

Planning and Zoning Commission
Public Hearing for the Village of Indian Head Park
August 2, 2005 for
Modifications to the Cellular Tower
At 7111 South Wolf Road

Those present at the hearing were the Planning and Zoning Commission of Indian Head Park, including Mr. Dennis Schermerhorn, Chairman of the Planning and Zoning Commission, Frank Bocek of J.R. Walker Company (representing Crown Castle International) and Shaun Borscht of Crown Castle International. The property at 7111 South Wolf Road is leased by Crown Castle. Crown Castle owns the cellular towers and equipment, which is currently being used/leased to Verizon. The property owner is somewhat unknown. The owner is currently listed as Gary Wheaton Bank (as of 1990) and may be a land trust. The modifications of the cellular tower are per request of Verizon with Crown Castle for reasons of technological advances. The following modifications/requests by Crown Castle have been made:

- 1) Replace existing three antennas and add an additional nine antennas for a total of twelve. The antennas are small "spike" like objects already seen at the top of the tower. The new antennas will be two feet taller.
- 2) Reinforce the tower with steel sheeting. Due to the new antennas, the tower must be reinforced. The steel sheeting is to lie flat against the tower and will not alter/change the appearance of the tower.
- 3) Add an emergency diesel generator. An emergency diesel generator will be added for power outages. The generator will be located on the south side of the structure and mounted on the ground. The exhaust will empty towards the ground. Verizon will test-run the generator once a week for ten minutes. The generator is to keep the system online. There is currently no generator at the location at this time.

Concerns that were addressed by Chestnut on the Green and Indian Head Park Residents:

- 1) Hazardous materials (diesel fuel).
- 2) Exhaust and noise made by generator.
- 3) Unsightly appearance of modifications.
- 4) Disregard of Crown Castle employees for property surrounding tower; i.e. littering and leaving gate open to emergency access road.
- 5) Continued and increased traffic on emergency access road that Chestnut on the Green pays for upkeep and maintenance including the paving and plowing of the road.
- 6) Continued landscaping of the property, which is currently maintained by Chestnut on the Green.

Suggestions made by Chestnut on the Green and Indian Head Park Residents:

- 1) A natural gas generator replace the diesel generator or none used at all.
- 2) The generator be moved to the North side of the building.
- 3) Crown Castle landscape around the building.
- 4) Crown Castle use their own access road. *

*Crown Castle stated that they have an “easement agreement” to a road. Whether it is the same as Chestnut on the Green’s emergency access road is yet to be determined. Crown Castle could not produce the “easement agreement” at the hearing.

The Planning and Zoning Commission voted in favor of the modifications at 7111 South Wolf Road with the following recommendations to be sent to the Village of Indian Head Park Board:

- 1) Crown Castle must plant six feet evergreens on the South and West ends of the property.
- 2) Crown Castle must move the generator to the North end of the building if room allows for it.
- 3) Crown Castle must consider a natural gas generator.
- 4) Crown Castle must post signs on property as reminders to employees to remove all trash and close gate upon exiting property.

The Village Board will receive this vote with the recommendations for its September 8, 2005 meeting and should have a vote on the matter at that time.

It was made clear at the time of this hearing that Chestnut on the Green should obtain a copy of the “easement agreement” and proceed with further action in obtaining monies/compensation for the use and maintenance of the emergency access road. It was also made clear at the time of the hearing that due to these modifications, there will be a definite increase of traffic to the property listed at 7111 South Wolf Road; i.e. maintenance crews, fuel trucks.

Michele Haddad
August 9, 2005