

MINUTES OF THE ZONING BOARD OF APPEALS
January 25, 2010

The regular meeting of the Zoning Board of Appeals was called to order by Chairman William Cotey at 7:05 p.m. at the Village Hall.

Members present: Chairman William Cotey, Scott Adams, Terry Howard, Mark Moore, Walter Oakley, and Andy Robinson.

Members absent: Robert Guarnaccio.

A quorum was established.

Village Staff present: John Spoden, Director of Community Development; David Smith, Senior Planner; and Pat Sheeran, Project Engineer.

Board Member Robinson moved, seconded by Board Member Howard, to approve the December 21, 2009, Zoning Board of Appeals meeting minutes.

Motion carried 6 - 0.

OLD BUSINESS:

**ZBA 09-22 Midway III Development, LLC, Applicant
1900 Enterprise Court**

Request is for variations for signage in an I-1, Limited Industrial District.

The applicant has requested that this item be withdrawn from the agenda.

NEW BUSINESS:

**ZBA 09-26 SAC Wireless, LLC for Clearwire, Applicant
810 Garfield Avenue**

Request is for a variation to increase the maximum permitted height of a structure from 60 feet to approximately 125 feet in order to install Wireless Services Antennas on the Garfield Water Tank and ancillary ground equipment in an IB, Institutional Buildings District.

**ZBA 09-27 SAC Wireless, LLC for Clearwire, Applicant
810 Garfield Avenue**

Request is for a variation a variation to reduce the minimum required Perimeter Landscaped Open Space from 255 feet to approximately 27 feet in order to install

Minutes of the January 25, 2010, Zoning Board of Appeals Meeting
Page 2 of 4

multiple panel antennas on the crown of the Village of Libertyville water tower and ancillary ground equipment in an IB, Institutional Buildings District.

Mr. David Smith, Senior Planner, stated that the petitioner, SAC Wireless, LLC agents for Clearwire, a division of Sprint, is seeking approval for a Special Use Permit and Site Plan Permit for Personal Wireless Services Antennas with antenna support structure and related electronic equipment and equipment structure and variations to increase the maximum permitted height of a structure and to reduce the minimum required Perimeter Landscaped Open Space in order to install multiple panel antennas on the crown of the Village of Libertyville water tower and ancillary ground equipment in an IB, Institutional Buildings District located at the Garfield Avenue Water Tank, 810 Garfield Avenue.

Mr. Smith stated that Clearwire is proposing to locate 3 panel antennas and 2 microwave dish antennas at approximately 115 foot level of the existing Garfield Avenue water tank tower. Mr. Smith stated that the ground equipment will be housed in a cabinet inside a fenced area that will be combined with the existing T-Mobile fenced area.

Mr. Smith stated that the Plan Commission and Zoning Board of Appeals may recall that T-Mobile sought and was granted approval to install antennas to be mounted to the water tank and equipment cabinets enclosed by a six (6) foot high wood fence on the ground on the east side and adjacent to the water tank. Mr. Smith stated that the T-Mobile lease area for their equipment cabinets is approximately 300 square feet in area enclosed with a wood fence. Mr. Smith stated that the proposed Clearwire facility will expand that area approximately 49 additional square feet on the west end of the T-Mobile lease area and is proposing to match the wood fence enclosure with their expansion.

Mr. Tom Ebels, SAC Wireless, stated that this is one of seven sites in Libertyville for Personal Wireless Services Facilities and decided that this suited Clearwire the best.

Board Member Oakley asked for clarification as to the configuration of the installation. Mr. Ebels stated that the installation will take advantage of the painters rails currently existing on top of the water tank.

Board Member Oakley asked if the petitioner will add more landscaping at the base of the water tank. Board Member Moore stated that the petitioner can work with Staff to determine how much more landscaping can be installed.

Chairman Cotey asked for clarification as to the discrepancy in the Staff report regarding the water tank height. Mr. Smith clarified the water tank height.

Board Member Howard asked for clarification of the antenna locations and positions as it relates to the existing T-Mobile equipment. Mr. Ebels stated that the two carriers utilize different frequencies and will not interfere with each other.

Minutes of the January 25, 2010, Zoning Board of Appeals Meeting
Page 3 of 4

Board Member Howard asked if there will be more space available after Clearwire installs their equipment. Mr. Ebels stated that in order for a third carrier to co-locate at the water tank, they would be required to need fewer antennas due to the space constraints.

In the matter of ZBA 09-26, Board Member Oakley moved, seconded by Board Member Robinson, to recommend the Village Board of Trustees approve a variation to increase the maximum permitted height of a structure from 60 feet to approximately 125 feet in order to install Wireless Services Antennas on the Garfield Water Tank and ancillary ground equipment in an IB, Institutional Buildings District, in accordance with the plans submitted.

Motion carried 6 - 0.

Ayes: Cotey, Adams, Howard, Moore, Oakley, Robinson
Nays: None
Absent: Guarnaccio

In the matter of ZBA 09-27, Board Member Howard moved, seconded by Board Member Adams, to recommend the Village Board of Trustees approve a variation to reduce the minimum required Perimeter Landscaped Open Space from 255 feet to approximately 27 feet in order to install multiple panel antennas on the crown of the Village of Libertyville water tower and ancillary ground equipment in an IB, Institutional Buildings District, in accordance with the plans submitted.

Motion carried 6 - 0.

Ayes: Cotey, Adams, Howard, Moore, Oakley, Robinson
Nays: None
Absent: Guarnaccio

ZBA 10-01 Cambridge Office and Retail Plaza, LLC, Applicant
820-890 S. Milwaukee Avenue

Request is for variations for signage for the Cambridge Plaza Shopping Center located in a C-4, Shopping Center Commercial District.

The applicant has requested that this item be continued to the February 22, 2010, Zoning Board of Appeals meeting.

In the matter of ZBA 10-01, Board Member Robinson moved, seconded by Board Member Howard, to continue this item to the February 22, 2010, Zoning Board of Appeals meeting.

Motion carried 6 - 0.

Minutes of the January 25, 2010, Zoning Board of Appeals Meeting
Page 4 of 4

COMMUNICATIONS AND DISCUSSION:

Board Member Moore moved, seconded by Board Member Howard, to adjourn the Zoning Board of Appeals meeting.

Motion carried 6 - 0.

Meeting adjourned at 9:40 p.m.