

*Village of Barrington  
Plan Commission Meeting  
Minutes Summary*

Date: October 28, 2014

Time: 7:00 p.m.

Location: Village Board Room  
200 South Hough Street  
Barrington, Illinois

In Attendance: Harry Burroughs, Commissioner  
Richard Ehrle, Commissioner  
Todd Sholeen, Commissioner  
Jeff Anderson, Commissioner  
Dan Hogan, Vice Chairperson  
Anna Markley Bush, Chairperson

Staff Members: Jennifer Tennant  
Greg Summers  
Jean Emerick

**Call to Order**

Chairperson Bush called the meeting to order at 7:00 p.m.

Roll call noted the following: Harry Burroughs, present; Richard Ehrle, present; Dan Hogan, present; Todd Sholeen, present; Mike Ward, absent; Jeff Anderson, present; Chairperson Anna Markley Bush, present.

There being a quorum, the meeting proceeded.

Chairperson Bush announced the order of proceedings and swore in those wishing to address the Commission.

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**New Business**

**PC 14-09:** 733 S. Hough Street – Special Use Planned Development & CT Overlay  
District Zoning

**Owner:** Village of Barrington  
200 S. Hough Street

Barrington, IL 60010

**Applicant:** Verizon Wireless c/o Dolan Realty Advisors, LCC  
144 W. Lockwood Avenue, Suite 200  
Webster Grove, MO 63119

The Petitioner is seeking approval of a special use planned development for the purpose of installing six (6) cellular antennae on the existing standpipe and for the construction of an accessory equipment shelter. The Petitioner is also requesting that the subject property be classified as an approved Communications Tower site within the Communications Tower Overlay District.

Mr. Doug Dolan, Dolan Realty Advisors, representing Verizon Wireless, said that the site at 733 S. Hough is a Verizon Wireless cell site. They look for existing structures so as not to have to build a cell tower. Barrington has been a trouble spot for their company with dropped calls and incomplete calls. They need to provide better coverage. They would like to place antennas on the handrail portion of the water tank. The antennas will not be above the top of the tank. At the base of the tank they plan a 11.5 x 25 foot shelter. They went before the ARC who made some suggestions to make the shelter more aesthetically appealing, a gable roof and upgraded siding. Cell phone service is becoming a more and more essential service. People are dropping their land line phones. It is becoming more essential to have good cell phone coverage. With this project, they can reach a larger residential population without having to build a cell tower.

Chairperson Bush asked if this site will be available for other cell companies.

Ms. Tennant said there is no plan for that at this time.

Commissioner Anderson asked if the other sites have multiple carriers.

Ms. Tennant said yes.

Commissioner Burroughs asked what others sites we have in town.

Ms. Tennant said there are five other approved sites, but only three active sites (the water tower at the Library, the water tower on Manchester Drive, and the monopole at the Public Works Facility. She said the other two approved sites are Ron Beese Park or Prairie Middle School Campus and the Citizen's Park vicinity.

Ms. Tennant said that no one else has contacted the Village about this site. It would be approved for only this carrier unless it came before the Commission.

Ms. Tennant said the federal government passed the Telecommunications Act, which urged communities to put their own regulations in place. In 1997 our Communication Policy identified seven sites, and of those seven, four were approved. The fifth approved site was the Manchester water tower. Verizon approached the Village about installing six antenna on the cell site and an equipment shelter, which does not require any variations. The ARC recommended approval of the shelter subject to some architectural changes to the shelter. They have recommended a gable roof and cementitious siding. The petitioner initially proposed an eight-foot fence, the ARC prefers six-foot. The height is up to the Plan Commission. The neighbors are worried about health considerations. The Telecommunications Act prohibits a Board from taking health concerns into consideration. The research shows that it is considered safe near residential homes. The Village likes this because the majority of our communications equipment is located on existing water towers. The current standpipe was built in 1988, but there has been one on this site since 1898. The only exception necessary is the taller fence exception, but Staff is comfortable with the ARC recommendation of six feet. It will be up to the Plan Commission.

Ms. Tennant said it will not diminish the use of the surrounding property. There is other communication equipment on this standpipe. The shelter proposed by the petitioner will have a very limited view to the neighborhood. It is tucked back off the access road and not visible to any public roads. The only noise will only be from the backup generator, which will only be used during a power outage. There will be minimal traffic to the site; it can be serviced remotely. The petitioner anticipates one site visit per month. It will be landscape screened on the other side of the fence. Staff recommends approval of the special use.

Vice-Chairperson Hogan asked if the petitioner is still seeking an 8-foot fence.

Mr. Dolan answered no.

Commissioner Ehrle asked if there were any other areas in the Village which were not properly covered.

Ms. Tennant said there is a large area not covered. This will pretty much seal the coverage gap.

Chairperson Bush opened up the discussion to the public.

Mr. Burnell Wollar, 744 S. Cook Street, said his residence backs up to the access road. He asked why we are here. Others have asked for this in the past and it has been voted down. This standpipe is the only one surrounded by residential. There are six other locations available. He disagrees that there is no danger from exposure. When you enter Barrington from the south, the first thing you see is the standpipe. It will spoil the architecture and will affect the real estate values. He recommends denying the petitioner. The landscaping will allow more areas in which to hide.

Mr. Cliff Anderson, 124 Wisconsin Avenue, said he stands by Mr. Wollar's remarks. It is residential around the site and the air conditioners will face residential. He does not want it.

Mr. David Holtermann, 800 S. Cook Street, said he objects to making this a permitted use of the site. It is a change in how the site is currently used. He is concerned about impacts. It is in close proximity to homes. It will change in appearance, regarding property values. He is concerned about noise. If Verizon is allowed to proceed, will other carriers follow? If the Plan Commission allows it, he urges them to place limits on future expansion. He thinks they could change the location of the air conditioning units. He believes the structure should be placed in the farthest corner from the residents.

