

**Village of Germantown Hills Zoning Board of Appeals  
January 18, 2022 Public Hearing/Regular Meeting 6:00 p.m.**

**Zoning Code Amendments-Special Use Request-CST-Personal Wireless  
Services Facility  
2022-01**

**1. Call to Order/Roll Call**

Randy Nash called the meeting to order at 6:00 p.m.

ZBA Members	RC	1	2	3	4
Randy Nash (Electronic)	P	Y	Y	Y	Y
Marty Clinch	P	Y	Y	P	Y
Wayne Moses	P	Y	Y	Y	Y
Justin Roberts	A	-	-	-	-
Ed Rainville	P	Y	Y	Y	Y
Julie Mawazini	P	Y	Y	Y	Y
Ron Schneider	P	Y	Y	Y	Y

Also in attendance:

Bill Streeter, Village Attorney

Jeff DeGroot, Village President (Electronic)

Fred Low, Chaille Tower Consultants, LLC/Central States Tower

**2. Public Hearing to consider a proposed ordinance amending the Zoning Ordinance regarding Personal Wireless Service Facilities and Antennas**

Randy Nash opened the Public Hearing at 6:00 p.m.

Randy Nash stated the purpose of the public hearing is to consider a proposed ordinance amending the Zoning Ordinance regarding Personal Wireless Service Facilities and Antennas.

Randy Nash noted all wishing to speak will be heard.

There was no public in attendance. Randy Nash closed the public hearing at 6:01 p.m.

**3. Recommendation to the Village Board on a proposed ordinance amending the Zoning Ordinance regarding Personal Wireless Services Facilities and Antennas**

Ann Sasso stated the Planning Commission had made a recommendation to the Zoning Board of Appeals to approve the proposed zoning code amendments.

Jeff DeGroot noted this is important to the village as the village has received numerous complaints about cell coverage in the area. Jeff noted a cell tower in Germantown Hills will not only give better reception for the residents in our community but also will help with safety and support for emergency services by providing wireless communications to our public works, fire and police agencies.

Randy Nash agreed with the safety need as he was aware of the communication concern when he was the President of the Germantown Hills Fire District and there were some areas of limited coverage.

Fred Low explained the process they went through to get to this point. He noted his company gets contacted by carriers letting them know of areas where coverage is needed. They then determine the location that is needed and either locate an existing tower or negotiate a lease of a piece of property with a property owner. They were able to locate a good location to minimize the impact on other properties. A professional engineer noted the tower is designed so that the tower will fold down on itself and not impact other properties.

Bill Streeter indicated when the cell tower company went through the village ordinances, they identified 4 issues they weren't going to be able to meet in order to design and build a tower that will meet the signal needs.

Fred Low noted they couldn't locate a suitable location that could meet the height and setback requirements. Fred stated they currently have two carriers interested that requires the height to be higher in order to allow for a larger coverage area. With their proposed tower height, they will be able to market to two more carriers.

Randy Nash noted the other towers in the area are not cell towers. CST had sought out the potential for existing towers but there were no suitable towers within the search area. The coverage objectives for carriers are anticipated to improve coverage in the area of approximately three to four miles in radius as well as fill in a large gap of poor coverage between existing carrier site locations. The wireless communication facility will include a 145' tall monopole tower with a 5' lightning rod and will be a galvanized gray. Fred noted the setback from Rt. 116 has been met and it was intentionally placed away from the school and subdivision. There will be a cabinet, tower and a 70 x70' fenced compound area with access to the communication facility via a proposed drive off Rt 116. The design will be done once permitting is complete.

Fred Low noted the location was determined for this specific site based on thorough computerized studies. The RF (radio frequency) engineers have identified the location and height necessary to meet RF coverage needs.

Randy Nash asked about the requirement if the tower was ever abandoned. Bill Streeter noted it is already built into the code that they can present security in the

form of cash or a letter of credit. The ordinance amendment would also allow a bond to be used to for security in case the facility would need to be removed. A bond is a common method of security.

Ed Rainville asked if the tower needs to be lit. Fred noted FAA doesn't require it.

Bill Streeter indicated the existing village code regulating towers is very restrictive and was a model ordinance from another community the village adopted years ago.

Ann Sasso noted the Planning Commission had recommended approval of the zoning code changes to the Zoning Board of Appeals.

A motion was made by Marty Clinch to recommend to the village board the approval of a proposed ordinance amending the Zoning Ordinance regarding Personal Wireless Services Facilities and Antennas. The motion was seconded by Ed Rainville. **Motion passed #1.**

**4. Public Hearing to consider the application submitted by Central States Tower (CST) for a Special Use Permit to permit a Personal Wireless Services Facility in a commercial district within the Village of Germantown Hills, Woodford County, Illinois**

Randy Nash opened the Public Hearing at 6:25 p.m.

Randy Nash stated the purpose of the public hearing is for the Zoning Board of Appeals to consider a Special Use Permit request from Central States Tower (CST) to permit a Personal Wireless Services Facility in a commercial district within the Village of Germantown Hills, Woodford County, Illinois

Randy Nash noted all wishing to speak will be heard.

There was no public in attendance. Randy Nash closed the public hearing at 6:26 p.m.

**5. Recommendation to the Village Board on the application for a Special Use Permit submitted by Central States Tower (CST) to permit a Personal Wireless Services Facility in a commercial district within Germantown Hills, Illinois.**

Bill Streeter explained to the ZBA that they will be making a recommendation to the Village board and the Village Board will have the authority to approve or not approve the special use. Bill noted the Village code requires the ZBA to consider several factors in trying to decide whether or not to recommend the special use permit.

The Zoning Board of Appeals shall make recommendations in regard to authorization of special use permits by the Village board in accordance with the procedure set forth in this article when it appears:

**A. That it is reasonably necessary for the public convenience at that location.**

The ZBA discussed that the location would be the least intrusive location on a piece of property in the center of the village and that the RF engineers picked this location as the best location for coverage for the village.

**B. That it is so designed, located and proposed as to be operated so that it will not be injurious to the district in which it shall be located or otherwise detrimental to the public welfare.**

The documentation and comments from Fred Low representing the tower company show that safety and public welfare were considered and the location of the tower would not be injurious to the district in which it will be located or otherwise detrimental to the public welfare. This included the information that because of the tower's design, a collapse of the tower would not impact neighboring properties.

**C. That it conforms to the applicable regulations and standards of and preserves the essential character of the district in which it shall be located.**

Bill Streeter noted this will be met contingent upon the village board adopting the code changes to the ordinance that have been recommended.

**D. That, in the case of an existing nonconforming use, it will make such use more compatible with its surroundings.**

Bill Streeter noted this is not a nonconforming use so this is not applicable.

**A motion** was made by Marty Clinch based on the Zoning Board's consideration of the factors in the village code the Zoning Board finds it meets those and moves to recommend approval to the village board of the special use permit conditioned on the village board approving the ordinance amendments as recommended. The motion was seconded by Ron Schneider. **Motion passed #2.**

**6. Minutes Approval-April 13, 2021**

**A motion** was made by Wane Moses to approve the April 13, 2021 Zoning Board of Appeals minutes. The motion was seconded by Ed Rainville. **Motion passed #3.**

**7. Adjournment-A motion** was made by Ed Rainville to adjourn the meeting at 6:38 p.m. The motion was seconded by Marty Clinch. **Motion passed #4.**  
Ann Sasso, Village Clerk