

# QA October 17, 2017

Thursday, October 12, 2017 11:44 AM

## F. AWARDS AND RECOGNITIONS:

1. **17-785** Proclaim November 3, 2017 as 360 Youth Services Day
2. **17-792** Proclaim October 22 - 28, 2017 as Naperville Junior Woman's Club Advocates for Children Week

## I. CONSENT AGENDA:

1. **17-763** Approve 09/01/2017 thru 09/29/17 Cash Disbursement for \$31,818,789.28
2. **17-787** Approve the Regular City Council Meeting Minutes of October 3, 2017.
3. **17-686** Approve the Award of Sole Source Procurement 17-042, Accounting Services, to Lauterbach & Amen, LLP for an amount not to exceed \$131,820 and for a one-year term.
4. **17-688** Waive the applicable provisions of the Naperville Procurement Code and Award Procurement 17-038, Bill Print and Mail Services, to AB Data for an amount not to exceed \$202,000 and an 18-month term. (Item 1 of 3)

<b>Q:</b>	<b>AB is requesting a 6% increase in services. This seems relatively high to me. How do verify that the 6% increase is warranted? Is there a system in place to verify the vendor's justification for an increase?</b>	<b>White, Benny</b>
<b>A:</b>	Staff reviews all increases to determine if they are in line with current market conditions. The Bureau of Labor Statistics has predicted an average increase in wages to be 3.2% for 2018. This contract is an 18-month contract spanning 2018 and 2019. A 6% percent increase is consistent with forecasted trends.	Lockwood

5. **17-689** Waive the applicable provisions of the Naperville Procurement Code and Award Procurement 17-193, Electronic Bill Payment, to FIS for an amount not to exceed \$104,400 and an eighteen-month term. (Item 2 of 3; Requires six positive votes)

- 6. **17-690** Waive the applicable provisions of the Naperville Procurement Code and Award Procurement 17-194, Hosted Telephone Provider, to Payments an amount not to exceed \$107,500 and an eighteen-month term. (Item 3 of 3; Requires six positive votes)
  
- 7. **17-762** Approve the Award of Procurement 17-208, Traffic Signal Maintenance and Combination Street Lighting Maintenance, to Meade Electric for an amount not to exceed \$496,595.50, plus a 5% contingency and for a two-year term.

<b>Q:</b>	<b>Surprised that only one company competed for the contract. How long was the RFP out for the public? Is this the norm for the industry?</b>	<b>White, Benny</b>
<b>A:</b>	DuPage County had the signal maintenance contract out to bid for 19 days (July 20 <sup>th</sup> to August 8 <sup>th</sup> ). When the City has bid a traffic signal maintenance contract in the past, the number of bidders has ranged from one to three (with only one bid received on several occasions). Recent signal maintenance contracts in other counties and for the Illinois Department of Transportation have also received only one or two bid proposals. There are a limited number of electrical contractors in the area that are willing to invest in the training, equipment, and 24 hour staff and dispatch system needed to meet the operational requirements of this type of contract.	Hynes

- 8. **17-778** Approve Renewable Energy Grant Program awards of \$50,000 to Midwest Sports and Pain Specialist, \$50,000 to North Central College, and up to \$150,000 to support the community solar installation at the Municipal Center.

<b>Q:</b>	<b>What is the criteria for how the grant applicants are chosen? How many applicants applied for the grant?</b>	<b>White, Benny</b>
<b>A:</b>	Criteria for selecting grant recipients include education & marketing, overall aesthetics, financial and environmental implications, and fairness. The only current applicants for the grant program are the ones recommended for award in this agenda item.	Curran

- 9. **17-786** Approve the appointment of student representatives to City Boards and Commissions.
  
- 10. **17-790** Accept the Public Underground Improvements at TopGolf USA Naperville and authorize the City Clerk to reduce the corresponding public improvement surety.

<b>Q:</b>	<b>Could you explain this?</b>	
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**White,  
Benny**

A: The TopGolf development required new public watermain. The developer's contractor installed the watermain. It has since been inspected and met the requirements for acceptance. This agenda item completes the process to transfer ownership of the watermain to the City.

11. **17-779** Approve the City Council meeting schedule for October, November and December 2017.

12. **17-631** Pass the Ordinance approving a variance to Section 6-16-5: 2.2.1 (Permitted Monument Signs) and Section 6-16-5: 2.2.5.1 (Monument Sign Setback) of the Naperville Municipal Code for the property located at 3027 English Rows - PZC 17-1-080.

13. **17-733** Pass the Ordinance rezoning the subject property located at 2140 Fisher Drive from OCI (Office, Commercial, and Institutional District) to ORI (Office, Research, and Light Industry District) - PZC 17-1-020.

