

**VILLAGE OF JOHNSBURG
MARCH 22, 2018 SPECIAL MEETING
OF THE PRESIDENT AND BOARD OF TRUSTEES**

President Edwin Hettermann called the meeting to order at 7:02 p.m. in the Village Hall.

Attendees

Trustee Kevin McEvoy
Trustee Greg Klemstein
Trustee Kyle Frost
Trustee Tom Curry
Trustee Mary Lou Hutchinson (absent)
Trustee Josh Hagen
Attorney Michael Smoron
Village Engineer Tim Hartnett
Special Project Assistant Rick Quinn
Police Chief Keith VonAllmen

PUBLIC INPUT –

Len Keil attended to express his concerns with the County's bridge rehabilitation projects. He questioned if the Village could do anything to prevent both bridges from being under repair at the same time. He expressed concerned with traffic impacts to Route 31 and Alexander Drive with the additional traffic being detoured to Route 31. President Hettermann explained that both are McHenry County Division of Transportation projects and the Village has little control over their timelines. He further explained that the Village met with representatives of the County and were able to delay the Chapel Hill Road bridge closure until after school ended so as to not impact bus routes but the Village is unable to otherwise change the construction schedule.

Bruce Sobel of Oakland Subdivision attended to thank the Village for all their efforts in assisting with maintenance on the roads in Oakland Subdivision. He spoke on behalf of the subdivision in his thanks and extended the residents support in whatever can be done to further improve the roads.

Tom Liston was in attendance to express concern regarding the solar farm proposed on agricultural land located in unincorporated McHenry County adjacent to his subdivision. He explained that the property consists of a 90 acre parcel on which 61 acres is being proposed to be developed with solar panels. He added that the purpose of the development is to generate electricity, which will be sold to Excelon. Mr. Liston explained that there are ten factors considered by the McHenry County Zoning Board of Appeals in making their decision and he believes the petitioners are not meeting three of those factors. Mr. Liston stated that the proposed use is inconsistent with Comprehensive Land Use plans for the area. He added that the residents believe that the development will have an adverse impact on property values in the area. Mr. Liston explained that Illinois is one of the top three exporters of electricity in the U.S. therefore he questioned how pursuing this project in the proposed location is in the best interest of the public as there is no need for the supply in Illinois.

Mr. Liston stated that the developer proposes to install a seven feet chain link fence, however the panels are 12 feet long and will be placed on an uphill slope so they will be able to be observed. He stated that people moved to the area because of its rural character and he does not believe the proposed use will fit that character, as it appears industrial. Mr. Liston explained solar cells have a life span of 30-40 years and unmaintained solar cells are "dirty" and can cause soil contamination if they fall into disrepair. He added that each phase is owned under a separate LLC which appears to provide the owner a way out if one area goes bad without harming the company as a whole.

Mr. Kalina explained that to build a tower is always a last resort and if other options are available, they will utilize those options. He stated that other providers can also be on the tower and it will improve

service not only in the immediate area, but in surrounding areas as well. Mr. Kalina stated that there is no other infrastructure such as water towers in the area that can be utilized in lieu of building a tower. He identified the location of the proposed tower on the Village's property and stated that it would be placed west of the basketball court and would include fencing and screening. Mr. Kalina explained that they need to be able to place antennae in a location within ¼ mile of the area. He reviewed the tower schematics and explained that it will be 125 feet in height.

Mr. Kalina stated that there is no data to indicate that cell towers pose a hazard to health. He explained that it operates sending radio signals and pointed out several household devices that emit radio signals such as baby monitors, cordless phones, security systems, and wifi. He pointed out that the extent of the signal coming from a cell tower is lower than many of these devices such as AM and FM signals and baby monitors. Mr. Kalina pointed to the number of cell towers around schools and parks and explained that they are more common than most people realize. He showed examples in Niles, Schaumburg, Hoffmann Estates, Downers Grove, and Elk Grove Village.

Trustee Curry questioned if the Village's annual fireworks in the park would pose a problem. Mr. Kalina stated that they would not. Len Keil questioned if a mono-pine was contemplated. Mr. Kalina stated that it was a consideration but they are not built tall enough to meet the needs and cannot hold as many carries as needed. He explained that the lowest set of antennas would be at 85 feet so there would only be three or four sets of antennas on the tower. Mr. Kalina reported that \$1,200 per month is the proposed lease amount to the village.

Don Peeples attended and questioned if any surveys are available to determine if property values are impacted. Mr. Kalina stated that a national survey indicates that there are different responses depending upon how people view the importance of adequate cell service.

Mr. Peeples questioned why the Route 31 water tower is not being considered. Mr. Kalina explained that it will not be able to provide the needed service to the void area. The park property is in the void area, which makes it ideal.

Mr. Peeples stated that he has not been provided any assurances that property values will not be impacted and pointed out that the property owners pay far more in property taxes than the lease amount being paid to the Village.

Heather Christian stated that she researched impacts on property values and will provide the information to the Village. She added that she has a petition signed by 100 people asking that the tower be located away from the basketball court. She stated that she is not against it and turned in 4 sheets of petitions along with an exhibit depicting other locations where the residents signing the petitions felt it would be better located.

