

MINUTES OF THE OTTAWA PLAN COMMISSION
MEETING JULY 22, 2019

Chairman Brent Barron called the meeting to order at 7:04 PM in the Ottawa City Council Chambers.

ROLL CALL Present: McConville, Barron, Stone, Sesto, Bueing. Absent: Etscheid, Reagan, Burns, Volker. Others: Doug Carroll of Carroll Planning, LLC

MINUTES OF PREVIOUS MEETING Moved by Judy McConville and seconded by Mike Bueing that the June 24, 2019 minutes be approved with the correction of the date from July 24th to June 24th.

OLD BUSINESS

- 1. Continued Public Hearing from June 24, 2019 - Mastec (Lessee) is requesting a conditional use permit for property located at 1594 North 30th Road, Ottawa, IL to allow a personal wireless facility in the C-3 (Special Business) Zoning District.*

Chairman Barron opened the public hearing. Mike Bieniek, of LCC Telecom Services, 10700 West Higgins Road, Suite 240, Rosemont, IL 60018 spoke on behalf of the petitioner. Bieniek reviewed plans to build a 180' tall monopole style tower on the property. Bieniek went into detail about the lack of AT&T coverage in this particular area and how this site meets the need based on their criteria. Bieniek also spoke of a federal initiative for first responders and how this proposal is a benefit to the community. Bieniek noted he thought it was in the city's best interest to keep the facility within the city limits to ensure City control as opposed to unincorporated areas where less rigorous rules apply. Barron asked about coverage area with the proposed tower. Bieniek explained cell tower coverage with the proposed site and coverage in general. He said engineers determined the best area is in a radius that is generally bound by a bit north of I-80 to the north, the trailer park to the west, the north part of Autumnwood to the south, the farm field to the east. McConville asked Bieniek to clarify multiple towers or multiple users, Bieniek stated it was a mistake in the application, the tower will have multiple users. Bieniek described the proposed landscaping which will be 6' arbor vitae. McConville asked what the distance is from the tower to the nearest neighbor. Bieniek wasn't sure, estimated approximately 500'. Barron asked how close to platted lots. Discussion ensued about where the platted lots are located. Barron asked about multiple carriers, Bieniek explained it's possible to put 4 carriers on the pole. Bueing inquired about storms and what would happen if the pole would fail. Bieniek explained poles are designed to bend at a certain height.

Keith Zehr Sr., 689 Clay Street, owns the 2 parcels to the west, asked about landscaping and drainage and worried about more water coming onto his property.

Wayne Czyz, Autumnwood Subdivision, questioned Bieniek about whether he asked other property owners in the area if they were interested in leasing for the tower. Czyz questioned what effect a tower would have on property values. Stone asked Carroll if the applicant discussed any alternative sites with the City. Carroll answered the City had originally asked the applicant to put the site north of I-80. Bieniek addressed their site selection process and drainage. He stated they aren't adding much impermeable surface but would be willing to look into drainage issues. Bieniek explained the site search is very specific and based on AT&T engineers. The search area was north to north I-80 and south to Autumnwood. Bieniek explained they contact property owners in the search area who are interested in leasing to them. No other candidates other than Doug Conroy expressed interest in leasing according to Bieniek. Jim Smith of Autumnwood subdivision questioned the site selection process.

Bob Thrush, no address given, explained he bought the remainder of Autumnwood subdivision expressed concern for property values. He also expressed that he was never contacted regarding the site search. Bieniek explained it was probably because of residential zoning. He also expressed that he has seen multiple appraisals regarding cell towers and residential values. He said sometimes good coverage is an added value.

Barron asked about power load. Bieniek explained it's a 200 amp service for each carrier.

Dawn Wood, 2004 Eastlake Drive, Autumnwood, explained she did a quick Google search and gave examples of issues with property values for homes close to cell towers.

Jim Smith explained utilities are buried in Autumnwood and the subdivision is seeing houses built.

Wayne Czyz expressed concerns with taxes and wondered about the impact this would have. He wondered about the residents being compensated.

Linda Townsend, Autumnwood Resident, asked about a list of people being contacted; specifically the farm north of I-80. She also asked about better cell coverage.

Jerry McConville, Autumnwood resident, explained he is the closest house to the proposed tower. He wondered what the City would gain from the cell tower as opposed to the new houses that would be built if the cell tower wasn't there.

Brett Lockas, Autumnwood resident, explained his concern with health effects of the cell tower. Bieniek explained government bodies can't consider health and safety issues when discussing cell towers because the governmental agency isn't the expert. The FCC has done studies and they say they are safe. Bieniek explained different radiations and further explained cell towers are safe.

Barron closed the public hearing. Bueting asked what the advantage would be of building a taller tower. Bieniek expressed AT&T could market to additional carriers. Stone expressed to the public he understands their concerns but there is a chance for the tower to be built in unincorporated area with less regulation. Bueting would like the drainage issue to be addressed.

Barron explained he sees it both ways, he understands the concerns of the neighbors but is concerned the applicant didn't look at different sites.

Moved by Stone to recommend denial of the conditional use request. Seconded by Sesto. Ayes: McConville, Stone, Barron, Bueting, Sesto.

Nayes: None

Motion Carried.

NEW BUSINESS

1. Public Hearing - Habitat for Humanity is requesting approval of a conditional use permit for a Planned Unit Development for property located at 1206 Catherine Street, Ottawa, IL 61350 in addition to preliminary and final plat approval.

Chairman Barron opened the public hearing. Jack Novotney of IMEG Corp., 1138 Columbus St., Ottawa, IL 61350, spoke on behalf of the petitioner. Novotney introduced representatives of Habitat for Humanity. Novotney explained the site used to be mobile homes. The petitioner would like to split the lots into approximately 55' widths which is similar to existing lots in the area. Novotney explained the different proposed setbacks. McConville asked about garages, Novotney said it is possible to construct 1 car garages. Barron asked where power would come from. Novotney thought from the rear. Barron asked if they would build both houses at the same time. Sally Van Cura, from Habitat for Humanity, said they would build one at a time. Foundations would be a slab. Bueting asked about the neighbors feelings. Van Cura said she has spoken to the neighbors and one of the neighbors is willing to volunteer. Barron asked about taxes. McConville speculated between \$2,000-\$3,000.

Barron closed the public hearing. McConville made a motion to recommend to the City Council approval of the conditional use for a PUD and approval of the preliminary and final plat.

Seconded by Curt Sesto. Ayes: McConville, Stone, Barron, Bueting, Sesto

Nayes: None

Motion carried.

DISCUSSION The OPC and planner Carroll discussed having a workshop with the City Council and availability. Planner Carroll is to get the OPC some dates. The OPC discussed the IEPA clean up of Site 18 near the intersection of IL 71 and US 6. Barron asked about the rail study. Planner Carroll stated the City Council just approved the agreement. Barron discussed updating the Comprehensive Plan and the need to broaden the scope to include more than just the IL 71 corridor.

Being no further business the meeting was adjourned at 9:04 PM.

Respectfully submitted,

Douglas Carroll,
AICP Carroll
Planning, LLC