

**MINUTES**  
**Planning and Zoning Committee**  
**June 16, 2015 – 7:15 p.m.**  
**Fulton Conference Room**

Members Present: J. Vandenberg, Chair  
D. Seaman, Village Trustee

Members Absent: T. Grady, Trustee

Other Village Board Present: None

Staff Present: D. Niemeyer, Village Manager  
M. Mertens, Assistant Village Manager  
S. Tilton, Assistant Village Manager  
B. Bettenhausen, Village Treasurer  
I. Baker, Economic Development Director  
D. Schepers, Public Works Director  
A. Connolly, Planning Director

Others Present: M. Nolan, Daily Southtown  
B. Stapleton, National Wireless Ventures

**Item #1** - The meeting of the Planning and Zoning Committee was called to order at 7:21 p.m.

**Item #2 - Consider Approval of the Minutes of the Joint Building and Compliance and Planning and Zoning Committees Meeting held on May 12, 2015** - Motion was made by Trustee Seaman, seconded by Trustee Vandenberg, to approve the minutes of the Joint Building and Compliance and Planning and Zoning Committee Meeting held on May 12, 2015. Vote by voice call: Motion carried.

**Item #3 – Discuss Cell Tower Proposal at 175<sup>th</sup> and 71<sup>st</sup> Avenue** – Director Schepers and Director Connolly gave an overview of the cell tower proposal for the Village owned property located at the southeast corner of 175<sup>th</sup> Street and 71<sup>st</sup> Avenue adjacent to the Rock Island/Metra Railroad. Benefits to the Village of a potential cell tower placement at this location include but are not limited to:

1. Flooding/water ponding mitigation – staff would recommend that if the Village Board considers approval of a contract replacing a cell tower on the Village property the petitioner would be required to pay for the construction of storm water improvements on the Village right-of-way adjacent to the proposed site. The proposed storm water improvements would help mitigate flooding and water ponding that takes place in the surrounding neighborhoods during significant rainfall.
2. Improve communication in the Downtown Tinley Park area – installation of a cellular tower in the proposed location would increase cellular coverage for the Downtown Tinley Park area. Based on previous cell coverage studies, performed by the Village, the Downtown area is one of the weaker coverage areas in the Village.
3. Ability to reduce or eliminate small cell antennas – installation of a tower in the proposed location would give cellular carriers an alternative to proposals for “small cell antennas” that are increasing in frequency in several communities. Cellular carriers seek out ComEd poles, light poles and decorative light poles to attach the “small cell antennas”. These types of antennas provide less coverage than a traditional antenna and are mounted more frequently at lower elevations which can be considered more obtrusive than typical cell tower antennae.

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Upon discussion, the Committee recommended that staff proceed with contract negotiations with the final proposed contract to be placed on a future Planning and Zoning Committee for consideration.

Motion was made by Trustee Seaman, seconded by Trustee Vandenberg, to adjourn this meeting of the Planning and Zoning Committee. Vote by voice call. Chairman Vandenberg declared the motion carried and adjourned the meeting at 7:38 p.m.

ST:lv

cc: *Village Board*  
*Village Manager*  
*Assistant Village Managers*  
*Village Treasurer*  
*Deputy Village Clerk*