

**PLAN COMMISSION
VILLAGE OF DEERFIELD
Minutes**

The Plan Commission of the Village of Deerfield called to order a Workshop Meeting at 7:30 P.M. on June 9, 2022 at Deerfield Village Hall.

Present were: Al Bromberg, Chair
Blake Schulman
Bill Keefe
Jennifer Goldstone
Lisa Crist
Kenneth Stolman

Also present: Jeff Ryckaert, Principal Planner
Daniel Nakahara, Planner

Chair Bromberg swore in all who plan to testify before the Commission.

Public Comment on a Non-Agenda Item

There were no comments from the public on a non-agenda item.

WORKSHOP MEETING

1) Prefiling Conference on the Request for Text Amendments to the P-1 Public Lands District and a Special Use for an Essential Services Antenna Support Structure for the Property Located at 909 and 937 Lake Cook Road (Northshore Gas, WEC Business Services LLC, and Village of Deerfield)

Justin Keenan, Assistant to the Village Manager addressed the Commission stating that he is also the staff liaison to Cable and Telecommunication Commission (CTC). He reported that the Village is a co-applicant for the petition as the location of the proposed monopole is on Village property also known as Reservoir 29A. WEC, the parent company to North Shore Gas, is the other applicant. Mr. Keenan reported that WEC reached out to the Village last year to request permission to build a monopole on the Reservoir 29A property. The proposal was brought to the CTC in March and May this year and they have reached business terms with WEC. Now that the CTC and WEC have reached terms, the Village is comfortable moving concurrently through Plan Commission and Village Board approval while the exact terms of the lease are negotiated. Chair Bromberg asked if the CTC supports what WEC is asking for. Mr. Keenan replied that yes, the CTC voted unanimously to approve the business terms of the lease.

Susan Faber, Project Manager with Black & Veatch on behalf of WEC provided an overview of the proposal for the monopole tower. They are proposing this location to better serve customers and to continue to provide safe and reliable service while WEC is upgrading their network. This is a private network and there will be no leased tower space. It will be only for their communications network and will allow their personnel to quickly respond to gas emergencies, better communicate with field staff, and eliminate reliance on public networks which are overburdened. It will allow them to serve the residents of Deerfield better and also connects

North Shore Gas to People's Gas serving Lake and Cook Counties as well as the City of Chicago, which together serves over 1 million customers.

Ms. Faber reported that they are seeking to erect a monopole tower 165 feet in height at the Deerfield reservoir parcel. The measurements of the site for the tower and shed on the parcel will be 46 feet by 30 feet. It will sit next to an existing Crown Castle monopole which is 150 feet in height. There is no additional landscaping proposed as it is not necessary given the reservoir site. The parcel is in the P-1 Public Lands zoning district which has a height limitation of 35 feet. The proposed Text Amendment would allow a Special Use for the proposed tower at this site at a height of 165 feet. Ms. Faber stated that in advance of the Public Hearing they will submit the completed application and pay all fees as well as comply with the noticing requirement. They have already submitted draft responses to the Special Use criteria for review.

Ms. Faber showed renderings of the proposed monopole and how it would be visible from different views. She showed the views from Lake Cook Road and Pfingsten Road stating that the monopole would have no visual impact. She showed the site from the Rochelle Zell Jewish High School. She summarized that there is no anticipated visual impact due to distance to the road and being alongside the tollway helping it blend into the landscape. She also showed a rendering of the tower close-up stating that it will be painted a neutral color along with the shelter for ground equipment. Ms. Faber reported that the pole and shelter will be completely fenced with a six foot chain link fence and the entire parcel is completely fenced with a locked access gate. They will have access for regular maintenance. She added that it is an ideal site next to the Crown site as it does not encroach on the off limits encapsulated area of the retention pond. She added that they made their compound narrow to fit in this area and not in any way encroach on the encapsulated area.

Chair Bromberg asked for comments from the Commissioners.