**Q:**

a. **Has the property owner and operator of Seasons Hospice provided any comment on this proposal?**

b. **The text discusses “consistency between the petitioner’s two neighboring properties” and speaks of petitioner’s potential business expansion. If this rezoning is granted now, what are the limits (size, scale, and setbacks) of a structure that petitioner could put on that parcel, in the future? Please compare that to the current zoning.**

**Boyd-  
Obarski,  
Rebecca**

**A:**

A. The owner and operator of Seasons Hospice has not provided any comment on the proposed rezoning.

B. Rezoning the property from OCI to ORI would permit land uses that are consistent with the Petitioner's adjacent parcel, including low nuisance industrial activities and warehousing. The current OCI zoning designation does not permit these uses. Both zoning districts permit professional office buildings.

Kopinski

The ORI zoning district requirements are generally more restrictive than the OCI district requirements. If this property was zoned ORI, the required setbacks in the front and corner side yards would be a minimum of 30 feet (as opposed to 20 feet in the OCI district), and the required setbacks in the rear and interior side yards would be a minimum of 20 feet (as opposed to a 10 ft. interior side yard, and no required rear yard setback in the OCI district). The OCI zoning district has a maximum FAR of 1.5, while the proposed ORI has a maximum FAR of 0.7 and a maximum height of 100 ft. (unless a taller building is approved through a Conditional Use granted by City Council).

The petitioner would be required to provide all parking onsite in either zoning district, which would further impact the final building size.

- 14. 17-776** Pass the Ordinance to establish Temporary Traffic Controls and issue a Special Event and Amplifier Permit for the Turkey Trot on November 23, 2017.
- 15. 17-784** Pass the Ordinance to establish Temporary Traffic Controls and issue a Special Event and Amplifier Permit for the Hometown Holidays/Friends of Little Friends Electric Parade on Saturday, December 2, 2017, consider the Change of Scope, approve the use of SY17 SECA Grant fund underspend to cover City services, and charge the event organizer for any remaining shortfall.

<b>Q:</b>	<b>Please provide the current SY17 under spend and the FY17 under spend, if any.</b>	<b>Boyd-Obarski. Rebecca</b>
<b>A:</b>	The attached table shows the reimbursement amount by event and the total underspend of \$47,820 for FY17 (April 2016-May 2017). Underspend for SY17 (May 2017-Dec 2017) is not complete as several transfers have not yet been made and events have not been held. At this time, too many of the grants have not yet been closed out to make a reasonable estimate, however, based on historical spend, we estimate that there will be sufficient underspend to cover the requested dollar amount.	Gallahue/Hallgren
<b>Q:</b>	<b>Has event sponsor agreed to pay for City Services that are not covered by the under spend?</b>	<b>Boyd-Obarski. Rebecca</b>
<b>A:</b>	Both Little Friends and DNA have been made aware of the recommendation in the agenda item but have not stated their position to staff. Little Friends has stated that it would depend on the total dollar amount required. The SECA Commission has also been notified of the recommendation.	Gallahue

- 16. 17-749B** Pass an Ordinance Repealing and Replacing Section 1-9G-13 of the Naperville Municipal Code pertaining to the Emergency Telephone Systems Board

## **L. ORDINANCES AND RESOLUTIONS:**

- 1. 17-697** Pass the Ordinance approving a conditional use for a cell tower in excess

of 60' in height in accordance with Section 6-13-6 (Conditional Use Permits and Variances) of the Naperville Municipal Code for the property located at 2220 W. 83rd Street (Springbrook Golf Course Cell Tower) - PZC 17-1-070.

Below are additional public comments received for case 17-1-070 and a response from the petitioner. Mattingly

**Q:** **a. As a point of reference, can you provide a location of a 130' tower?**  
**b. What is the height of a street light? Of an electric pole?**  
**c. Are there other cell towers in the area? Of what height?**  
**d. What was the final decision on lighting the tower? Will it be lit?** **Boyd-Obarski, Rebecca**

**A:** Mattingly

A. A 130' cell tower is located at 10S252 Route 59 (off Route 59 abutting White Eagle CC)

B. Generally small cell electric poles are 30'-45' tall. We have four different height for our Street Lighting system. They are as follows:  
 Major Arterials such as Ogden Avenue...47 feet  
 Other Arterials such as Naper Blvd.....40 Feet  
 Collector Roads such as Gartner Road.....32 Feet  
 Residential Neighborhoods.....24 feet

C. Towers around the City vary in height. The closest towers to the property are listed clockwise below:

- a. 1.9 miles to the north (Rickert & Odgen, 2052 W. Ogden Ave) 180' lattice tower (Verizon is a tenant)
- b. 1.8 miles to the east (87th & Modaff, 27W200 W. 87th Street) 75' stealth monopole (Too low and too far SW)
- c. 1.7 miles to the south (Neuqua Valley HS, 2360 95th Street) 120' lattice tower (Verizon is a tenant)
- d. 1.2 miles to the SW (Off Rte. 59 abutting White Eagle CC, 10S252 Rte. 59) 130' monopole (Verizon is a tenant)
- e. 1.7 miles to the NW (Rte. 59 & Ogden, 8S101 Rte. 59) A tower farm with five (5) towers ranging in heights. (Verizon is a tenant)

The closest tower to City Hall is the 118' monopole behind Naperville Central high school in Knoch Park, 423 Martin Ave).

