
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 17-1346

An Ordinance Approving an Amendment to the Special Use Permit for a Communication Tower for Eco Site at 1202 N Independence Blvd.

**TO: Village President, Village Clerk & Board of Trustees
Village of Romeoville, Will County, Illinois**

Eco Site Inc. has submitted plans for a new Communication Tower 1202 N Independence Blvd.

On January 10, 2017, the Planning & Zoning Commission held a Public Hearing to discuss and consider the request various requests. The application was evaluated according to the requirements and regulations outlined by the Comprehensive Plan - Chapter 157, Development / Subdivision Regulations - Chapter 158, and Zoning Code - Chapter 159.

Testimony and presentations were heard from the staff, the applicant, and the Commission. The following issues and opinions were discussed.

Senior Planner, Nathan Darga, read the Project Compliance Report. He reported that the property is approximately 2.8 acres in size of which the tower would occupy a 50' x 50' area on the north side of the site. The balance of the site would remain available for future development. The tower is proposed at 120' in height which is the maximum our code allows. It would be service by a new access road off of Independence Blvd (IL 53). As this site will likely only receive one access point from IDOT, the Village has required this access to be up to normal standards. Future development will be able to utilize this entrance without major reconfiguration. The site will be fenced with landscaping provided around the base to screen the equipment on the ground. The applicant has provided a written response to the special use criteria in the ordinance which is included in your packet.

Mike Bieniek, LLC Telecom Services, 10700 W Higgins Road, Suite 240, Rosemont, IL 60018 was Sworn in. Mike Bieniek gave a brief overview of his company and stated that this site would be used as a capacity site for T Mobile. The site will be fenced and have landscaping.

Chairman Venn asked if cell tower sites fall under any Federal Guidelines for fencing. Mike Bieniek stated that there are no standards in the wireless industry for fencing. The typical fence used is chain link with barbed wire. As per code this fence will be opaque with a sliding door.

Commissioner Scieszka asked if the proposed fencing would have barbed wire on top. Mike Bieniek stated that it would. Commissioner Scieszka asked if this is allowed by code. Senior Planner Nathan Darga stated that barbed wire is not allowed per code. Mike Bieniek stated that his company is willing to work with staff on this issue.

Commissioner Burgess asked how many additional companies the site would be able to accommodate. Mike Bieniek stated that the site is designed for four companies. This will depend on the structural analysis of the proposed equipment from the new carrier.

Commissioner Scieszka asked about the water run off for the site at the drive. Mike Bieniek stated that sheet C7 in the packets showed the grading plan. Senior Planner Nathan Darga stated that the run off will out fall off into the ditch on Route 53. This was looked at with the application to IDOT and when the remainder of the site is developed it will require a small retention pond.

No other commissioner had any questions.

From the testimony and presentation made by the Petitioner / Applicant, Witnesses, General Public, and Staff recommendation on the request, the Commission hereby finds the following:

1. The application complies with the provisions of the Comprehensive Plan (Chapter 157).
2. The application complies with the provisions of the Development Regulations (Chapter 158).
3. The application complies with the provisions of the Zoning Code (Chapter 159) as amended by this PUD.

THEREFORE, the Planning & Zoning Commission of the Village of Romeoville hereby recommends to the Village President and Board of Trustees the Approval of ORD 17-1346 with the condition that the barbed wire not be included.

Motion by: Commissioner Scieszka
Seconded by: Commissioner Pyle

Roll call of the membership present the 10th day of January, 2017 with the following vote:

7 members voting AYE
0 members ABSTAINING

0 members voting NAY
0 members ABSENT and not voting.

Steve Pyle	AYE
Dan Repetowski	AYE
Paul Scieszka	AYE
Petra Burgess	AYE

David Venn	AYE
Richard Holloway	AYE
Jim McConachie	AYE

MOTION Carried.

Respectfully submitted on January 20, 2017.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission