTION CARRIED**

### **B & W Truck Repair - Site Plan**

Mr. McMahon read the staff report into the record.

B & W Truck Repair Inc. (B&W) is a full service commercial truck and heavy equipment repair facility that has been serving the transportation industry for over thirty years. Their clientele includes private firms, the City of Chicago, CTA, State of Illinois as well as other municipal and county contracts.

Currently located at 3701 South Iron Street in Chicago, B&W has purchased approximately 2.46 acres at 20404 S Riverside Dr. in the Riverside Industrial Park to expand their business operations. They are proposing to construct a 12,087 SF facility to provide services to the ever growing trucking and logistics business sector in this area. It is anticipated that the facility will be staffed from between 5 to 10 employees.

The existing zoning of the property is I-1 Limited Industrial. Adjacent land uses are: north, industrial; south, industrial; east, industrial and west, industrial. The Comprehensive Plan identifies this as industrial.

The facility shall consist of approximately 11,000 SF of shop area with approximately 1,000 SF of associated office space. Ingress and egress will be from the NW Frontage Road and Riverside Dr. The shop area will be constructed as a pre-engineered metal crane building with a combination of metal siding and masonry façade. The office core shall be constructed of load bearing masonry walls with a metal bar joist and deck roof. Parking will consist of eight employee parking stalls, two visitor stalls and one handicap accessible stall. The front half of the site along the NW Frontage Road will consist of truck parking and staging and will be constructed of a mix of concrete and crushed stone. The rear of the site will include a septic system and truck staging.

The facility will be on well and septic as there is no Village water or sewer services in the area.

A full engineering submittal has been received and is currently under review. The Site Plan will not go to the Village Board until staff has approved the engineering plans.

After a brief discussion, Ms. Ciarlette asked for a motion to recommend approval of the Site Plan to the Village Board of Trustees.

Mr. Proffitt made the motion to recommend approval of the Site Plan. Seconded by Mr. Simon.

**VOTE: ALL AYES**

**MOTION CARRIED**

### **AT&T CELLULAR TOWER CONCEPT PLAN**

Ms. Ciarlette stated this is a concept plan review only and that no votes will be taken tonight. She further stated that everyone in the audience will have an opportunity to speak.

Mr. McMahon read the staff memo into the record.

National Wireless Ventures, LLC representing AT&T is proposing to erect a cellular tower at 24694 W. Knapp Street. The five acre parcel is owned by the Village of Channahon and is currently vacant open space.

AT&T wishes to erect the cellular tower in this location due to the lack of coverage in the immediate area. To maximize coverage, AT&T wants to erect the tower to a height of 150' with an additional 9' of antennas and a lightning rod. The proposed monopole will be free standing, with the ability to accommodate up to two additional cellular services providers. The equipment shelter will be located directly beneath the tower and will be constructed of a solid masonry material (no design details have been provided). The shelter will be enclosed with a wrought iron fence and ample landscaping.

The proposed location is approximately 125' from Knapp Street, 330 feet from the nearest residence to the east and over 400 feet from the nearest residence to the west. With these distances, the tower meets the required setback of 150% of its height from any residentially zoned lot or building set backline

The site for the proposed facilities is zoned R-1 Single Family. Per the Village code "Towers and PWF located on publicly-owned land not being used for residential purposes are permitted in any zoning district by special use authorization."

The Village Telecommunication Ordinance sets a maximum height of 80' in this district. Thus, the ordinance will have to amend or a variance granted through the Special Use Permit to allow the tower to be approved at the 159 foot height.

For this project to move forward, it would require either a modification of the Telecommunication Ordinance or approval of a variance through the Special Use Permit process. The Village Attorney is currently reviewing the information to make a determination of the course of action.

Mr. McMahon went through the power point to include the photo simulations of what the tower would look like.

Mr. McMahon then informed the Commission that Bob Stapleton with National Wireless is present to answer any questions from the PZC.

