

**Village of Prairie Grove
Planning & Zoning Commission
Public Hearing Meeting Minutes
December 8, 2009**

1. Call to Order: Chairman Bob Gray called this Public Hearing to order at 6:04 PM.

2. Roll Call: Commissioners Paul Ciezak, Bob Moravec, Steve Kulovsek, Robin Pendergrast, Bob Saley and Chairman Bob Gray all present. Commissioner Chris Kremer absent.
Administrator Smith, Building Inspector Knudsen and Clerk Minor present.

3. Public Comment:

Tom Lillegard of 2025 IL Rt. 176 stated that he is here representing his wife and himself regarding the request for a T-Mobile cell tower at the Faith Community Church. The Church is an excellent neighbor. He trusts that this cell tower will be done properly. They are not members of the church but they are the only direct neighbors to the Church. They are strongly in support of this request and recognize the Church's need for the revenue. He believes this is an issue about saving the Church. He stated that people need cell phones just like people need the power that the Com-Ed power lines provide. He would like to help our local Church and he asked the Board for their consideration and support in this request.

Marcia Millman of Nunda Neighbors stated that she lives within several hundred feet of the proposed site and that she is against the proposed tower. She would like to see more guidelines and control for the placement of cell towers by local governments. She is concerned with the lasting health effects with the Cellular Industry and that this is a profit driven industry. She would like a say as to what happens in her neighborhood. She encouraged the Planning & Zoning Commission to google "Radiation Poisoning in America".

Georgine Cooper of Faith Community Church stated that the Church has always been a good neighbor. She stated that the land owner is asking for an appropriate land use.

Lindsey Halpern Givens, Minister of Faith Community Church and resident of Prairie Grove. She stated that the Church is trying to be good stewards of the land and the church.

Bob Halpern Givens stated that at the last meeting a question was asked regarding whether the Village would receive any revenue from this tower. He stated that the Village receives a 1% municipal tax.

4. Consent Agenda: Motion by Bob Moravec, 2nd by Chris Kremer to Approve the T-Mobile Hearing Meeting Minutes of October 5 and the Rt. 176 Corridor Plan Hearing Meeting Minutes of October 5, 2009 with one revision. All Ayes, Motion carries.

5. New Business:

Discussion Regarding Staff Report of October 5, 2009 Meeting:

Bob Moravec had a question on the height restriction of 100 ft and if there could be more than one user on the tower. Charles Mott of T-Mobile stated that some towers are 120 ft. or taller. Mr. Mott also stated that there could be co-users. He stated that T-Mobile needs 10-15 feet of separation for co-users and that it's better to co-locate with 120 ft. tower.

Steve Kulovsek asked about the height of the towers interfering with flight for life helicopters. Mr. Mott stated that all towers are approved by the FCC.

Discussion of Draft Ordinance:

Robin Pendergrast stated that companies should co-locate on towers. He questioned if we could ask T-Mobile to increase the height of the proposed tower so co-location is possible. This way it may be possible to decrease the amount of towers. Attorney McArdle suggested that we should drop the height requirement on the ordinance.

Administrator Smith further stated that the ordinance is self regulating in that it restricts setbacks according to tower height as well as other requirements for location within certain zoning classifications within the Village.

Adopt a Recommendation Regarding the Proposed Wireless Telecommunications Ordinance:

Motion by Bob Saley, 2nd by Robin Pendergrast to Recommend Amending the Prairie Grove Zoning Ordinance to Add Rules and Regulations Regarding Wireless Telecommunication Towers and Antennas and to Eliminate the Height Restriction. On a Role Call Vote: All Commissioners voted aye. Motion carries.

Adopt a Recommendation Regarding the Proposed Changes to Fence Regulations:

Building Inspector Knudsen gives an overview of his staff report regarding proposed changes to fence regulations.

Steve Kulovsek stated that we should allow fences in the front for larger parcels such as a 5 acre estates.

Bob Saley stated that this was a little vague, a good start but it may need more revisions. Some more thought may be needed regarding materials and setbacks.

Steve Kulovsek stated that privacy fences should not be allowed on the lot line.

Chairman Gray asked if the Commissioners wanted to make a motion regarding fences. No Commissioner made a motion so the fence recommendation fails.

Adopt a Recommendation Regarding the Proposed Changes to the Definition of Swimming Pools:

On August 24, 2009 Jim Molitor, President of Oak Grove Homeowners Association came before the Planning & Zoning Commission asking the Village to consider revising their definitions of a pool specifically changing the depth to 18" and 8 ft. in diameter and the surface area of more than 50 square feet. At that time Chairman Gray asked that Inspector Knudsen do some research regarding pools and bring back his recommendation to the Planning & Zoning Commission for consideration.

Administrator Smith stated that research had been done as late as today regarding the height in which to regulate swimming pools. Currently we regulate anything over 24". Anything over 24" would be required to have a fence surrounding it. She further stated that staff has concerns with over regulating uses.

Mr. Molitor stated that his main concern is safety. People keep the new portable pools up longer with the use of pumps. He stated that he would like to see us change the regulations from 24" to 18" or the surface area of more than 50 square feet.

Motion by Steve Kulovsek, 2nd by Robin Pendergrast to Recommend the Proposed Changes Regarding the Definition of the Term Swimming Pool in the Ordinance as written.

On a Roll Call Vote: Commissioner Paul Ciezak voted nay and Commissioners Bob Moravec, Steve Kulovsek, Robin Pendergrast, Bob Saley and Chairman Bob Gray all voted aye. Motion carries.

6. Old Business:

Adopt a Recommendation regarding the T-Mobile Special Use Permit:

Motion by Paul Ciezak, 2nd by Bob Moravec to Recommend the Special Use Permit for T-Mobile. **On a Role Call Vote: All Commissioners voted aye. Motion carries.**

7. Adjournment: Motion to adjourn by Robin Pendergrast, 2nd by Bob Saley to close this Public Hearing at 7:10 PM. **All Ayes, Motion carries.**

**Respectfully Submitted by:
Kim Minor, Village Clerk**