

City of Zion Planning and Zoning Commission

Juanita Winfrey, Chairperson

Jim Bowman

Howard Burkemper

Ernest Isley

Bruce Quinn

Mamie McNutt

Gabe Garriga

Meeting Minutes

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

Thursday, March 5, 2015, 7:00pm

ZION CITY HALL COUNCIL CHAMBERS

I. Opening Protocol

- Call to Order

Acting Chairman Isley called the meeting to order at 7:00pm.

- Attendance

Jim Bowman, Howard Burkemper, Ernest Isley, Mamie McNutt and Bruce Quinn were present. Juanita Winfrey and Gabe Garriga were excused. Also present was Rich Ianson, Director of Building Zoning, Paula Randall, City Attorney.

- Approval of Agenda

It was motioned by Howard Burkemper and seconded by Bruce Quinn to approve the Agenda with the following changes:

- Under Opening Protocol, change December 4, 2015 to December 5, 2014.

Vote: Jim Bowman, aye; Howard Burkemper; aye; Ernest Isley, aye; Mamie McNutt, aye; Bruce Quinn, aye. Motion passes.

- Approval of the meeting minutes from December 4, 2014

It was motioned by Howard Burkemper and seconded by Jim Bowman to approve the meeting minutes as presented.

Vote: Jim Bowman, aye; Howard Burkemper; aye; Ernest Isley, aye; Mamie McNutt, aye; Bruce Quinn, aye. Motion passes.

At this time, Acting Chairman Isley swore in all audience members who would be speaking towards any of the dockets.

II. Public Hearings; Swearing in.

1. Docket 15-Z-1

Petitioner: National Wirelesss Ventures, LLC

Request: Seeking a Special User permit to erect a cell phone tower at 2211 Hebron Avenue.

Director Ianson stated that the property is currently zoned as Highway Business. The petitioner is seeking a Special Use Permit for the erection of the cell tower. This is a permitted use with a special use.

Mr. Bob Stapleton, National Wireless Ventures, LLC, 1900 West Acre, Joliet IL, stated that Horvath Towers has entered into a twenty-five (25) year lease term with the Zion Park District for the subject property for the tower. Mr. Stapleton gave a synopsis of his background and how wireless technology has evolved over time. Using several handouts for reference, Mr. Stapleton identified the coverage area and issues and how the tower would address these issues. Chairman Isley asked what would happen after 25 years. Mr. Stapleton stated that the lease agreement will either be renewed or the tower will be dismantled.

Mr. Burkemper asked how many towers have been built in residential areas. Mr. Stapleton stated there are many towers that are adjacent to residential areas. Hoffman Estates, Schaumburg and Darien County were mentioned as locations where towers were built in or adjacent to residential areas. At this time, Mr. Stapleton showed the Commission and members of the audience what the cell tower would look like when erected.

Mr. Burkemper shared his concerns for the plans, which reference a gravel driveway, making mention that our code requires all driveways to be asphalt. Director Ianson stated that these plans have not been approved and still needs to go through the plan review process. Mr. Stapleton assured Mr. Burkemper that this would be corrected.

Mr. Bowman shared his concerns for safety regarding the Federal Aviation Association (FAA) given the height of the tower. Mr. Stapleton stated that all sites have been approved and registered with the FAA.

Mr. Bowman asked if there would be any problems with vandilism that would be dangerous to the public. Mr. Stapleton stated that copper theft would be a concern. Mr. Bowman asked Director Ianson if this would prove to be hardship for the Police Department. Mr. Ianson said no. Mr. Stapleton added that there is an alarm that notifies the agency if someone goes in unannounced. Mr. Quinn asked if video surveillance would be used. Mr. Stapleton stated that video surveillance is used but not at all sites.

Mr. Burkemper asked who would be responsible for the tower if it fails. Mr. Stapleton stated that Horvath is the owner and would be responsible.

Dan Lucy, 2217 Hermon Avenue, shared his concerns for the tower being erected. He mentioned that he does not believe the tower will increase his property value and the monthly lease payments to the park district will not lower his taxes.

After reviewing the Findings of Facts, it was motioned by Howard Burkemper and seconded by Mamie McNutt to deny the request. Vote: Jim Bowman, nay; Howard Burkemper; aye; Ernest Isley, aye; Mamie McNutt, aye; Bruce Quinn, aye. Motion passes.

2. Docket 15-Z-2

Petitioner: Four Points Land Surveying, Inc

Request: seeking to subdivide parcels at 4000 Route 173.

Director Ianson stated that the request is being made to build a Murphy's Oil Gas Station/Convenience store at the southeast corner of the lot. Mr. Burkemper asked if it would affect any other entrances. Director Ianson stated no. Attorney Randall asked if this has been through Pre-Development. Director Ianson stated it has been through Pre-Development on two different occasions and added that staff supports this project.

Mr. Burkemper asked if any zoning changes would be needed. Mr. Ianson stated no.

Mr. Bowman asked how many thousands of gallons of fuel will be stored there. Norman Ellerbrock, Four Points Land Surveying, Inc., 4950 CR403, Palmyra MO, stated that he is not involved with the site development portion.

Mr. Burkemper asked how big would the new lot be. Mr. McCullough stated about .87 acres. Mr. Bowman asked how big would the building be? Mr. McCullough stated about 1400 square feet. He added that there would be four (4) pump islands.

After further discussion, it was motioned by Mr. Burkemper and seconded by Mr. Bowman to recommend approval of the petitioner's request. Vote: Jim Bowman, aye; Howard Burkemper; aye; Ernest Isley, aye; Mamie McNutt, aye; Bruce Quinn, aye. Motion passes

III. Old Business

There was none.

IV. New Business

1. Discussion regarding Comprehensive Plan Update per City Staff

City staff gave a report on the progress of the Comprehensive Plan update. A formal presentation will be made to the Planning and Zoning commission in April by Teska Associates.

V. Public Participation

Director Ianson stated that due to early voting, the April Planning and Zoning meeting will be held on Thursday, April 9th at 7:00pm.

VI. Adjourn

It was motioned by Mr. Quinn and seconded by Mr. Burkemper to adjourn the meeting.

Vote: Jim Bowman, aye; Howard Burkemper; aye; Ernest Isley, aye; Mamie McNutt, aye; Bruce Quinn, aye. Meeting adjourned at 8:31pm

Minutes Recorded by: _____