Mr. Loizon asked how tall the street light is in one of the photo's. Mr. McMahon replied approximately 40 feet.

Ms. Ciarlette asked Mr. Stapleton if he'd like to speak.

Mr. Stapleton explained there is a large coverage gap in the middle of Channahon and that this property was selected after discussion with the Village staff and the mayor. His company is locating several towers in the area as part of a bigger plan which consists of about 15-18 locations to include sites at JJC, CPX in the CenterPoint facility, Ridge Elementary School in Plainfield, Plainfield Park District, several in the City of Joliet to include Joshua Towers, Midland, Jefferson, Collins Street and two additional sites over in Plainfield. AT&T is investing over 50 million dollars in the six county region. The number one reason is that that 70% of all 911 calls are now being run through wireless systems and that 40% of most homes are now disconnected from conventional wire line services. We need to have this additional insurance so when someone dials 911 there is a connection. This tower will enhance the coverage in Channahon.

The second reason is wireless technology is growing. For instance, most schools now have iPad or Laptop curriculum that requires enhanced wireless network. In fact that is one reason why they site went over to Ridge School in Plainfield. This tower will give more intense service with inside the walls of your community. When the initial wireless was designed it was designed for basically mobile coverage outside or in your automobile.

Mr. Loizon questions why the tower needs to be 150 feet.

Mr. Stapleton stated because of the coverage gap and for "line of site" with other towers in the area that are all at 125 – 160 feet tall. The site at JJC is 150 feet, at Midland and Jefferson is an existing tower and that tower is 155 feet.

Mr. Simon asked about the Comprehensive Plan designation of this site.

Mr. McMahon stated the comprehensive plan labeled this as environmental corridor. And, that would not preclude the tower from being erected there as the Comp Plan is more of a guide for the Board.

Mr. Loizon questioned what the least amount of footage is that they could reasonably get by with.

Mr. Stapleton commented that would like at least 125-130 feet, the reason for asking for 150 feet is the village is talking about having a multi-carrier site. That is part of the situation and this will allow additional carriers.

Commissioners Loizon and Ciarlette both asked what this would mean to the village.

Mr. Mc Mahon explained the village is negotiating a lease agreement with AT&T and it would be additional rent that the Village could receive from the additional carriers.

Ms. Host questioned why we are no longer looking at using the baseball field as previously brought forward.

Mr. McMahon stated there was no consensus between the Channahon School District 17, the Village and the Park District for that site. Mr. Stapleton stated he started looking around for other property owners to approach. The village actually approached him with the Knapp Street Site.

Mr. Stapleton explained that using the parcel owned by the village, which is being unused, is an opportunity for the village to generate some revenues.

Ms. Ciarlette asked whether there is a size limit that we have to have on the building or does it matter whether it's a one story.

Mr. McMahon said there no standard for the size of the building.

Mr. Stapleton added the facility will have a radio; transfer switches for back up with a separate generator room inside the building. The natural gas generator is tested once a month between the hours of 8 and 5 for approximately 15 minutes. The noise is contained to the building and it is vented out, but it is pretty quiet because it is contained to the building.

Mr. McMahon went over the site plan footprint and clarified where the fence would be located and where additional carriers would located within the fenced in area. The other carriers would bring the same type shelter or a platform, depending on the carrier. Verizon uses a shelter similar to what AT&T uses.

Mr. Simon had concern regarding accessibility to kids and asked if it would be policed?

Mr. Stapleton explained that the current fence and gate will be replaced. The plan right now would be a 10 foot high fence, wrought iron depending on what the village requires. If they are able to get through the gate and reach the door to the tower the alarm will automatically go off notifying the Channahon Police Dept.

Ms. Ciarlette opened discussion to the floor.

An open discussion began with eight residents in the audience regarding FAA issues and the Glider planes, the amount of coverage the new tower would provide, the height, the I&M Canal proximity, the reason the sites at the Park District and Village Hall did not go forward, etc. Residents voiced concern with Chicago Gliders who frequently come right through the proposed area.

