

Planning and Zoning Commission Minutes
July 9, 2014

The July 9, 2014 meeting of the Planning and Zoning Commission was called to order by Chairman Bonfanti at 7:00 p.m. Roll call was taken as follows:

Present: Bonfanti, Henley, Kamide, Schmitt, Veenstra

Absent: Fotopoulos, Mytych

Also Present: Trustee McDermott, Trustee Layne and Arlene Kollar, Village of Addison

PUBLIC HEARING

1. File #PZ-14-07, consideration regarding amending the Planned Unit Development Agreement (PUD) for the Addison Town Center as it pertains to the Medinah Shriner's property at 550 N. Shriner's Drive in the B2 Community Business District, with a Special Use for a Planned Unit Development, to permit an amateur radio communications tower measuring 120 feet high, to be located at the rear of their property.

Petitioner: Michael J. Molloy, Station Manager-Medinah Shrine Amateur Radio Club

P.I.N.: 02-24-400-037

Mr. Michael Molloy, Station Manager of Medinah Shriner's was present and sworn in. Mr. Molloy stated that they are proposing an amendment to the PUD of the Shriner's property, known as Addison Town Center Property. Mr. Molloy stated they are looking to put an amateur radio communications tower that will be constructed behind their property and not to exceed 120 feet in height. It will be a telescoping tower which will be in the lower position most of the time, it will only be raised when it is in use. Mr. Molloy stated this will be used for amateur radio communications to provide communications throughout the world. With this we will be running training classes for members of the community as well as our members for anyone who is interested in becoming an amateur radio operator. The Shriner's are making themselves available to the Fire and Police Departments if they so need our communication equipment.

Chairman Bonfanti asked if the Plan Commission had any questions. Chairman Bonfanti asked how often there is a broadcast. Mr. Molloy stated they have 20 members in the club that have the opportunity to operate it any time during business hours, maybe 3 to 4 times a week. Mr. Schmitt asked why the need for an amateur radio tower with today's communications that is out there. Mr. Molloy stated that amateur radio has been a pioneer for 100 years in all of our communication. Everything that we use today including cell phones was pioneered by amateur radio operators. The primary reason why it is so popular is that it incorporates a lot of different aspects of communication and is used a great deal in emergency communications.

Mr. Kamide asked if you can communicate throughout the world. Mr. Molloy stated yes. Mr. Kamide asked how the Fire and Police departments get into this. Mr. Molloy stated it would depend on how the departments want to structure it. Mr. Schmitt stated that you are showing a 72 foot tower, but asking for a 120 feet. Mr. Molloy stated the tower is a 72 foot tower. On top of the tower there will be a rotor that will drop down to about 8 to 10 feet below the tip of the tower. Inside the rotor there will be a 2 or 3 inch diameter pipe that will extend up pass the end of the tower. Mr. Kamide asked what is the wattage for the tower. Mr. Molloy stated it is 1500 watts. Mr. Kamide stated at 1500 watts is there any indication that it would create any interference with any other electronic devices in the proximity. Mr. Molloy stated years ago yes but today no. Mr. Schmitt asked what do you mean by retractable? Mr. Molloy stated that on Page 2 in Appendix C you will see that there is a 4 foot overlap in each one of the sections and those each retract down so when the tower is completely retracted the maximum height will probably be around 25 and 30 feet. Mr. Schmitt asked about the antenna. Mr. Molloy stated the antenna is horizontal and there would not be much on top of that. Chairman Bonfanti asked if there were anymore questions. There were none. Chairman Bonfanti asked if the audience had any questions. There were none. Chairman Bonfanti asked for positive and negative testimony.

POSITIVE TESTIMONY:

None

NEGATIVE TESTIMONY:

None

Chairman Bonfanti asked for closing remarks. There were none. Chairman Bonfanti closed the public hearing for File #PZ-14-07.

2. **File # PZ-14-08**, consideration regarding the pre-annexation, resubdivision and rezoning of approximately 0.57 acres of vacant land (Lots 8 and 9) at 17W564 Woodland Avenue to be zoned R1 Single Family Residence District.

PIN #: 03-22-308-010

Petitioner: N. Daniel Mehmeti

These files were advertised in the June 23, 2014 issue of the Daily Herald Newspaper.

Chairman Bonfanti stated that he received a letter from the DuPage County Forest Preserve District stating that they have no negative comment on this development.

Mr. Mehmeti was present and sworn in. Mr. Mehmeti stated that he has been a resident for 13 years and bought the lot across the street from where he currently lives.

Mr. Mehmeti purchased the lot and now would like to build a single family home on it. The lot is over a half acre; it is one parcel but consists of two lots (Lots 8 and 9). There are no variances for this new home. Mr. Mehmeti submitted to the Village a Plat of Annexation and Resubdivision in order to annex the property in and then consolidate it to one lot to build one single family home.

Chairman Bonfanti asked if the Plan Commission had any questions. Mr. Schmitt stated when they typically come in for annexation, there are house plans and elevations that go with it. He asked if there are any other stipulations as to how it is going to be built. Ms. Arlene Kollar stated that plans are submitted in the packet. There are elevation plans and a site plan of how the house is proposed to fit on the lot itself. Chairman Bonfanti asked if the Plan Commission had anymore questions. There were none. Chairman Bonfanti asked if the audience had any questions. There were none. Chairman Bonfanti asked for positive and negative testimony.

POSITIVE TESTIMONY:

None

NEGATIVE TESTIMONY:

None

Chairman Bonfanti asked for closing remarks. There were none. Chairman Bonfanti closed the public hearing for File #PZ-14-08.

BUSINESS MEETING

1. Consideration to approve the minutes from the June 11, 2014 meeting.

Mr. Veenstra made a motion to approve the minutes of the June 11, 2014 meeting, which was seconded by Mr. Kamide. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

2. Consideration of File #PZ-14-07 as described above.

Mr. Veenstra made a motion to recommend approval, which was seconded by Ms. Henley. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Mr. Schmitt voted no. Mr. Schmitt stated that 60 feet across by 25 feet high is like a billboard and it will be 120 feet in the air. Mr. Schmitt stated that he hasn't seen anything like that and didn't feel it was presented well. Motion carried.

3. Consideration of File #PZ-14-08 as described above.

Mr. Veenstra made a motion to recommend approval, which was seconded by Mr. Schmitt. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

4. Other business at the discretion of the Chairman.

Chairman Bonfanti asked if there was anymore business. Hearing none, Ms. Henley made a motion to adjourn the meeting at 7:30 p.m., which was seconded by Mr. Kamide. Motion carried.

Respectfully submitted,

Georgianne Prince
Georgianne Prince

PLEASE SIGN IN

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