

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
November 15, 2017**

CALL TO ORDER

Chairman Schank called the meeting to order at 8:00 p.m., Wednesday, November 15, 2017.

ROLL CALL

Present: Commissioners Terri Bethune, Margaret Hegber, J.D. Rhoades, Mary Alexander-Basta, Calvin Wright, Vice Chair Seymoure Pritikin, Chairman Schank

Absent: Commissioner Mir Ali and Rick Campos

Staff: Planning & Zoning Administrator, Matt Eastman

Press: None

APPROVAL OF MINUTES

Motion Vice Chair Pritikin, second Rhoades to approve Minutes of the July 19, 2017, August 16, 2017 and September 20, 2017 meetings of the Plan Commission.

Voice Vote: Unanimous
Motion carried.

PUBLIC HEARING

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES. ECO-SITE AND T-MOBILE, 375 W. BRIARCLIFF ROAD. APPLICANT: MICHAEL BIENIEK, LCC TELECOM SERVICES, LLC. PROJECT NO.: 400.17

Motion Alexander-Basta, second Bethune to open the public hearing.

AYES: Commissioners Bethune, Hegber, Rhoades, Wright, Alexander-Basta, Vice Chair Pritikin, Chairman Schank

NAYS: None

ABSENT: Commissioners Ali, Campos

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

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is requesting approval of a Special Use Permit for a Planned Development with Variances in order to allow the installation of a 150-foot tall telecommunication monopole at 375 W. Briarcliff Road. 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 150 feet in height, at 375 W. Briarcliff Road. Per the applicant, the monopole would be designed as a "stealth tower" and function as a flagpole. The base of the pole would be wrapped with a

bench, along with a paver pad for seating. The required communication equipment would be enclosed on the backside of the hill for screening and safety purposes.

RECOMMENDATION

Staff recommends approval of a Special Use Permit to allow the installation of a maximum 150-foot tall telecommunication monopole at 375 W. Briarcliff Road, which is located directly behind town center, subject to the Village of Bolingbrook reviewing and approving the lease agreement.

DISCUSSION

Chairman Schank questioned vehicle access for maintenance to the pole and if after the caisson is built would the hill be restored to its present state. Commissioner Hegber questioned if the pole would be illuminated, if the flag would be on the pole permanently and what the pole would be made of. Commissioner Wright questioned how the pole would be mounted.

Mr. Eastman stated access to the pole would be off the Police Department parking lot and that the pole would be illuminated with lights at the base shining up toward the flag. He said that the flags would most likely be removed with inclement weather. He explained that the applicant was looking into doing a remote access so that the flags could be controlled through an electronic switch. He went on to say the American Flag would be 20 by 30 feet with the Bolingbrook Flag slightly smaller under the American Flag.

Commissioner Alexander-Basta said she realized the applicant put in a lot of effort to make the base presentable, but that in her opinion it was not.

Mr. Eastman stated that Staff was going to meet with the applicant to discuss that area. He said that the Mayor wants this site not only presentable aesthetically, but also have the ability to walk on it. He went on to say this project would not go through the Village Board until the base was finalized.

Mike Bieniek, Rosemont, IL, sworn. Mr. Bieniek stated he was with the site acquisition firm representing Eco-Site. He stated that the typical installation that would be done for a cell tower would be used at this location. He said they would run the foundation down in the hill, that they would do a soil analysis to determine how deep the foundation would have to be. He explained they would then put a caisson and then mount the pole. He went on to say the pole was made out of metal, but that the area by the flags would be made of fiberglass because that is where the antennas would be located and a signal will not go through a metal structure. He also said the hill would be restored after the work is complete.

Motion Alexander-Basta, second Bethune to close the public hearing.

AYES: Commissioners Bethune, Hegber, Rhoades, Wright, Alexander-Basta, Vice Chair Pritikin, Chairman Schank

NAYS: None

ABSENT: Commissioners Ali, Campos

Motion carried, public hearing closed 8:12 p.m.

Motion Vice Chair Pritikin, second Alexander-Basta to accept the recommendation of Planning Staff.

AYES: Commissioners Bethune, Hegber, Rhoades, Wright, Alexander-Basta, Vice Chair Pritikin, Chairman Schank

NAYS: None

ABSENT: Commissioners Ali, Campos

Motion carried.

APPROVAL OF FINDINGS OF FACT

PC 17.26 Approval of a Special Use Permit for a planned Development with Variances and Adoption of Findings of Fact. Project No.: 400.17

Motion Bethune, second Hegber to accept the Findings of Fact.

Voice Vote: Unanimous

Motion carried.

SPECIAL USE PERMIT FOR A COMMERCIAL RECREATION FACILITY WITH EXTENDED HOURS OF OPERATION. EPIC AIR, 360 VETERANS PARKWAY, SUITE 100. APPLICANT: KEVIN REMPERT, EPIC AIR LLC. PROJECT NO.: 427.17

Motion Rhoades, second Bethune to open the public hearing continued from October 18, 2017.

AYES: Commissioners Bethune, Hegber, Rhoades, Wright, Alexander-Basta, Vice Chair Pritikin, Chairman Schank

NAYS: None

ABSENT: Commissioners Ali, Campos

Motion carried, public hearing opened at 8:14 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. Mr. Eastman stated the applicant once again wanted to continue the project to the regularly scheduled Plan Commission Meeting of December 20, 2017. He explained that the applicant was very close with negotiating the final lease agreement.

Motion Alexander-Basta, second Bethune to continue the public hearing to December 20, 2017.

AYES: Commissioners Bethune, Hegber, Rhoades, Wright, Alexander-Basta, Vice Chair Pritikin, Chairman Schank

NAYS: None

ABSENT: Commissioners Ali, Campos

Motion carried, public hearing continued 8:15 p.m.

NEW BUSINESS

None

OLD BUSINESS

None

CITIZENS TO BE HEARD

None

CHAIR'S REPORT

None

COMMISSIONER'S REPORT

Commissioner Wright wanted to wish everyone a Happy Thanksgiving.

PLANNING DEPARTMENT REPORT

Mr. Eastman stated there were quite a few events that transpired in the past few weeks. He said one of them was the passing of Deputy Mayor Leroy Brown. He stated he was a big part of the community. He said it had been a rough couple of weeks, but that it was nice to see the community come together in many different events for Mr. Brown. He added that Leroy Brown was a great man and would be missed.

ADJOURNMENT

Motion Rhoades, second Wright to adjourn.

Voice Vote: Unanimous

Motion carried.

Chairman Schank adjourned the meeting at 8:16 p.m.

CHAIRMAN

APPROVED

SECRETARY