D. The petitioner has provided the following response regarding lighting the tower: The FAA approval does not require any lighting for this tower and the Aero Estates have withdrawn their request to light the tower, so the tower will NOT have lighting.

2. **17-629** Pass the Ordinance approving the Final Plat of Subdivision for The Washington located at 720 N Washington Street, PZC 17-1-088.

<b>Q:</b>	<p>a. <b>Please show where truck deliveries will be made, and explain the size of trucks and frequency of deliveries.</b></p> <p>b. <b>Why is there no school donation?</b></p>	<b>Boyd-Obarski, Rebecca</b>
<b>A:</b>	<p>a. Deliveries will generally be made at the rear of the building (accessing the property from the alley). The petitioner expects the flooring store to generate less than one delivery per week, which will typically be by box truck or UPS truck. The flooring store's inventory and shipping are handled out of a warehouse located off-site. The petitioner anticipates the remaining retail space will be occupied by a similar type of use with similar delivery activity.</p> <p>b. The required school donation is calculated in accordance with Municipal Code Section 7-3-5 (Dedication of Park Lands and School Sites of for Payments or Fees in Lieu of). The developer receives credit for the 3-bedroom and the 4-bedroom homes that were previously located on the property. Because the credit for those 2 homes exceeds the amount that is required for the apartments, no school donation is due.</p>	<b>Evans</b>

Program	Type	FY17 Award	FY17 Actual	Difference
DuPage Children's Museum Debt Service	Existing Agreements	150,000	150,000	-
Riverwalk Maintenance	Existing Agreements	159,491	159,491	-
Contracted Band Concerts, Parades, etc.	Existing Agreements	154,343	154,340	3
Carillon Maintenance	Existing Agreements	122,011	122,011	-
Sportsman's Park Renovation	Existing Agreements	80,000	80,000	-
Special Events Coordinator & Grant Management Software	Administration	70,317	70,317	-
Finance Dept. admin. costs (collection of F&B Tax)	Administration	57,668	57,668	-
Online Grant Management Software	Administration	4,815	4,725	90
InspirED ArtJam	First Year Project (New Initiatives)	1,000	1,000	-
InspirED Story Jam	First Year Project (New Initiatives)	1,000	1,000	-
Adaptive Sports Festival	First Year Project (New Initiatives)	1,800	1,799	1
Naperville's Public Arts Program	Capital Projects	50,000	50,000	-
AWESome Energy	Capital Projects	10,000	10,000	-
Center Stage Theatre	Capital Projects	10,000	10,000	-
Critical Repair Fine Art Center	Capital Projects	1,999	1,582	417
Restaurant Marketing	Promotions	175,000	175,000	-
Spring Musical Theatre Program	Cultural Amenities	2,500	2,500	-
2017 Youth Project	Cultural Amenities	3,000	3,000	-
2016-2017 Season Programming	Cultural Amenities	15,000	15,000	-
2016-2017 Naperville Concert Season	Cultural Amenities	11,000	11,000	-
Naperville Community Concerts	Cultural Amenities	5,000	5,000	-
Fall Moon Festival	Cultural Amenities	6,500	6,500	-
2016-2017 Season Programming	Cultural Amenities	11,000	11,000	-
Riverwalk and Band Shell	Cultural Amenities	6,400	6,400	-
2016-2017 Season	Cultural Amenities	6,500	6,268	232
2016-2017 Kidz Kabarel	Cultural Amenities	13,500	13,500	-
Fine Arts Festival	Cultural Amenities	8,700	8,700	-
Naperville READS	Cultural Amenities	14,000	14,000	-
Ignite the Night	Cultural Amenities	7,000	7,000	-
General Operating	Cultural Amenities	2,800	2,800	-
Various Projects	Cultural Amenities	5,500	5,456	44
NMGC Voices of Hope	Cultural Amenities	9,500	9,500	-
Community Event Coverage	Cultural Amenities	24,000	21,850	2,150
Naperville News17	Cultural Amenities	36,000	36,000	-
2016-2017 Fine Arts Season	Cultural Amenities	20,000	20,000	-
Community Enrichment	Cultural Amenities	5,000	5,000	-
Singing for Seniors	Cultural Amenities	5,000	5,000	-
2016 Season	Cultural Amenities	15,000	15,000	-
Visiting Artists	Cultural Amenities	2,200	2,186	14
Lantern Festival	Cultural Amenities	7,500	7,500	-
Movies in the Park	Cultural Amenities	3,200	3,200	-
FY17 Youth Choral Music	Cultural Amenities	15,000	15,000	-
Chocolate Walk	Special Events without City Services	4,000	3,771	229
New Years Eve Celebration	Special Events without City Services	3,350	1,441	1,909
India Day	Special Events without City Services	1,000	1,000	-
Youth Service Awards	Special Events without City Services	2,000	2,000	-
Day Without Hunger	Special Events without City Services	7,000	7,000	-
Harvest Pow Wow	Special Events without City Services	15,000	15,000	-
Cuisine for a Cause	Special Events without City Services	4,000	4,000	-
NIFF	Special Events without City Services	7,500	7,500	-
Naper Lights	Special Events without City Services	16,400	16,400	-
Juried Fine Art Fair	Special Events without City Services	10,000	10,000	-
Young Adult Art Contest	Special Events without City Services	1,250	1,250	-
Young Adult Music Festival	Special Events without City Services	1,500	-	1,500
Big Band Jazz Festival	Special Events without City Services	14,500	14,500	-
Monach Walk	Special Events without City Services	3,000	3,000	-
Indian Cultural Festival	Special Events without City Services	8,200	8,200	-
International Children's Day	Special Events without City Services	4,000	3,500	500
Hometown Holidays - Friends of Little Friends Parade	Special Events with City Services	14,015	4,792	9,223
Harry Potter Book Reveal	Special Events with City Services	5,500	6,240	(740)
Trick-or-Treat	Special Events with City Services	1,181	1,181	0
Ribfest	Special Events with City Services	170,251	153,683	16,568
Fourth of July Fireworks	City Initiatives	13,300	13,300	-
Fourth of July Shuttles	City Initiatives	26,099	26,099	-
G.L.O.W. 5K Run for Reading	Special Events with City Services	10,855	9,334	1,521
India Day Celebration and Parade	Special Events with City Services	11,345	11,345	0
Riverwalk Fine Art Fair	Special Events with City Services	23,500	23,500	-
All Hallows Eve	Special Events with City Services	863	-	863
Civil War Days	Special Events with City Services	2,680	2,680	(0)
Naper Nights	Special Events with City Services	10,584	10,584	1
Oktoberfest	Special Events with City Services	4,674	2,334	2,340
Last Fling	Special Events with City Services	161,565	152,215	9,350
Turkey Trot	Special Events with City Services	10,879	10,879	0
St. Paddy's Day 5K	Special Events with City Services	6,739	4,643	2,096
Memorial Day Parade	Special Events with City Services	20,977	20,977	(0)
St. Patrick's Day Parade	Special Events with City Services	17,037	17,528	(491)
	<b>TOTALS</b>	<b>\$ 1,924,988</b>	<b>\$ 1,877,168</b>	<b>\$ 47,820</b>