Mr. Dan Krawchuk, 108 Wisconsin, has issues with the antennas and the electromagnetic problem. Everyone within a quarter mile, experiences higher levels of cancers, depression, headaches, insomnia. What happens with the water inside the tank; is it affected? He does not want to be a guinea pig.

Mr. Dan Flaherty, 738 S. Cook Street, said he agrees with others. The standpipe is directly behind his house.

Chairperson Bush asked if the air conditioners will run continuously.

Mr. Dolan said no, there are two units, one is a backup for the other. They only run to keep the equipment cool. They can look to see if they can move them to another side. They will be screened by fencing and landscaping. They are about the size of a typical air conditioning unit for a home.

Commissioner Anderson asked if each provider would need their own shelter.

Ms. Tennant said there is very limited area where there could be another shelter.

Chairperson Bush asked how much taller this antenna would be than the police and fire antenna.

Mr. Summers said the handrails are 48 inches tall and the antennas would be slightly taller than the handrails. What is currently there (Police, Fire, Public Works, and Lake County Passage) are all taller than what is proposed.

Vice-Chairperson Hogan asked how many antennas they were proposing.

Mr. Dolan said six; they will be placed in pairs, one each to the north, the southeast, and the southwest.

Chairperson Bush said the Plan Commission did recommend this in 1997, but the Village Board voted it down.

Vice-Chairperson Hogan asked if it is subject to a lease.

Ms. Tennant said yes, a lease with the Village.

Mr. Dolan said they would be willing to change the orientation of the shelter. They could put the air conditioning units on the west side.

Commissioner Burroughs said it appears that the emergency generator is inside the building.

Mr. Dolan said that is correct, so the sound will be isolated.

Commissioner Anderson asked if there is anything else that could possibly go up on the site.

Mr. Summers said he is not aware of anything at this time, but it is possible.

Commissioner Ehrle asked if the inside of the building was fully utilized.

Mr. Dolan said yes, it will be full of equipment.

Chairperson Bush said they are prohibited from considering any health risks in their determination.

Chairperson Bush closed public comment.

Mr. Dolan said that Verizon feels it is safe; it is governed by the FCC. They will be installing the latest equipment. Data is what is driving this project.

Vice-Chairperson Hogan asked if they would have to come back if the footprint would change.

Mr. Summers said the lease will limit it to the footprint in the plan now. They would have to come back to change.

Commissioner Burroughs said as far as the noise and activity, if there were homes there, there would be more noise and activity than there is now.

Vice-Chairperson Hogan moved and Commissioner Ehrle seconded the motion to approve PC 14-09 a special use planned development for the purpose of installing six cellular antennae on the existing standpipe and for the construction of an accessory equipment shelter and that the subject property be classified as an approved Communications Tower site within the Communications Tower Overlay District with the exception that Staff will approve the

landscaping and the orientation of the air conditioning units will be on the west end of the building.

*Roll call Vote: Mr. Burroughs, yes; Mr. Ehrle, yes; Mr. Hogan, yes; Mr. Sholeen, yes; Mr. Ward, absent; Mr. Anderson, yes; and Chairperson Bush, yes. The vote was 6 – 0; the motion carried.*

Commissioner Hogan understands the concerns but he thinks it is in the best interest of the Village.

Ms. Tennant said it will be placed on file with the Board on November 10 and for consideration on November 24.

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**PC 14-10:** 410 S. Hager Avenue – Special Use Planned Development Amendment

**Owner:** Hager Street Limited Partnership (A Pepper Family Partnership)  
411 Lake Zurich Road  
Barrington, IL 60010

**Applicant:** Village of Barrington  
200 S. Hough Street  
Barrington, IL 60010

The property owner is seeking approval of an amendment to the existing special use planned development for the purpose of modifying the site plan and requesting an exception for fence height and material.

Ms. Tennant said this was reviewed earlier this year. The Peppers only thought they would use half of the site. Now they want to use the whole site. They want a chain link fence instead of wood. They want visibility. There is already chain link along the rail property.

Vice-Chairperson Hogan moved and Commissioner Sholeen seconded the motion to approve PC 14-10 an amendment to the existing special use planned development for the purpose of modifying the site plan and requesting an exception for fence height and material.

*Roll call Vote: Mr. Burroughs, yes; Mr. Ehrle, yes; Mr. Hogan, yes; Mr. Sholeen, yes; Mr. Ward, absent; Mr. Anderson, yes; and Chairperson Bush, yes. The vote was 6 – 0; the motion carried.*

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Planners Report

The Stratford Townhomes Development will come before the Plan Commission before the end of the year. They hope to be a competitor to David Weekley Homes. There will be a text amendment on November 11<sup>th</sup>.

Approval of Minutes

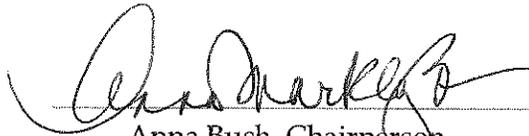
October 14, 2014

Commissioner Burroughs made a motion to approve the October 14, 2014 meeting minutes, Commissioner Sholeen seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

Adjournment

Commissioner Ehrle and seconded by Commissioner Sholeen to adjourn the meeting at 8:17 p.m. Chairperson Bush declared the motion approved.

Respectfully submitted,  
Jean Emerick

A handwritten signature in black ink, appearing to read 'Anna Bush', written over a horizontal line.

Anna Bush, Chairperson  
Plan Commission