Mr. Stapleton explained that they have filed with the FAA we have received no hazard flight operation. If required by the FAA, a red light on top would be installed but no strobes as we are under the 250 foot requirement.

Resident explained concern with the tower going into what they consider to be a residential area, there is residential areas on either side of the tower and if they want to put a tower up get it out of the residential neighborhood. There is no problem with have a tower, but not at the expense of the residents.

Other residents commented about the 911 issue and looking at the area, it would be a very small area of people that this would help. Statistics on the amount of calls affected is not available. Mr. Stapleton explained this would cover a 2 ½ mile radius however; the amount of people this would affect is not available.

Residents overall concern were the location of the tower; something they would have to see out there window every day regardless of the tree coverage and the berm being constructed. One resident commented that there are a number of other locations in Channahon that should be looked at rather than this residential site.

Resident expressed they have no problem with AT&T coming to Channahon, just not in a residential area. There was comment as to the park district denying the tower.

Mr. McMahon explained that it was suggested utilizing property behind the village hall; however there is a drainage swale behind the village hall so the village suggested the Knapp Street property.

Residents felt that the property is not all full of trees. There was also concern with the wildlife living in this area.

Mr. Stapleton explained that although Verizon and other providers have not come forward, AT&T is taking the lead in this that is why it is being designed specifically for multi carriers. Our overall commitment is well over 330 sites within the 6 county areas it's a major financial commitment. Each site will distribute fiber to the community and that is part of the speed it's part of the light. Businesses are expecting high speed services for features, schools are expecting high speed service, that's why they are spending the money, school budgets today are looking at iPads and Laptops. Wireless is going into every vehicle.

Ms. Ciarlette explained that we are looking at a concept plan today, this plan then gets put together to go before the board. After the concept plan goes before the board there is a public hearing.

Mr. Mc Mahon explained the concept plan in our development code is the first step; the two main questions here are the location and height.

This will go before the village board on Monday and then if we get a positive feeling from the village board, we will continue negotiations on a lease and we will continue to tweak the site plan and then we schedule a public hearing.

Ms. Ciarlette commented that once the public hearing is scheduled it will be an official public hearing; letters will be sent to homes for the Official Public Hearing. From there it goes to a possible vote after Public Hearing at the Village Board Meeting.

There is no timeline or date as of yet for a public hearing.

Mr. McCollom had a series of questions requiring yes or no answer, no more.

Can you network survive without this site? Mr. Stapleton replied no.

Can you operate your network currently without this site? Mr. Stapleton replied yes.

Have you done environmental studies on this site? Mr. Stapleton replied yes.

Has a wetland study been performed? Mr. Stapleton replied yes.

Mr. McMahon asked if Mr. Stapleton would superimpose the coverage map over an aerial before the next Board Meeting.

The center of the circle on the document is St. Anne's, there is a ¼ mile loop around St. Anne's, This site is a little out of the coverage, which is why you need the extra 20 feet. You went to St. Anne's and they said no, you proposed the park and the school said no, we tried to put it near the pool and the park district said no, you look and found we have a drainage swale, that runs through the back of village property which would impede you putting a structure in the middle of it, so that is when we started looking at other places.

Mr. Stapleton explained that coming to this location, overall Channahon benefits with the additional service and coverage and the village will receive additional revenue from the piece of property from a long term lease of 25 years of \$25,000 per year, with additional revenue from additional carriers.

Mr. McMahon stated he will transmit meeting notes and comments from this meeting to the Village Board before the next Village Board meeting.

Ms. Ciarlette asked if there are anymore comments.

Ms. Ciarlette asked for a motion to adjourn the meeting. The motion was made by Mr. Simon. Seconded by Chantal Host.

**VOTE: ALL AYES**

**MOTION CARRIED**