October 10, 2017

The Honorable Mayor Steve Chirico  
Councilwoman Becky Anderson  
Councilwoman Rebecca Boyd-Obarski  
Councilwoman Judy Brodhead  
Councilman Kevin Coyne  
Councilwoman Patty Gustin  
Councilman Paul Hinterlong  
Councilman John Krummen  
Councilman Dr. Benjamin M. White  
Mr. Doug A. Krieger, City Manager

Dear Mayor Chirico, Members of the City Council and Mr. Krieger:

The purpose of this communication is to highlight some of the background and essential facts regarding the proposed communication tower at Springbrook Golf Course.

- In July 2016, the Park District was approached by Verizon representatives who expressed an interest to place a cell tower at Springbrook Golf Course. The northeast corner of this property was selected for its distance from Aero Estates Airport, its distance from homes in the area, its proximity to utilities, and its easy access for maintenance purposes.
- In February 2017, following discussions at the staff level, this request was brought to our board for consideration where it was approved at a regular meeting of the Board of Commissioners.
- Just last month, this proposal was brought to the Naperville Planning Commission who voted to recommend the special use permit to approve this request. City of Naperville staff also voiced their approval of the project.
- Additionally, the Forest Preserve District of DuPage County, although concerned as a neighbor to the golf course, did not oppose this request. In fact, you should be in receipt of a letter stating their concerns without formal opposition to the project.

There are many benefits to moving forward with placing a cell tower on Springbrook's property:

- Naperville residents are requesting better cell service, particularly in this area, which is deemed to be high use. Enhanced cell service would translate to significantly better service for area residents and businesses as well as commuters. Not only is faster and better access a convenience, but it also is a necessity if an emergency call needs to be made. Area residents have been informed of this project through a letter that was sent in August of this year.
- The Park District currently only has two main revenue engines: tax dollars and program fees. It is part of our organization's strategic plan to actively seek additional sources of alternative revenue. At a cost of





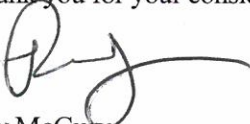
\$36,000/year with escalator, or more than \$1.5m over the 30 years of the contract, a partnership of this kind would undoubtedly benefit our taxpaying residents.

