

**CHANNAHON PLANNING AND ZONING COMMISSION  
MEETING**

**July 16, 2012**

Chairperson Karen Ciarlette called the meeting to order at 5:30 pm.

Chairperson Ciarlette led the Pledge of Allegiance.

Chairperson Ciarlette asked for a Roll Call.

Commissioners present: Karen Ciarlette, James Proffitt, Casey McCollom, Chantal Host and Jeff Simon. Also present were Director of Community Development Mike McMahon, Administrative Assistant Lydia Ledesma and Village Attorney David Silverman.

A quorum was declared present.

**Approval of the April 9, 2012 Minutes**

James Proffitt made a motion to approve the June 11, 2012, meeting minutes. Seconded by Casey McCollom.

**VOTE: ALL AYES**

**MOTION CARRIED**

**An Ordinance to amend a Special Use Permit for the installation of a Personal Wireless Facility and a Telecommunication Tower at Pioneer Path School – Public Hearing**

Chairperson Ciarlette asked for a motion to open the public hearing.

Jeff Simon made a motion to open the public hearing. Seconded by James Proffitt.

**VOTE: ALL AYES**

**MOTION CARRIED**

Mr. McMahon presented the Ordinance to amend a Special Use permit.

On August 15, 2011, the Village Board approved Special Use Permit Ordinance 1660 to allow Channahon School District 17 to install a point-to-point wireless network between Channahon Junior High School (CJHS) and Three Rivers Schools (TRS).

The project called for the construction of three sided triangular towers and antennas at CJHS and TRS but no tower at PPS. At PPS a mast pole was installed only 5 feet above the highest roof line to house the equipment.

After installation it was discovered that the trees blocked the line-of-sight between CJHS and PPS. The solution is to install a triangular tower on the roof of PPS to regain the line-of-sight. The tower will rise 30' above the roof line.

The Village's Telecommunication Ordinance requires personal wireless facilities and towers to receive a special use permit which requires the following requirements to be met:

- (1) The use will not materially endanger the public health or safety if location where proposed and developed according to the plan submitted.
- (2) The use meets all required conditions and specifications.
- (3) The petitioner has satisfied the co-location requirements listed herein.
- (4) The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity.
- (5) The use meets all FAA and FCC standards and other applicable federal, state, or other standards.
- (6) The location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in conformity with the general plan of development for the area.
- (7) The separation distance from other towers or PWF's is not to be less than 1,500 feet.
- (8) The applicant has attempted to locate their PWF's on suitable existing structures within the area and certify none exist.

Staff feels this project complies with the above criteria and recommends approval of the ordinance.

PZC Commissioners clarified that this is a replacement not an addition and is in compliance with 1-2. The climbing shield will be added as requested.

Jeff Simon made the motion to close the public hearing. Seconded by Casey McCollom.

**VOTE: ALL AYES**

**MOTION CARRIED**

Motion is to recommend approval to amend Special Use Permit Ordinance 1669 to allow the Channahon School District 17 to install a tower and PWF at Pioneer Path School as depicted in the attached materials.

Chantal Host made a motion to recommend approval. Seconded by Casey McCollom.

**VOTE: ALL AYES**

**MOTION CARRIED**

Mr. McMahon commented that the board approved the ordinance to allow structures to be built on lot lines, and we have received a request to build a pool. The resident would rather not subdivide or create one lot as we would like for an accessory structure to be attached to the primary structure. He was told that he would have to subdivide or create a new plat to combine the lot. There was discussion at the planning level, if there is another way around that we can look at that we can take that up later.

He reported that foreclosures filings are still up and we have about 170 properties in distress which staff continues to monitor and tract them. There are a couple of new construction permits in the works.

Staff met with the Will – Grundy County Builders Association last week. We have talked about a stimulus program as well as. They will be coming forward with two proposals. One to lower the per acre value and ask the village to create a stimulus program. The village currently is delaying receipt of the building permit fee due to builders having difficulty obtaining a construction loan from the banks.

Casey McCollom made a motion to adjourn the meeting at 5:45. Seconded by James Proffitt.

**VOTE: ALL AYES**

**MOTION CARRIED**