

**MINUTES FOR THE SPECIAL MEETING OF THE BOARD OF LIBRARY TRUSTEES
OF THE VILLAGE OF CAROL STREAM**

**Carol Stream Public Library
616 Hiawatha Drive
Carol Stream, IL 60188**

DATE: July 19, 2010

TIME: 7:00 p.m.

PLACE: Meeting Room

I. CALL TO ORDER

President Siegman called the Special Meeting of the Board of Library Trustees to order at 7:00 p.m.

PLEDGE TO THE FLAG

President Siegman led those in attendance in the Pledge of Allegiance to the Flag.

II. ROLL CALL

Secretary Hudspeath called the roll.

Present: Trustees Wade, Arends, Bailey, Hudspeath, Shambo, Siegman and Douglas

Absent: none

Also Present: Library Director Ann Kennedy, Assistant Director Pam Leffler, Derek McGrew from CelluSite, LLC, various members of the public

III. WELCOME BY BOARD PRESIDENT BARBARA SIEGMAN

Library Board President Barbara Siegman welcomed everyone in attendance and thanked them for coming. President Siegman explained to those in attendance that the purpose of the special meeting was to get public feedback on the proposed cell tower on library property. President Siegman also outlined how the meeting would proceed: Derek McGrew of CelluSite would speak briefly about the proposed cell tower, the Library Board would have an opportunity to comment and ask questions and then members of the public would be welcome to make comments and/or ask questions. President Siegman emphasized that no decision about this matter would be made at the meeting.

IV. PRESENTATION BY DEREK MCGREW OF CELLUSITE, LLC

Derek McGrew from CelluSite, LLC gave a brief presentation explaining his role as a contractor for various cell phone companies in finding possible sites for cell towers to increase coverage areas. Mr. McGrew is representing T-Mobile in his dealings with the Library. The preference for cell phone companies is usually to try and locate towers in

industrial or business zoned areas. Mr. McGrew pointed out that the coverage need is here in a residential area which is why he is looking for possible sites in a residential area. When looking for sites in residential areas, aesthetics becomes more of an issue. Mr. McGrew detailed 3 different types of towers: flagpole, stealth monopole and a monopine. Mr. McGrew did say that the monopine, while a good idea in concept, did not usually look very good and strongly discourages the Board from considering this option should they move forward with the cell tower proposal.

Mr. McGrew talked briefly about what the proposed cell tower and base would look like and possible locations of the cell tower on library property. Library Director Ann Kennedy distributed handouts with photos of other cell towers of similar height and style.

At this point, Mr. McGrew also briefly discussed the health implications of living/working near a cell tower. Mr. McGrew cited a study (name unknown) that found that someone living near a cell tower was subjected to the same amount of radio-frequency exposure per day as holding a cell phone to his/her ear for 4 seconds.

V. QUESTIONS AND COMMENTS FROM LIBRARY TRUSTEES

Trustee Wade mentioned that the Library Board had considered putting a cell tower in the back of the Library's property where it is already fairly wooded. Trustee Wade feels that the monopine option (as shown in pictures distributed by Director Kennedy) does not look out of place. Mr. McGrew allowed that the monopine shown in the pictures distributed does look okay, however, in his experience most of the monopines do not look that good. In fact, these have a tendency to stick out and be noticed even more than a standard stealth monopole tower. Mr. McGrew said that there are no monopine cell towers anywhere in the Chicagoland area for this reason.

For a frame of reference Trustee Wade told the members of the Board and audience that the photo of the flagpole option was taken at the McDonald's at the corner of County Farm Road and Army Trail Road in Carol Stream. It was noted by Director Kennedy that this flagpole cell tower is 10' shorter (80') than the proposed library cell tower (90').

Trustee Wade clarified that the Library-owned property on Kuhn Road was 'off the table'. When asked why, Mr. McGrew answered that it was his opinion that a cell tower at this location would not get past the Carol Stream zoning board. Mr. McGrew has spoken to the Carol Stream zoning board though not specifically about the Kuhn Road property.

Trustee Wade asked if any landscaping destroyed to create access to a cell tower would be fully replaced by T-Mobile. Mr. McGrew answered yes.

Trustee Arends wanted clarification on who had taken the Kuhn Road property off the table, and Mr. McGrew answered again that it was his opinion that zoning on that property would not be possible and so has not pursued this.

Trustee Arends said that it was difficult to make a decision without really knowing what the cell tower would look like and mentioned architectural renderings that the Library Board received when considering construction and renovation of the Library. He commented that if the cell tower can be effectively camouflaged and there are no health issue than the issue becomes one of whether or not this is a beneficial revenue source for the library.

President Siegman asked Mr. McGrew for a ballpark figure for possible lease revenue. Mr. McGrew explained that cell tower lease costs were based on many factors: construction costs, real estate values and zoning being the most important. Leases range from \$300/month for more rural installations up to \$2000/month for a cell tower located in Chicago, for example. According to Mr. McGrew Carol Stream would be on the high end of that range. The exact amount would not be known until lease negotiations took place. A member of the audience asked how the Board planned to vote on this without knowing how much it would cost. President Siegman answered that cost was just one of the factors the Board would have to consider. Mr. McGrew stated that if lease negotiations were not satisfactory and the lease ended up being lower than anticipated than the board could always 'back out'.

Trustee Arends professed concern again about what the tower would look like. Director Kennedy distributed a mock up of the dimensions of the proposed 90' cell tower in comparison to the height of the library (13' to the parapet of the building, not the clerestory) and current flag pole.

Mr. McGrew agreed that the mock up did look 'scary' and that in reality the tower would not have the girth depicted in the mock up. He also said that if looked as if the Board wanted to move forward with the process that a photo-simulation of the tower could be done.

Trustee Hudspeath asked about the difference in approach between publicly and privately held sites. If the Library chose not to move forward with the cell tower would Mr. McGrew as a representative of T-Mobile approach one of the homeowners in the area. Mr. McGrew stated that zoning is much more likely if the funds from a cell tower are going to a municipality. He was also emphatic that he would never approach a private homeowner as it would be nearly impossible to get zoning.

Trustee Hudspeath clarified that the three sites on Library property that have been talked about as possible locations of the cell tower are approximately where the current flagpole is located, near the back of the Library building and in the far back corner of library property which is in a flood plain. According to Mr. McGrew to build in the flood plain would require additional EPA permitting.

Trustee Hudspeath's final question was on the Kuhn Road property and why Mr. McGrew felt this property was not viable. Mr. McGrew answered that the Kuhn Road property was actually better located in terms of where the coverage was needed (as

were many other properties near there). However, these properties (including the Kuhn Road property) could not get zoning.

President Siegman asked if there would be any antennas on the cell tower, the color of the cell tower and if the flag pole option came with a light to shine on the flag at night. Mr. McGrew said that there would be no antennas on the tower, the color could be whatever the board chose, though in his experience the galvanized steel color the towers 'came in' was usually the best and that a light to shine on the flag could be provided. The tower would have no aerial light.

President Siegman asked what the coverage radius would be for the cell tower and if other cell companies could lease space on the tower. Mr. McGrew estimated that T-Mobile coverage would be approximately 2/10 – 3/10 of a mile radius. Other cell companies could lease space on the tower. This would not change the appearance of the tower as everything is housed inside the towers.

Trustee Douglas asked if an access road would be necessary if a tower was built in the back of the library. Mr. McGrew said that there had been some discussion of technicians parking in the library parking lot and walking back to the tower. President Siegman clarified that an access road would be built for the construction of the tower, but upon completion the road would be removed and all landscaping restored.

Trustee Douglas asked if having a cell tower in the vicinity disrupted other electronic or cell communication. Mr. McGrew said no.

Trustee Bailey had no additional questions or comments at this time.

Trustee Leslie Shambo asked how long installation of the cell tower would take. Mr. McGrew said that cell tower construction typically takes 3 – 4 weeks, most of that time spent on the foundation. Trustee Douglas wondered about the noise level during construction. Mr. McGrew said that there would be some noise associated with the construction.

VI. QUESTIONS AND COMMENTS FROM CITIZENS

Before taking questions and comments from residents in attendance, President Siegman read into record several emails from other Carol Stream residents. President Siegman then opened up the floor for questions and comments from those in attendance.

Resident George Fortier asked why T-Mobile didn't have someone here at the meeting. Mr. McGrew answered that he is T-Mobile's representative in all matters relating to the cell tower proposal. Mr. Fortier also expressed some doubts about the continued long-term viability of T-Mobile as a company and had questions about what would happen if they were bought out by someone else. Mr. Fortier had additional questions about why Mr. McGrew felt that zoning would be harder at the Kuhn Road property and why locations such as the Fire Station on Kuhn Road or Armstrong Park were not more

viable. Mr. McGrew answered that the Fire Station property would not provide the necessary coverage and that future plans for Armstrong Park are not clear. Mr. Fortier's final question was why the Library Board was even considering this? President Siegman responded that the Library needs to consider every source of revenue due to the heavy demand and increasing demand for library services. Mr. Fortier asked if any of the Library trustees lived near the Library. Trustee Douglas said that the trustees did not live near the library which was why this meeting was so important. Trustee Douglas said that one of the things that Library Board trustees have been hearing during the last couple of election cycles is that residents are tired of paying taxes and that we need to find some other way to fund the Library. The Board may or may not support the plan for a cell tower but they are obligated to consider it.