- Placement of the cell tower on public land ensures that rental fees would benefit a government agency that serves the taxpaying public as opposed to being placed on private land and benefitting only that land owner.
- There also is a possibility of other mobile carriers co-locating at the Springbrook site to enhance cellular service to their customers; T-Mobile already has expressed an interest in this regard. This expansion could be accomplished with the single proposed cell tower and additional financial benefit would be realized.
- The proposed cell tower also would serve as a back-up for existing perimeter systems in the area, especially during storms and times of poor cell service.

As an organization that considers itself a good steward of the environment, the Park District is interested in maintaining a healthy ecosystem for wildlife. This is reflected in our core values. The most recent example that demonstrates our commitment in this regard is the three-month study our staff conducted on the use of Roundup and synthetic fertilizers. This culminated in a decision to continue to grow our use of organic products in our parks and playgrounds – a move that was endorsed by the resident-led group, Non-Toxic Naperville. Regarding the proposed addition of a cell tower at Springbrook, our staff, considering the environmental issues at hand, sought out any information regarding bird strikes in DuPage County, and more specifically, Naperville. However, no such data was available. It also is important to mention that this structure would not be unlike many other similar ones such as utility poles, light poles and other cell towers in the general vicinity.

The Park District staff has performed its due diligence throughout the process of vetting this project. As mentioned, we believe that there are many benefits to be derived for residents as a result of this project partnership with Verizon.

Thank you for your consideration,



Ray McGury  
Executive Director  
Naperville Park District

cc: Naperville Park District Board of Commissioners



## Forest Preserve District of DuPage County

35580 Naperville Road  
P.O. Box 5000  
Wheaton, IL 60189

630.933.7200  
Fax 630.933.7204  
TTY 800.526.0857  
[dupageforest.org](http://dupageforest.org)

Via email: [mayor@naperville.il.us](mailto:mayor@naperville.il.us)

October 10, 2017

Mr. Steve Chirico, Mayor  
City of Naperville  
400 S. Eagle Street  
Naperville, IL 60540

Re: File #17-697 Conditional use for a cell tower  
2220 W. 83rd Street  
PZC 17-1-070

Dear Mayor Chirico and Council Members,

The Forest Preserve District of DuPage County thanks you for the opportunity to provide comment on a conditional use for a cell tower in excess of 60' at the Springbrook Golf Course, File #17-697, which is scheduled to be presented during the City Council meeting on October 17, 2017.

The Forest Preserve District owns and manages Springbrook Prairie Forest Preserve which is located across the street from the subject property (to the north and to the east). Forest Preserve District staff have reviewed information provided in a Public Notice, provided by the Park District and their consultant, and discussed at the Planning and Zoning Commission's Public Hearing on September 6, 2017. The Forest Preserve District offers the following comments.

Springbrook Prairie Forest Preserve is one of the largest grassland communities in DuPage County comprising approximately 1,800 acres. Due to its size and composition of tall and short grass prairies, wetlands and wet prairies, and remnant calcareous fens, it is home to many significant bird species. Raptors, such as the state-endangered northern harrier, state-endangered short-eared owl, and state-threatened barn owl have been found here. In addition, numerous species of grassland birds and hundreds of migratory waterfowl utilize the preserve on an annual basis.

All native migratory birds (e.g., waterfowl, shorebirds, songbirds, hawks, owls, vultures, falcons) are afforded protection under the Migratory Bird Treaty Act of 1918. Migratory birds are a federal trust resource responsibility, and the U.S. Fish and Wildlife Service (USFWS) considers migratory bird concentration areas environmentally significant. The USFWS recommends communication towers should not be sited in or near known bird concentration areas.

Due to these high-quality wildlife resources, Springbrook Prairie Forest Preserve was designated as an "Important Birding Area" in Illinois by the National Audubon Society in 2010. More importantly, in 2013, Springbrook Prairie was protected as an Illinois Nature Preserve.

