

JAMES CALLERO, CHAIRMAN
GEORGE ALPOGIANIS
MICHAEL LOOBY
ANGELO TROIANI
ALAN WEEL
THOMAS KANELOS
KAREN DIMOND

The Niles Plan Commission and Zoning Board of Appeals was called to order at 6:02 P.M.

Present along with Chairman Callero were Commissioners Looby, Kanelos, Alpogianis, Weel and Troiani.

Commissioner Dimond was late.

Joseph Annunzio, Village Attorney, was also present.

Commissioner Weel moved to approve the minutes of November 5, 2007, as presented.

Seconded by Commissioner Looby, on roll call the vote was:

AYES:	4	Looby, Kanelos, Weel, Troiani
NAYS:	0	
ABSTAIN:	1	Alpogianis
ABSENT:	1	Dimond

There being four affirmative votes the motion carried.

Chairman Callero announced that it has been the practice of the Board that any members desiring to review the upcoming matters on the agenda would meet with Mr. Charles Ostman, Director of Community Development, and Mrs. Kimberly Frederick, Secretary, on the day of the hearing at 1:30 P.M. The purpose of this meeting is to review the sites and the surrounding environment to ascertain conditions which may require special consideration at the subject hearing. Anyone who wishes to accompany the members is invited to meet at the Administration Building, 1000 Civic Center Drive, Niles, Illinois, prior to 1:30 P.M. They will be given the agenda and the locations of the sites to be visited. This public announcement is made to conform with the Open Meetings Act of the State of Illinois and is deemed to be a public notice.

To be heard this evening:

07-ZP-27 – Alexander K. Novak, 11522 Beacon Ave., Huntley, IL 60142. Requesting Special Use in the M Manufacturing District to add three (3) antennas for Sprint Nextel on an existing Monopole tower at 7007 Austin Ave.

07-ZP-28 – Ted A. Pacyniak, Architect, 6422 RFD, Long Grove, IL 60048. Requesting a variation to reduce the front yard setback from 21'4" to 19'2" to facilitate a front porch extension at 7438 W. Kirk Dr.

**07-ZP-29 – Mr. Barry Mueller, 6914 Jarvis, Niles, IL 60714.
Requesting approval of Plat of Consolidation Muellers Five
Resubdivision at 8250 Oriole.**

**07-ZP-30 – Mr. Barry Mueller, 6914 Jarvis, Niles, IL 60714.
Requesting approval of Plat of Consolidation Smith's Resubdivision
at 6914 Jarvis.**

Chairman Callero called for the first matter on the agenda.

**07-ZP-27 – Alexander K. Novak, 11522 Beacon Ave., Huntley, IL
60142. Requesting Special Use in the M Manufacturing District to
add three (3) antennas for Sprint Nextel on an existing Monopole
tower at 7007 Austin Ave.**

Alexander K. Novak, President, Novation Group Consulting Ltd., 11522
Beacon Ave., Huntley, IL 0142 stepped forward.

Chairman Callero stated please raise your right hand. Do you solemnly
swear to tell the whole truth and nothing but the truth?

Mr. Novak stated I do.

Mr. Novak stated I'm here representing Sprint this evening. I'm working on
a project called 4G Project for Sprint across the Chicago area. The 4G Project
is the development of a WiMAX wireless network for Sprint. WiMAX
basically being a new product to the market among cell carriers that will
bring wired broadband speeds to wireless applications. As part of this
project, the building out of the infrastructure involves addition of panel
antennas to existing cell sites. At this time we're not building any new
towers for this project; we're utilizing existing Sprint sites and the existing
Sprint network footprint. If you note in the drawings, a typical cell site is
panel antennas, three sectors, in typically triangular format. The addition of
the WiMAX antennas is just one antenna per sector or three (3) antennas
total. On the ground it's the addition of two (2) cabinets that are connected to
the antennas by coax. The plans were reviewed by MSA's (Municipal
Services Associations) Stu Chapman. I was in close contact with Stu over the
course of his evaluation and submitted some additional information to Stu
including coverage maps, etc. The network is slated for an April launch.
Chicago is the launch market for Sprint along with Baltimore/Washington.
Those are going to be the first two (2) areas of the country that actually have
Sprint WiMAX technology. Right now we're in the process of permitting a lot
of sites. A lot of sites are actually built, the antennas are up, the equipment
is installed, but the network itself won't launch until April when they launch
the entire network in the Chicago area and have it connected as it should be.
I'm here tonight seeking approval of the project and would invite you to ask
any questions you have at this point.