Cecelia Valant stated that she moved to Village in 1981. She questioned why only 10 people were sent letters. President Hettermann explained that approximately 25 letters were sent to property owners adjacent to the park property on which the tower is being proposed. She said that Ms. Christiansen raised most of her concerns but added that she does not believe that it will not have negative health effects.

Mike McEvoy commended the board for all that they have been doing to improve the Village such as the roundabout, Church Street improvements, planters, streetlights, and decorative signage. He questioned why they would allow a 130 foot tower in the park after all of the hard work they put in to improving the town. President Hettermann pointed out that the Church Steeple is at 150 feet. Mr. Kalina stated that the tower will not get any higher and it is in the lease. Mr. McEvoy questioned the term of the agreement. Mr. Kalina explained that it is a thirty-year lease. Mr. McEvoy asked the board to do more serious research before agreeing to placing the tower in the park.

Ms. Diedrich stated that the other representative of the petitioner who attended the previous meeting stated that there would need to be a tower every mile. Mr. Kalina explained that the proposed location is a macro site and you do not build macro sites next to each other. He added that they considered a location further north on Johnsborg Road which currently has towers but determined it would not work.

Trustee Curry move to approve Ground Lease Agreement between the Village of Johnsborg and PI Towner Development LLC. Trustee Frost seconded the motion. Mr. Quinn stated that when cell tower providers first approached the Village many years ago, they were not well received. Then the companies went to properties adjacent to the Village on land located in unincorporated McHenry County where the Village had no control over how they were installed and screened. He also pointed out that some of the towers depicted at the school locations included lights to light up the field. Trustee McEvoy questioned if it could be moved to the Village's property on Church Street and Johnsborg Road. President Hettermann stated that they would probably find difficult soils. Additionally it would place the tower closer to the residents that attended raising concerns. Mr. Hartnett explained that we selected the location tucked away near the wooded area back behind the portable toilets so that it would not affect the soccer fields, basketball courts, and a road could be extended for access.

President Hettermann stated that he would like the drive that will be extended from the Village's parking lot to be paved and the parking lot accessing it be resurfaced as there will likely be damage from the vehicles accessing to construct the tower.

Trustee McEvoy questioned when it is expected to be constructed. Mr. Kalina stated he is not certain but probably within the next six months.

Trustee Curry questioned if the Village does not permit the tower, what will happen. Mr. Kalina stated that there is no other place to go so the service would remain inadequate. They would go into surrounding areas and improve those areas. Trustee Curry stated that he does experience service problems and does not know how much the demand in the area can go up. Mr. Kalina stated that the demand for data will continue to go up and it will result in dropped calls and service interruptions.

Tim Hartnett pointed out the location of existing towers and showed that there is a void in the area being proposed. President Hettermann questioned if there will be a benefit to police communications with the tower. Chief VonAllmen stated that the police department utilizes Verizon and relies on them and we do occasionally have data drops as more data is being used today. He added that the entire county uses the Verizon network. Trustee Curry stated that he understands the need but wishes it could be more appealing.

Trustee Frost amended the motion to require a paved drive access and pavement resurfacing of the parking lot. Hagen seconded the amended motion. Trustee Curry questioned how tall the lights are on the fields. Mr. Hartnett stated he believes they are 75 feet in height. Mr. Kalina suggested that language be added that they will repair any damage done to the parking lot. Mr. Quinn explained that if the parking lot were not there they would need to put in a drive access and we are only asking that the parking lot be resurfaced and they are benefitting from being able to use that as part of their access. Mr. Kalina agreed that is a good argument. Trustee Curry questioned how the lease money will be utilized. President Hettermann stated that he believes we could use it for park improvements but not necessarily just at Sunnyside Park. Trustee. Trustee Klemstein stated that he is concerned with the negative impact that would be experienced if we don't put something in place since there is a void. President Hettermann and Trustees Klemstein, Hagen and Frost voted aye on both the amended and original motion. Trustee Curry voted no. Motion carried.

ORDINANCE 17-19-37 AMENDING CHAPTER 8 PARKS AND PLAYGROUNDS- Trustee McEvoy moved to approve Ordinance 17-18-37 Amending Chapter 8 Parks and Playgrounds with the language regarding pond fishing by Village residents only. Trustee Hagen seconded. All Trustees present voted aye on the roll. Motion carried.

RUNNING BROOK FARMS PLAYGROUND EQUIPMENT - Mr. Hartnett reviewed equipment options for the Running Brook Farms park and explained that the Mullin Cove equipment was selected in the Jovial color scheme. Additionally, swings and a basketball hoop will be installed. The Board selected galvanized post to reduce maintenance for the swings and basketball hoop. Mr. Hartnett stated that the project will be bid in April after which the board will award the project in May.

ADJOURNMENT – Trustee Frost moved that the meeting adjourn. Trustee McEvoy seconded the motion. All Trustees voted aye. Motion carried at 9:10 p.m.

Respectfully Submitted,

Claudett E. Peters
Village Administrator