Because of these valuable assets and because of the beauty and value of a broad prairie vista within a highly-developed landscape, the District is concerned about the placement of a new monopole in close proximity to the

preserve. At this time, we are seeking confirmation that the following concerns have been considered and addressed:

- Guidance documents updated in 2016 from the USFWS recommend any proposal to construct a new communication tower should consider collocating communication equipment on existing communication towers. <https://www.fws.gov/migratorybirds/pdf/management/usfwscommtowerguidance.pdf>. Current communication towers exist 1.3 miles to the southwest, 1.7 miles to the northwest, and 1.8 miles to the east. Have the 2016 USFWS guidelines been followed and was a study on collocation options completed?
- As noted in the Planning and Zoning Commission Meeting Minutes for September 6, 2017, Aero Estates has requested the proposed tower be lit. Lighted communication towers increase risk to migratory birds compared to unlit towers. If conditional use is approved, we request an Aircraft Detection Lighting System (ADLS) be installed. Permitted by the FAA, an ADLS maintains a communication tower of any height to be unlit until the ADLS radars detect nearby aircraft, at which time the tower lighting system is triggered to illuminate until the aircraft is out of radar range. At the proposed location, will an ADLS be used?
- Under Part 1075, Title 17, of the Illinois Administrative Code, consultation with the Illinois Department of Natural Resources is required for this project to determine if adverse impacts to state-protected resources may occur. The petitioner has previously provided documentation indicating that project information was submitted to the IDNR's website "for information only" (which is not confirmation that consultation was completed). Was the required consultation with IDNR completed, and was a letter confirming termination of consultation issued by IDNR for this project?

Thank you for considering our concerns. We hope you will allow us the opportunity to review and comment on any revisions to plans as this project moves forward. Please consider this as the Forest Preserve District's request that this letter be read and entered into the public record at the meeting on Tuesday, October 17, 2017. If you have any questions, please contact me at (630) 933-7215.

Sincerely,



Ed Stevenson  
Executive Director

cc: Joseph Cantore, President  
Mary Lou Wehrli, Commissioner, District 5  
Dan Zinnen, Director of Resource Management and Development  
Ray McGury, Executive Director, Naperville Park District (via email: [rmcgury@napervilleparks.org](mailto:rmcgury@napervilleparks.org))  
Eric Schutes, Director of Planning, Naperville Park District (via email: [eschutes@napervilleparks.org](mailto:eschutes@napervilleparks.org))  
Doug Krieger, City Manager, City of Naperville (via email: [kriegerd@naperville.il.us](mailto:kriegerd@naperville.il.us))  
City of Naperville Planning Department (via email: [planning@naperville.il.us](mailto:planning@naperville.il.us))



*Shaping the future for birds*

October 10, 2017

Naperville City Council  
400 S. Eagle Street  
Naperville, IL 60540

RE: Public Hearing Regarding Proposed Cell Tower at Springbrook Golf Course  
PZC Case 17-1-10

Dear Mayor and Members of the Naperville City Council:

I am writing on behalf of the American Bird Conservancy, Great Lakes Office. We are concerned about the construction of a 135-ft. cell tower at the Springbrook Golf Course.

Springbrook Prairie is directly adjacent to the proposed tower location. The Forest Preserve District of DuPage County at Springbrook Prairie is one of three regionally significant grassland bird communities in the state and home to species like meadowlarks, dickcissels, grasshopper sparrows, woodcocks, and bobolinks as well as state-endangered northern harriers, short-eared owls, and Henslow's sparrows. The proposed tower does not adhere to guidelines adopted by the U. S. Fish and Wildlife Service to mitigate impacts of communications towers on birds.

Communications towers are estimated to kill about a million birds per year due to collisions, particularly during migration when many species of bird travel at night. To help reduce the number of birds killed by communications towers, The US Fish and Wildlife Service has established guidelines for siting and operating such towers. The guidelines recommend that the first consideration is to locate new towers with existing tower sites or within existing antenna farms. Furthermore, towers should not be lighted with steady lights which have been shown to increase bird collisions and mortality. The guidelines also recommend that proposed communications towers not be sited in or near wetlands, other known bird concentration areas (state or federal refuges, staging areas, rookeries), known migratory flyways, or in habitat of threatened or endangered species.

Because the proposed cell tower at Springbrook Golf Course requires approval for a zoning variance and conditional use permit, this gives the City Council significant control over its placement and operation. We think it would be reasonable to have the petitioner considered alternatives to the proposed tower that could mitigate the impacts to Springbrook. Furthermore, despite not being required to light the tower with steady-burning red lights by the FAA, the petitioner has proposed to do so. Numerous studies have demonstrated that steady burning red lights greatly increase bird strikes with communications towers. The FCC now mandated that new tall communications towers can no longer have steady burning lights but are required to have flashing lights which are much less harmful to birds – decreasing bird



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strikes by as much as 70%. It also decreases operating costs. Even though the tower in question is not a tall communications tower there is no justification for the steady light.

I encourage you to visit the American Bird Conservancy website for additional information on bird collisions with communication towers. Here is a link that will take you directly to a section that provides more information, resources and links to FAA and FCC guidelines: <https://abcbirds.org/birds-communication-towers/>.

Thank you for your time and consideration. Please feel free to contact me if you have any questions or need additional information.

