

**A REGULAR MEETING OF THE PLAN COMMISSION  
OF THE VILLAGE OF BOLINGBROOK  
November 18, 2015**

**CALL TO ORDER**

Chairman Fletcher called the meeting to order at 8:00 p.m., Wednesday, November 18, 2015.

**ROLL CALL**

Present: Commissioners Terri Bethune, Talat Rashid, Lon Schank, J.D. Rhoades, Calvin Wright, Vice Chair Seymoure Pritikin, Chairman Fletcher

Absent: Commissioners Mary Alexander-Basta and Rick Campos

Staff: Planning & Zoning Administrator, Matt Eastman

Press: None

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**APPROVAL OF MINUTES**

None

**PUBLIC HEARING**

**SPECIAL USE PERMIT FOR A PLANNED COMMERCIAL DEVELOPMENT, FINAL DEVELOPMENT PLAN AND FINAL PLAT OF SUBDIVISION. JET BRITE CAR WASH, 549 E. BOUGHTON ROAD. JET BRITE SERVICES OFFICE BUILDING, 590 KILDEER DRIVE. APPLICANT: DAVE DELESANDRO, JET BRITE CAR WASH, INC. PROJECT NO.: 427.14**

Motion Bethune, second Schank to open the public hearing that was continued from September 16, 2015.

AYES: Commissioners Bethune, Rashid, Schank, Rhoades, Wright, Vice Chair Pritikin, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Alexander-Basta and Campos

Motion carried, public hearing opened at 8:01 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. Planner Eastman stated the applicant, Dave Delesandro, is requesting that the project be continued to the next regularly scheduled Plan Commission meeting.

Motion Rashid, second Schank to continue the public hearing to December 16, 2015.

AYES: Commissioners Bethune, Rashid, Schank, Rhoades, Wright, Vice Chair Pritikin, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Alexander-Basta and Campos

Motion carried, public hearing continued 8:03 p.m.

**SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES. APC TOWERS & T-MOBILE, 779 FALCON RIDGE WAY. APPLICANT: MICHAEL STEVENSON, NATIONAL WIRELESS VENTURES, LLC. PROJECT NO.: 425.15**

Motion Schank, second Rhoades to open the public hearing.

AYES: Commissioners Bethune, Rashid, Schank, Rhoades, Wright, Vice Chair Pritikin, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Alexander-Basta and Campos  
Motion carried, public hearing opened at 8:05 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant National Wireless Ventures is requesting approval of a Special Use Permit for a Planned Development with Variances to allow the installation of a 125 foot tall telecommunication monopole at 779 Falcon Ridge Way. The subject property comprises approximately 24.25 acres, is currently zoned R-3 Single Family Residential and is developed as Hubert H. Humphrey Middle School. Access to the subject property is from two direct points of access off of Falcon Ridge Way to the north. Per the Zoning Ordinance, an antenna tower is not permitted within the R-3 Zoning District and is restricted to a maximum of 50 feet in height. As such, the applicant is requesting a Special Use Permit to allow a telecommunication monopole, which is 125 feet in height, at 779 Falcon Ridge Way. Per the applicant, a six foot tall chain link fence, along with additional landscaping, would surround the equipment boxes at the base of the monopole for screening and safety purposes.

### **RECOMMENDATION**

Staff recommends approval of a Special Use Permit to allow the installation of a maximum 125 foot tall telecommunication monopole at 779 Falcon Ridge Way, which is located directly behind Hubert H. Humphrey Middle School, subject to the Village of Bolingbrook reviewing and approving the lease agreement.

### **DISCUSSION**

Commissioner Rashid questioned if they would be using galvanizing steel for the poles. Commissioner Bethune asked who would be receiving revenue from the carriers using the pole, if APC Towers would address the safety of emissions from the wireless waves and if it could be harmful to the students, staff and neighbors.

Danny Agresta, Raleigh, NC sworn. Mr. Agresta stated that they would be using galvanizing steel. He also explained that the School District would receive revenue for the area being leased to APC Tower which owns the pole and APC Tower as the owner of the pole would receive revenue for the poles use from wireless providers.

Robert Stapleton, Joliet, IL sworn. Mr. Stapleton stated that there are no harmful emissions from wireless waves and studies by the American Cancer Society have shown that the wireless waves are not harmful unlike the electrical waves from power lines which can emit harmful waves.

Motion Rhoades, second Schank to close the public hearing.

AYES: Commissioners Bethune, Rashid, Schank, Rhoades, Wright, Vice Chair Pritikin,  
Chairman Fletcher

NAYS: None

ABSENT: Commissioners Alexander-Basta and Campos

Motion carried, public hearing closed 8:28 p.m.

Motion Rhoades, second Bethune to accept the recommendation of Planning Staff.

AYES: Commissioners Bethune, Rashid, Schank, Rhoades, Vice Chair Pritikin, Chairman  
Fletcher

NAYS: None

OBSTAIN: Commissioner Wright

ABSENT: Commissioners Alexander-Basta and Campos

Motion carried.

### **APPROVAL OF FINDINGS OF FACT**

PC 15.23 Approval of a Special Use Permit for a Planned Development with Variances and  
Adoption of Findings of Fact. Project No.: 425.15

Motion Vice Chair Pritikin, second Schank to accept the Findings of Fact.  
Voice Vote: Unanimous  
Motion carried.

**NEW BUSINESS**

None

**OLD BUSINESS**

None

**CITIZENS TO BE HEARD**

None

**CHAIR'S REPORT**

None

**COMMISSIONER'S REPORT**

None

**PLANNING DEPARTMENT REPORT**

None

**ADJOURNMENT**

Motion Rhoades, second Wright to adjourn.

Voice Vote: Unanimous  
Motion carried.

Chairman Fletcher adjourned the meeting at 8:30 p.m.

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CHAIRMAN

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APPROVED

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SECRETARY