

**TOWN OF NORMAL ZONING BOARD OF APPEALS
REGULAR MEETING THURSDAY, OCTOBER 15, 2015, 5:00 P.M.
COUNCIL CHAMBERS, UPTOWN STATION
11 UPTOWN CIRCLE, NORMAL, IL**

Members Physically Present:

Mr. Anderson, Mr. Palmgren, Mr. Blakney, Mr. Schaab, Ms. Hood, and Ms. Brand

Members Absent:

Mr. Penn

Others Present:

Director of Inspections, Greg Troemel, Town Planner, Mercy Davison, Town Engineer, Gene Brown and Office Associate, Sheila Elgin

Call to Order:

Chairman Anderson called the meeting to order at 5:00 p.m. and noted a quorum was present.

Approval of Minutes:

Mr. Blakney moved, seconded by Ms. Brand, to approve the minutes of the August 20, 2015, meeting. Motion to approve carried 6-0.

Public Hearings:

a. 15-10-14-SU: Special Use Permit, 1324 Ft. Jesse Rd. (Cell tower)

Ms. Davison reviewed the staff report. She said that the applicant wishes to erect a cell tower on a site that is presently an industrial use salvage yard located between Ft. Jesse Rd. and the railroad tracks. Access will be off of Ft. Jesse Rd. The proposed 105' height meets code. Variations are requested for separation from the residential district and subdivision requirements. If measuring from the property line, the distance is 147.5' as requested by the applicant. The distance from the site is approximately 325' from residential zoning. Code requires 500'. Normally we do not permit development on a lot that is not recorded. The property has not been subdivided and we don't want the 80' x 80' cell tower site to be subdivided until further development. Landscaping will meet code.

Mr. Chris LaValle, 20 N Martingale Rd. #440, Schaumburg, IL was sworn in by Chairman Anderson. Mr. LaValle said that they wished to erect a 105' monopole.

Verizon will be located at 95' and there is room for future co-location. There will be a 7' fence around the site. Access will be off of Ft. Jesse Rd. The request for a variation for the distance to residential zoning is less due to measuring from the site rather than the property line.

Mr. Blakney asked if the tower would be available to others. Mr. LaValle said yes. They do not have any tenants lined up currently, but they will market and it will be built for other carriers. Mr. Blakney asked if guy wires would be needed since it is a monopole. Mr. LaValle said no. Chairman Anderson asked if there was space for other carriers. Mr. LaValle said yes.

There was no one else to speak regarding the application and the public hearing was closed.

Chairman Anderson asked if staff had any concerns. Ms. Davison said there were none. Chairman Anderson asked if there was any probability of subdividing in the near future. Ms. Davison said no, there are no current prospects. Mr. Troemel said that there are currently tenants on the site that have explored expansions, but subdivision will prompt utility extensions that will be costly.

Mr. Brown said that the requirement of the tower being at least 500' from residential zoning is in case it would blow over, it would not reach any other property.

Mr. Troemel said that the additional tower demand is driven by data usage. We have gone 10-15 years without adding any towers until recently. Chairman Anderson said that the demand has certainly increased.

Mr. Blakney moved, seconded by Mr. Schaab, to recommend approval of the Special Use application to Council with the requested variations.

Ayes: Mr. Schaab, Ms. Hood, Mr. Blakney, Mr. Palmgren, Ms. Brand and Mr. Anderson

Nays: None

Motion declared carried.

Other Business:

Chairman Anderson said that he would like to thank staff and the Town for allowing them to attend the regional conference. He said that we are doing things the right way. He also attend the State of McLean County at IWU. The City of Bloomington received the Daniel Burnham award.

Mr. Blakney moved, seconded by Mr. Palmgren, to elect Mr. Anderson and Ms. Hood to continue as Chairman and Vice Chairperson. Motion carried 6-0.

Mr. Palmgren noted that the former Pizza Hut on College Ave. had been torn down after requesting variations for the property. Mr. Troemel said that there had been a change of plans and the new building will be built to code.

Adjournment:

There being no further business, Mr. Schaab moved, seconded by Ms. Brand, to adjourn the meeting at 5:25 p.m.

Respectfully submitted,

Sheila Elgin
Office Associate