Sincerely,

Shawn Graff  
Vice President, Great Lakes Region

VIA EMAIL: [mattinglyg@naperville.il.us](mailto:mattinglyg@naperville.il.us)

October 13, 2017

The Honorable Mayor Steve Chirico  
Councilwoman Becky Anderson  
Councilwoman Rebecca Boyd-Obarski  
Councilwoman Judy Brodhead  
Councilman Kevin Coyne  
Councilwoman Patty Gustin  
Councilman Paul Hinterlong  
Councilman John Krummen  
Councilman Dr. Benjamin M. White  
Mr. Doug A. Krieger, City Manager

**RE: PC Case # 17-1-070**  
**Applicant's rebuttal to Mr. Joe Suchecki's October 6, 2017 letter and the Forest Preserve District of DuPage County October 10<sup>th</sup> letter**

Dear Mayor Chirico, Members of the City Council and Mr. Krieger:

Gabrielle Mattingly was kind enough to forward the two letters where Mr. Suchecki and the DuPage County Forest Preserve state reasons they are opposed to our application for a new 130' communications facility at the Springbrook Golf Course. I felt it was important to respond in writing before the October 17<sup>th</sup> City Council meeting and address each one of their concerns:

1. **Mr. Suchecki feels the facility will impact the use and enjoyment of the Springbrook Forest Preserve.** The proposed facility meets all Federal, State and local regulations regarding the placement of antenna facilities. We have Naperville Staff support and received a recommendation for approval from the Planning Commission. We provided a "no effect" letter from the US Fish and Wildlife for the neighboring Springbrook Forest Preserve. EBI Engineering also provided a Natural Resource Review that stated the new facility will NOT impact the natural habitat of the Springbrook Prairie. Mr. Suchecki has a right to his opinion, but he has not provided one Federal or State report that states the facility will be harmful to the Springbrook Forest Preserve habitat. It's also important to note there are existing towers and large utility towers adjacent to the Danada, McDowell Grove, Warrenville Grove and Hidden Lake Forest Preserves.
2. **Mr. Suchecki claims we have not adequately eliminated other candidates and asked why we cannot propose a 60' tower versus 130'.**



- The RF statement and propagation maps we submitted show the need for improved coverage. Verizon needs the 130' height to meet the coverage objective and unfortunately, there are no existing structures in the area able to offer a collocation opportunity, so a new facility is the only option. T-Mobile also submitted a letter of intent to collocate on this tower and needs the next available height of 115' to meet their coverage objective. Anything below 130' will impact the signal range for both carriers and any interested future carriers.
  - Both Verizon and the NPD felt the proposed location of the site is the best since it's located behind the maintenance shed and out of the way. Moving it south puts it on hole number 10 and moving it west puts in at the entrance of the course and closer to Aero Estates runways. The current location is the furthest point from the neighboring subdivisions to the west and south, which makes the most sense and is approved by the FAA.
  - Concealing the antennas inside the tower impacts the collocation opportunities since the antennas need to be stacked. It also requires a much thicker pole to hold all of the required antennas and coax.
3. **Mr. Suchecki feels the 130' monopole does not adhere to the guidelines adopted by the US Fish and Wildlife Service to mitigate impacts of communications towers on birds.**
    - As stated above, we provided a "no effect" approval from the US Fish and Wildlife and Verizon did follow the siting guidelines for new towers.
    - The FAA approval clearly states no lighting is required. Aero Estates requested lighting at the Planning Commission hearing, but has since retracted this request, so the tower will NOT have lighting.
  4. **Mr. Suchecki claims the proposed facility is not compatible with the surrounding residential and recreational uses.** The proposed facility is over 2,300 feet from the closest residence to the west and south. There are several towers in and around Naperville that are only a few hundred feet from residential areas; therefore, we feel we have done an excellent job of locating a new site that meets the coverage objective while maintaining a far distance from the residences. We provided a number of examples at the Planning Commission hearing where towers exist in residential areas. These types of facilities are part of the city landscape and required to keep up with the demand for wireless service.
  5. **The Forest Preserve District of DuPage County references the 2016 USFWS guidelines for locating a communications tower and asked if we considered towers that are 1.7 miles to the northwest and 1.8 miles to the east.** We provided a "no effect" letter from the US Fish and Wildlife and did follow the recommended steps for siting new communications facilities. We presented the coverage maps at the Planning Commission hearing and showed Verizon is already a tenant on the towers the DCFP asked about above and there is still a coverage gap. Knowing there are no viable collocation opportunities in the area, the only viable option to address the coverage gap for Verizon and T-Mobile is the proposed site.
  6. **The FPDC is requesting an Aircraft Detection Lighting System to be installed to manage the tower lights.** The FAA approval does not require any lighting for this tower and the Aero Estates have withdrawn their request to light the tower, so the tower will NOT have lighting.

7. **The FPDC asked if we consulted with the Illinois Department of Natural Resources.** Verizon completed their obligations under NEPA (National Environmental Policy Act) and concluded no effect for federal and state listed species. The EBI Engineering biologist reviewed the IDNR resources and completed a Natural Resources Review. Central States Tower and Verizon are *not required* to complete an IDNR study per federal and state guidelines.

I look forward to presenting this material and answering any of your questions on October 17th.

Sincerely,

Ray Shinkle

Ray Shinkle  
Insite RE, Inc.  
Authorized agent for Central States Tower and  
Verizon Wireless

October 12, 2017

The Honorable Mayor Steve Chirico  
Councilwoman Becky Anderson  
Councilwoman Rebecca Boyd-Obarski  
Councilwoman Judy Brodhead  
Councilman Kevin Coyne  
Councilwoman Patty Gustin  
Councilman Paul Hinterlong  
Councilman John Krummen  
Councilman Dr. Benjamin M. White  
Mr. Doug A. Krieger, City Manager

**Re: PC Case # 17-I-070  
Response to Forest Preserve District of DuPage County Concerns  
Regarding Proposed Wireless Communications Tower Facility  
2220 West 83<sup>rd</sup> Street, Naperville, IL**

Dear Mayor Chirico, Members of the City Council, and Mr. Krieger:

*EBI Consulting (EBI)*, on behalf of *Central States Towers III, LLC (Central States Towers)* appreciates the opportunity to address concerns raised by the Forest Preserve District of Du Page County (FPD), in their October 10, 2017 letter (see attached).

Specifically, the purpose of this letter is to offer *Central State Towers'* and *EBI's* comments with regard to the following concern expressed by the *FPD*:

*"Under Part 1075, Title 17, of the Illinois Administrative Code, consultation with the Illinois Department of Natural Resources is required for this project to determine if adverse impacts to state-protected resources may occur. The petitioner has previously provided documentation indicating that project information was submitted to the IDNR's website "for information only" (which is not confirmation that consultation was completed). Was the required consultation with IDNR completed, and was a letter confirming termination of consultation issued by IDNR for this project?"*

Wireless communications tower facilities such as this proposed facility, are subject to the authorization and licensing procedures of the Federal Communications Commission (FCC). As an FCC-licensed facility, the authorization of the proposed installation is considered a federal undertaking and is therefore subject to federal National Environmental Policy Act (NEPA) review, and specifically with the FCC's NEPA implementing procedures set forth in 47 CFR §1.1301-1.1319. *EBI* was contracted by *Central States Towers* to complete a NEPA environmental review in accordance with the FCC's implementing rules.

As part of this NEPA review, *EBI* utilized the Illinois Department of Natural Resources (IDNR) online database tool (EcoCAT) to obtain Illinois Threatened and Endangered species and Illinois Natural Areas Inventory (INAI) data for

the vicinity of the proposed facility. Accordingly, when prompted by the system indicate the purpose for utilizing EcoCAT, *EBI* indicated that it was for the purposes of “federal agency actions (including NEPA compliance).”

*EBI*'s NEPA review, and specifically its assessment of effects on natural resources as summarized in the May 23, 2017 Natural Resources Review letter report, was completed by a qualified biologist in accordance with FCC NEPA implementing procedures.

Should you require additional information, please do not hesitate to contact the undersigned.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Devon Pavlek". The signature is written in a cursive, flowing style.

Ms. Devon Pavlek  
EBI Consulting-Senior Project Manager  
773-746-6766  
[dpavlek@ebiconsulting.com](mailto:dpavlek@ebiconsulting.com)

## Mattingly, Gabrielle

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**From:** Ray Shinkle <shinkle@insite-inc.com>  
**Sent:** Thursday, October 12, 2017 10:12 AM  
**To:** Mattingly, Gabrielle  
**Subject:** FW: Monopole IL-00-5715 (Springbrook Golf Course)

FYI. I will include this is my rebuttal letter today.

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**From:** Mike Pastore [REDACTED]  
**Date:** Thursday, October 12, 2017 at 9:55 AM  
**To:** Ray Shinkle <shinkle@insite-inc.com>  
**Cc:** [REDACTED]  
**Subject:** Monopole IL-00-5715

Ray,

Pursuant to our telephone conversation yesterday, and in the spirit of cooperation with the DuPage County Forest Preserve, the Naper Aero Club Board of Directors wishes to withdraw our request that steady burning red lights be mounted on the subject tower. If there is a change to the FAA's position or if we discover pertinent safety issues - including interference with our instrument approach should future FAA flight checks make such a determination - we may revisit this request. But, for now, we are happy to let it go.

Thank you so much for your cooperation and assistance in this matter. If you have any further questions, please do not hesitate to contact me.

Best Regards,

Michael Pastore  
President, Naper Aero Board of Directors  
Certificated Flight Instructor, FAA Safety Team Representative

[REDACTED]