Commissioner Stolman asked if the existing tower will be demolished. Ms. Faber clarified that no, it will remain and this new proposed tower would sit side by side with the existing Crown Castle Tower. They are separate and distinct. The proposed text amendment is for this tower. Ms. Faber asked staff to elaborate on the Text Amendment.

Mr. Nakahara stated that the Text Amendment will add the use of an essential services antenna support structure to the P-1 zoning district and will also add that the structure will be allowed to be greater than 35 feet as part of the Special Use approval. So in this instance they will not need a variation for height because it will be written in the text amendment which will be specific to this site only.

Ms. Faber displayed the site plan pointing out the Crown Castle site and the proposed WEC site, a small section of a large parcel overall. She stated that they feel they are properly placed on this parcel. Ms. Faber pointed out the 46 feet by 30 feet compound as well as the distances to the fence line. She also pointed out the distance to the Rochelle Zell parking lot as well as to the encapsulated area that they cannot encroach on.

Commissioner Schulman asked if the new tower would interfere with the existing tower. Ms. Faber replied that they will not interfere with each other. She shared that an engineer will be present at the Public Hearing who will specifically address how they do not interfere. She is certain that they would never design a monopole that would have interference with existing structures. For example, it is common that different carriers exist on a same tower and are

designed not to interfere with each other. Interference is also minimized by using licensed equipment which meets FCC mandated rules. It will be installed under FCC guidelines to ensure that there will not be interference.

Commissioner Schulman asked if it is 500 feet from any residences north of Lake Cook Road. Ms. Faber reported that they are determining the radius and she is not sure of the exact distance. Mr. Ryckaert reported that some residences north of Lake Cook Road will be notified for the Public Hearing as they are within 500 feet from the property line of the parcel.

Commissioner Keefe asked what kind of data will be transmitted on this system, if it would be data from personnel or customers or pressure reducing stations. Ms. Faber replied that it would be all of these and that much of it is communications within the system for personnel as well as metering communications, and SCADA data which is a type of technology that this used for communications. It will communicate data for their complete network that they utilize for all services. She added that it is for their purposes only and no other carriers or anyone else will be on the proposed tower. Commissioner Goldstone asked if it is a provision of the lease or their policy. Ms. Faber replied that their policy is for no other carriers on their poles.

Commissioner Goldstone asked staff that if the text amendment is approved if a third tower could also be proposed there, or if it is just for this one additional tower. Mr. Keenan replied that there is no more room at this site for any additional poles due to the lead enclosure there.

Chair Bromberg and all commissioners agreed to waive the parking and traffic study for this proposal.

Commissioner Schulman asked how they address resident concerns about the safety of what is being transmitted from the pole. Ms. Faber replied that the FCC regulates safety for emissions, and they are required not to exceed the limits for exposure. They must completely comply with these requirements and due to this it should not be a concern or consideration.

Commissioner Crist commented that on the site plan the exiting access road is not apparent. Ms. Faber replied that it is from Lake Cook Road and behind a locked gate that the Village maintains. There is a gravel access road along the encapsulated area that is used for maintenance. Commissioner Crist added that the photographs will be helpful for the Public Hearing.

Commissioner Schulman asked what the contaminated area is. Mr. Ryckaert replied that the property was formerly a gun club and lead was deposited at the bottom of the pond from shooting activities. When the storm water facility was built about 30 years ago, the contaminated soil was completely encapsulated on the site with a plan approved by the Illinois EPA.

Chair Bromberg reported that the Public Hearing for this matter will be at the July 28 Plan Commission meeting.

DOCUMENT APPROVAL

1. May 26, 2022 Plan Commission Minutes

Commissioner Goldstone moved, seconded by Commissioner Crist to approve the minutes. The motion passed with a unanimous voice vote.

Items from the Staff

Mr. Ryckaert reported on upcoming agenda items. The next meeting will be June 23, 2022.

Adjournment

There being no further discussion, Commissioner Goldstone moved, seconded by Commissioner Schulman to adjourn the meeting at 7:56 P.M. The motion passed with a unanimous voice vote.

Respectfully Submitted,
Laura Boll