Chairman Callero stated at this time let the record show Commissioner
Karen Dimond is now present at the meeting.

Chairman Callero asked if there are questions from anyone in the audience.
There were none. Any questions from anyone on the Board.

Commissioner Weel asked about Mr. Novak's reply to the MSA's inquiry.
I found the response a little vague. Maybe this is a standard response but I'd
like to clarify there's not going to be any interference with public safety in
transmissions. Your reply was Sprint states it will use its best efforts to
avoid interference from its proposed antennas with frequencies transmitted

by the Village for its public safety and municipal radio communications. Is that kind of standard because you don't know if it will or will not? I know you use your best efforts to make sure it doesn't but that answer is kind of open.

Mr. Novak stated you're right, it is vague. Stu actually sent me that language and said here's what you have to say. So yes it's vague, but no it won't interfere. The frequencies are totally separate. This operates on a 2496/2690 megahertz spectrum. Obviously, if there would, by some chance, be any interference with municipal safety systems, that would be corrected immediately because it's very important.

Commissioner Weel thanked him. He then added to Chairman Callero he would like put into record the letter from Stuart Chapman, from Municipal Services Associates, that indicates this request is in complete compliance under the Village ordinance.

Chairman Callero asked if there are any other questions from anyone on the Board. There were none.

Chairman Callero entertained a motion on 07-ZP-27.

Commissioner Alpogianis moved that 07-ZP-27 – Alexander K. Novak, 11522 Beacon Ave., Huntley, IL 60142 requesting Special Use in the M Manufacturing District to add three (3) antennas for Sprint Nextel on an existing Monopole tower at 7007 Austin Ave. be **approved**.

Seconded by Commissioner Weel, on roll call the vote was:

AYES: 6 Dimond, Looby, Alpogianis, Weel, Kanelos, Troiani
NAYS: 0

Chairman Callero stated this Board is a recommending Board to the Board of Trustees who can either confirm or negate our decision and it will be necessary for the petitioner to contact Mr. Charles Ostman, Director of Community Development, and ask to be placed on the Board of Trustees agenda and you will be notified of the date. Anyone in the audience who would like to be informed as to the date of this hearing by the Board of Trustees, leave your name and address with our secretary and she will notify you.

07-ZP-28 – Ted A. Pacyniak, Architect, 6422 RFD, Long Grove, IL 60048. Requesting a variation to reduce the front yard setback from 21'4" to 19'2" to facilitate a front porch extension at 7438 W. Kirk Dr.

Grzegorz Grygo, general contractor, 7438 W. Kirk Dr., Niles, IL stepped forward.

Chairman Callero stated please raise your right hand. Do you solemnly swear to tell the whole truth and nothing but the truth?

Mr. Grygo stated I do.

Mr. Grygo stated I am the general contractor. I need to build in the front porch 10' by 2'.

Chairman Callero asked if there are questions from anyone in the audience. There were none. Any questions from anyone on the Board.

Commissioner Troiani asked how far are you building out this whole thing. This looks like a two story addition to me.

Mr. Grygo stated just sidewalk and front porch, 19 feet.

Commissioner Troiani asked Rich Wlodarski, Assistant Director of Community Development, if there was a plat of survey for this.

Mr. Wlodarski stated the variation is strictly for the front porch area. The other portion of the addition is in compliance. This is strictly for the two (2) story front porch. It is coming out approximately 1' 10".

Commissioner Troiani stated the masonry is coming out 1' 10".

Mr. Wlodarski stated yes, just over and around the front door.

Commissioner Troiani asked for Mr. Wlodarski to put the plat of survey on the overhead.

