

VILLAGE OF GLENCOE  
ZONING COMMISSION

PUBLIC HEARING  
JUNE 4, 2012

1. CALL TO ORDER.

A meeting of the Zoning Commission of the Village of Glencoe was called to order at 7:30 p.m. Monday, June 4, 2012 in the Glencoe Village Hall, 675 Village Court, Glencoe, Illinois.

2. ROLL CALL

The following were present:

Acting Chair: James Clark

Members: David Friedman, Ed Goodale, Jim Nyeste, and Howard Roin

The following were absent:

Barbara Miller, Steve Ross

The following Village staff were present:

John Houde, Building & Zoning Administrator

Andrew Fiske, Village Attorney's Office

3. PUBLIC HEARING TO RECOMMEND TO THE VILLAGE BOARD AMENDMENTS TO THE ZONING CODE RELATING TO PERSONAL WIRELESS SERVICE AND PUBLIC UTILITY FACILITIES AND INFRASTRUCTURE.

The Chair noted that this public hearing is to recommend to the Village Board amendments to the Zoning Code relating to personal wireless service and public utility facilities and infrastructure.

The following background summarizes how this matter was referred to the Zoning Commission:

AT&T Mobility ("**Mobility**") is proposing to deploy new antennae and related wireless ("**PWS**") facilities on existing utility poles located within the rights-of-way in the Village. Mobility has taken the position that its PWS facilities are exempt from Village zoning requirements when located in the rights-of-way and that only the Village's right-of-way regulations apply.

The Village's zoning regulations for PWS and utility provisions are more than 15 years old and technological changes have affected the nature and profile of such facilities. This re-examination would allow the Village to ensure proper regulations of such facilities without necessarily burdening the providers (and the Village) with repeated special use or other zoning procedures.

In order to address such potential problems in the short and long term, the Village Board directed the Zoning Commission to consider amendments to the Zoning Code regarding expanding the permitted PWS uses in residential districts to include certain PWS facilities on existing utility poles in rights-of-way subject to certain parameters, amending the special use provisions in residential districts to authorize special uses on "rights-of-way" as well as zoning lots, and modifying the ability for utilities to pursue a special use permit. In conjunction with the zoning changes, complementary modifications of the Village right-of-way regulations might also be warranted.

The Village Board approved a referral resolution on this item at its April 26, 2012 meeting. A legal notice for the Zoning Commission's hearing tonight was published in the May 17, 2012 Glencoe News.

The Chair opened the hearing to public comment of which there was none. Zoning Commission members discussed in detail Zoning Code amendments drafted by our Village Attorney's office. Discussion focused on a number of items as summarized below:

- 1.) Concerns on the impact of approving antenna and equipment on power poles on both public property and private property if overhead wiring is buried underground in the future and the power pole remains a structure solely for a cell carrier.
- 2.) If distance standards were established from a residence, the standards may work for one home but not for another based on specific site conditions and viewpoints of the pole from the street or from the home.
- 3.) Establishing antenna size limits and/or equipment box limits for power poles may not address the impact for different sizes and shapes of antenna and equipment boxes. Where an AT&T antenna as was proposed is 7 feet on top of a power pole and is approximately 2 feet wide may be objectionable at one location; another carrier's different antenna system such as a narrow 6 foot high whip antenna may not be as objectionable or visible. Several AT&T equipment boxes would be mounted starting at 8 feet above grade and would be in a visible sight line in residential areas, particularly if mounted on a pole in front of a home.
- 4.) The information submitted did not note if there was any audible noise from equipment on the power pole, as exists for existing AT&T partially above-grade underground vaults and above-ground U-Verse equipment cabinets that often use air conditioning systems that have audible equipment noise.
- 5.) Power poles could have more than one carrier company doubling or tripling the revenue to the pole owner which may not be considered in blanket approvals.

All members present after this detailed review were in agreement that the special use process provided the best site by site review being that every location was unique and that different carriers requests could be for different types of antennas and/or cabinet types. There was agreement the Village Attorney's draft standards should not specify size or height specifics but that they be revised so as to be stated in general terms.

A motion was made and seconded that Zoning Code amendments be approved by the Village Board for special use permit requirements for personal wireless service

and public utility facilities and infrastructure on existing power poles with revised general standards.

Approved by the unanimous vote of all five Zoning Board members present:

Ayes: Goodale, Friedman, Nyeste, Roin, and Clark (5)

Nays: None (0)

Absent: Miller and Ross (2)

There being no further discussion on these items, the Zoning Commission hearing was closed and the meeting was adjourned at 9:00 P.M.

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John Houde, Secretary