Trustee Arends stated that the Library Board recognizes the financial implications of keeping the Kuhn Road property and has not ruled out doing something with that property in the future. However, they were considering the cell tower for the Hiawatha property because that was the proposal made by T-Mobile.

Resident John Kocol asked why T-Mobile wasn't here. Mr. McGrew answered that T-Mobile was here in that he serves as the representative for the company. Mr. Kocol also expressed his opinion that even if the Library Board agrees to build a cell tower on Library property that it would not pass through the zoning board of the Village of Carol Stream. Mr. Kocol specifically commented on the proposed fence height being higher than fences currently allowed under Carol Stream zoning ordinances. Mr. Kocol also expressed concern about more and more companies adding antennas to the tower. Mr. McGrew and President Siegman both answered that everything is housed within the tower. The diameter of the tower at the top is approximately 1.5' – 2' in diameter.

Resident Tiffany Anderson thanked the anonymous Board member who felt that any financial benefits from a cell tower were not worth the headache. She was also concerned about possible health issues and called into question the studies cited by Mr. McGrew as evidence that there was no danger from the towers. Mrs. Anderson also said that putting a cell tower in the vicinity would have a direct negative impact on the property values of houses in the area. She felt that the citizens near the Library were the ones that would have to front the cost of the cell tower.

Trustees Arends and Siegman assured the audience that the opinion of the library neighbors was one of the most important factors as they moved forward, and that it was for this reason that a special meeting was called.

There was further discussion of the studies being cited about health issues. Mr. McGrew stated that two studies that showed no adverse health effects of living near cell towers were done by the American Cancer Society and one done by researchers in Great Britain.

Resident: Told the audience that the Library is his neighbor and that the Library needs to think about its neighbors. He asked why the Library would even consider this.

Trustee Arends explained that the Library Board of Trustees represents all the residents of Carol Stream and that some of those residents would say shame on the Board for not considering all possible sources of revenue.

Resident – Very concerned about the high property taxes in the area and in Illinois, in general. While he understood the very real concerns that many of the nearby residents had about the cell tower, he feels strongly that something needs to be done about the high tax burden being placed on residents by government. President Siegman briefly outlined some of the financial difficulties the library systems are having because of the fiscal crisis in the State of Illinois.

Resident Virginia Ochwat asked why it was the burden of the residents to prove that the cell tower is safe and not T-Mobile? Trustee Wade said that the superintendent of the Benjamin School District had undertaken a review of the safety studies of cell towers and hadn't found any relation between living near a cell tower and health issues. Mrs. Ochwat also commented that she had no trouble with cell phone reception in her house or in the area and asked why T-Mobile appeared to be the only company who had coverage problems.

Resident had several comments and questions about the project. Trees would be torn down, what would happen if there was an accident that affected the cell tower, why can't the cell tower go in an industrial area, and finally is it worth it? This resident commented that the residents just paid \$1,000,000 for a renovation and now 'you're going to tear up all the stuff in back.' Mr. McGrew answered that all construction would go along the side of the building. He emphasized that accidents were extremely unlikely and that in the rare event of one, the radio frequencies would emit out and not down.

Another resident questioned the effect that a tower this tall would have on small planes and helicopters and the affect of lightning strikes.

Resident Suzanne Carlstedt said that this was not an appropriate thing to put in a residential neighborhood. She feels that any revenue generated would belong to the residents. Ms. Carlstedt also asked that board members disclose any relations they have with cell phone companies or related industries and that they reclude themselves from voting. President Siegman disclosed that she works for a competitor of T-Mobile and had already planned to reclude herself from voting on this issue. Ms. Carlstedt mentioned studies that showed an increased risk of cancer and leukemia in individuals living near cell towers. She warned that if the Library should go forward with putting a cell tower on the property that she was prepared to retain legal counsel and urged neighbors to join her if this became necessary.

Resident George Fortier commented again about the fact that construction of the cell tower would require the destruction of trees in the back of the Library property. There was also continued concern about the size of the units at the base of the tower and the fence. Mr. McGrew reiterated that there were no plans to remove any trees, the

preference was to have the cell tower near the back of the Library and that the fence would be a landscape fence not a cyclone fence.

Resident George Foxe urged the audience to get involved if they didn't like what was happening, and if necessary, vote people out of office.