Mr. Wlodarski stated don't look at the stoop. The front portion of the house is existing. He is building straight above that. That's all in compliance. All he is doing is coming out around the front porch area two (2) stories with stone to dress up the front of the house. It has nothing to do with the addition. Only the front porch itself. That's what is in front of you tonight – front porch only. If you look at the side elevation, that's what is sticking out. Just this portion right here.

Commissioner Looby stated what is confusing me a little is the term porch. I would think this is the façade of the building.

Mr. Wlodarski stated correct. It's not your typical front porch where you sit down, put chairs on. But because it is in front of the existing front elevation and does not meet the setbacks, that's why it has to come before you tonight.

Commissioner Looby stated alright. I just think the term porch is throwing people off.

Chairman Callero asked if there are any other questions or comments. There were none. He entertained a motion.

Commissioner Weel moved that 07-ZP-28 – Ted A. Pacyniak, Architect, 6422 RFD, Long Grove, IL 60048 requesting a variation to reduce the front yard setback from 21'4" to 19'2" to facilitate a front porch extension at 7438 W. Kirk Dr. be **approved**.

Seconded by Commissioner Kanelos, on roll call the vote was:

AYES: 5 Dimond, Looby, Kanelos, Alpogianis, Weel
NAYS: 1 Troiani

**07-ZP-29 – Mr. Barry Mueller, 6914 Jarvis, Niles, IL 60714.
Requesting approval of Plat of Consolidation Muellers Five
Resubdivision at 8250 Oriole.**

Mr. Wlodarski stated this is in front of the Board as a simple consolidation of two (2) lots into one (1) for the construction of a new single family house.

Chairman Callero asked if there are questions from anyone in the audience. There were none. Any questions from anyone on the Board.

There were none.

Chairman Callero entertained a motion.

Commissioner Kanelos moved that 07-ZP-29 – Mr. Barry Mueller, 6914 Jarvis, Niles, IL 60714 requesting approval of Plat of Consolidation Muellers Five Resubdivision at 8250 Oriole be **approved**.

Seconded by Commissioner Looby, on roll call the vote was:

AYES: 6 Dimond, Looby, Kanelos, Alpogianis, Weel, Troiani
NAYS: 0

Chairman Callero stated this Board is a recommending Board to the Board of Trustees who can either confirm or negate our decision and it will be necessary for the petitioner to contact Mr. Charles Ostman, Director of Community Development, and ask to be placed on the Board of Trustees agenda and you will be notified of the date. Anyone in the audience who would like to be informed as to the date of this hearing by the Board of Trustees, leave your name and address with our secretary and she will notify you.

**07-ZP-30 – Mr. Barry Mueller, 6914 Jarvis, Niles, IL 60714.
Requesting approval of Plat of Consolidation Smith’s Resubdivision
at 6914 Jarvis.**

Mr. Wlodarski stated this is the same situation. A consolidation of two (2) lots into one (1) to be recorded properly for the construction of a new single family house.

Chairman Callero entertained a motion.

Commissioner Looby moved that 07-ZP-30 – Mr. Barry Mueller, 6914 Jarvis, Niles, IL 60714 requesting approval of Plat of Consolidation Smith’s Resubdivision at 6914 Jarvis be **approved**.

Seconded by Commissioner Alpogianis, on roll call the vote was:

AYES: 6 Dimond, Looby, Alpogianis, Kanelos, Weel, Troiani
NAYS: 0

Chairman Callero stated this Board is a recommending Board to the Board of Trustees who can either confirm or negate our decision and it will be necessary for the petitioner to contact Mr. Charles Ostman, Director of Community Development, and ask to be placed on the Board of Trustees agenda and you will be notified of the date. Anyone in the audience who would like to be informed as to the date of this hearing by the Board of Trustees, leave your name and address with our secretary and she will notify you.

Chairman Callero stated Merry Christmas to everyone in the audience.

Commissioner Alpogianis moved to adjourn the meeting.

Commissioner Looby seconded the motion to adjourn. On roll call the vote was:

AYES: 6 Dimond, Looby, Kanelos, Alpogianis, Weel, Troiani
NAYS: 0

There being six affirmative votes the motion carried.

The meeting adjourned at 6:22 p.m.

James Callero, Chairman

Angelo Troiani, Secretary