Trustee Arends again assured the audience that the Board was going to listen to the concerns of the Library neighbors. President Siegman explained that the Library Board wanted to make the best decision with input from the library neighbors.

Resident asked if something like this didn't have to go through the Village. Trustee Douglas answered that if the Library proceeds the steps are 1) T-Mobile makes a lease offer; 2) lease negotiations; 3) go before zoning board and 4) go before the Village board.

Mr. McGrew made some final comments. He knows that everyone is concerned about their property. He is a property owner too. Every cell company hires contractors to find sites and negotiate cell tower leases; T-Mobile wants to be here because the need is here; signal strength is an issue.

VII. ADJOURNMENT

Library Board President Barbara Siegman thanked everyone for coming, urged members of the audience to leave their name and numbers and reminded them of the regularly scheduled Library Board of Trustees meeting being held on Wednesday, July 21, 2010 at 7:30 p.m.

The Special meeting of the Library Board of Trustees was officially adjourned at 8:30 p.m.

Mary C. Hudspeath, Secretary
Board of Library Trustees

Proposed Cell Tower Email Comments

I would think that T-Mobile could find a better location for their tower other than in the midst of homes and on Library property. What does the Library get for allowing this tower to be placed on the property? Whatever you do don't replace the flag pole for a T-Mobile Tower. This is the United States of America and our flag should fly everyday on that flag pole.

In general I think a 90 foot tower should be placed somewhere else other than the Carol Stream Library property.

Rose Johnson
592 Bluff Street
Carol Stream, IL 60188-1632

Hi Ann,

No to a 90 foot cell tower.

Thank you!

Rose Calkins

Good Morning, Ann –

Just in case I don't make the meeting, although I hope I do, I have a comment. I live about a block and a half away from the library and am not worried about it causing an issue over here, but I do feel strongly that we should not replace our flag pole. It is very important that we continue to respect our flag as it represents so much to this country.

It seems to me to be a no brainer to put it behind the building, but I am sure there are things I am not realizing as to how it will affect my neighbors who are closer. Hope to see you next Monday. Thanks for listening.

Your Partner in Your Students' Success,
Dawn Cibic

Ms Kennedy,

I believe the library should take advantage of any outside revenue that can be generated without coming to the taxpayers for more money! I am a resident of CS, a taxpayer, and have a library card which I do use and in my opinion, the cell tower on library property to generate revenue is a great idea.

Carl Weckel
250 Arapahoe
Carol Stream

Ms. Kennedy,

On behalf of my family and neighbors I wish to express my complete disapproval of the proposed construction of a cell phone tower. It's even disgusting that the Carol Stream Library would even consider this proposal.

We live in a very nice RESIDENTIAL neighborhood where people take pride in their homes. A 90 foot tower, as well as the equipment building would be an eyesore and will surely bring down property values. Would you like to look at that everyday?

I know it's all about the money. More income for the library. The citizens pay for it again and again.

There are plenty of locations that T Mobile should consider other than a RESIDENTIAL area. I know of only one location in our area where there is a cell tower in a RESIDENTIAL area and that tower was constructed before the homes were built.

In closing I ask that you and the library board tell T Mobile to look elsewhere, perhaps an industrial area where there are similar existing structures.

Sincerely,
John M. Kocol
634 Sunrise Court

Dear Ms. Kennedy

regarding the cell tower on Library property, I think this is a great way to bring revenue to the Library and save taxpayers increases each year.

I have see cell towers that do not look as if they are a tower, I have seen ones that look like a pine tree and a flag pole

I closing I am for this cell tower.

Sincerely,
David DeRango

Hi Ms. Kennedy,

Per your newspaper article, I am a concerned resident of Carol Stream and feel that additional revenue from T-Mobile would help offset the tax increases the library places on the community. I urge you to consider the cell tower to generate revenue during this trying economy. Every other house on my side of the street is vacant or will be vacant as the banks are taking foreclosures. It is imperative we all try to help in any way possible. If our taxes continue to raise people will no longer be able to afford to live in Carol Stream.

Concerned Resident,
Lorrye Clark

Good Afternoon Ms. Kennedy,

My husband and I are not in favor of the T-Mobile cell tower. We live just a few houses away from the library and would not appreciate seen the cell tower. We did read that it would generate money each month but residential is not where it should go. Maybe Armstrong Park or any other parks and disguise as a light pole. Thank you for your time.

Sincerely,

Domenica & Paul Gendusa
552 Hiawatha Drive

We are in favor of the cell tower. It would save the tax payers some money, which is a good thing in this economy.

Dj3diamond@sbcglobal.net Dominick Jeffrey
