

# MEETING MINUTES



**Village of Homewood  
Planning and Zoning Commission  
Thursday, May 25, 2017  
7:30 p.m.**

**Village Hall Board Room  
2020 Chestnut Road  
Homewood, IL 60430**

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**CALL TO ORDER:** Chairman Sierzega called the meeting of the Planning and Zoning Commission to order at 7:30 p.m.

**ROLL CALL:** Members Bransky, O'Brien, Alfonso, Johnson and Chairman Sierzega were in attendance. Member Planera and Cap were absent. Present from the Village was Economic and Community Development Director Angela Mesaros. There was one person in the audience.

**APPROVAL OF MINUTES:** Chairman Sierzega asked if there were any corrections or changes to the minutes of May 11, 2017. Member O'Brien had one correction on page 2. Add the word "not" after "is" to the sentence that reads *Ms. Buntin is going to take the children to is a fenced in park*. There being no further corrections or changes Member O'Brien made a motion to approve the minutes of May 11, 2017, as submitted; seconded by Member Bransky.

**AYES:** Members Alfonso, Bransky, O'Brien and Chairman Sierzega

**NAYS:** None.

**ABSTENTIONS:** Member Johnson

**ABSENT:** Members Planera and Cap

Motion passed.

**PUBLIC COMMENT:** There were no comments.

## **REGULAR ORDER OF BUSINESS:**

**PUBLIC HEARING – CASE NO. 17-17:** A request filed by SAC Wireless for MediaOne (Comcast) for a Special Use permit and height variation to locate antennas on an existing personal wireless service facility on the property at 650 Ridge Road located in the B-4, Shopping Center zoning district.

Chairman Sierzega noted that a legal notice was published in the *Daily Southtown* on 5/10/2017; letters were sent to the properties within 250 sq. ft and no comments were received.

Chairman Sierzega noted that SAC Wireless had submitted an application to place new antennas on an existing personal wireless service facility at 650 Ridge Road owned by MediaOne (Comcast). The tower was constructed prior to the adoption of the personal wireless service facility ordinance. The tower height is 260 feet, which exceeds the allowable height (150 feet). The tower is a legal non-conforming structure. The applicant would like to mount new internet

antennas on the top of the existing tower. This requires a special use and variation from the height limitations.

Chairman Sierzega swore in Patrick Allen, representing SAC Wireless, 540 W. Madison Ave, Chicago.

Mr. Allen stated that Comcast is launching a new enterprise called Machine Q, which is not so much for personal wireless, but for what is now called “internet of things.” It is wire devices and will be used to focus on utility meter reading, environmental monitoring; temperature, EG, pollution and noise, and asset tracking for low voltage technology that is powered through an Ethernet cable. Comcast is going to be putting two 10’ whip antennas at the top of the tower, not to exceed the existing height which is 260 ft. Comcast has applied for a height variance, because they will be mounting up 260 ft and that is 110 ft over the 150 ft that is allowed. Comcast is also requesting a special use because the tower is in a B-4 district. The antennas are whip antennas, little rods, that will have one radio in-between them and the weight is minimal at 30 lbs only. They will not be used for cell phones, but utility companies will use them for meter reading wirelessly over the internet and more for business than personal applications.

Chairman Sierzega requested clarification on Mr. Allen’s statement of Comcast wanting to bring the tower into compliance for the height. Mr. Allen stated that it is currently a nonconforming structure due to its height of 260 ft. By receiving a height variance, Comcast will be in compliance with the code. Chairman Sierzega asked if Comcast will be reducing the size of the tower. Mr. Allen stated that Comcast will not be reducing the tower size. Chairman Sierzega further asked if Comcast will be placing antennas on the very top of the tower. Mr. Allen stated that Comcast will place antennas at a point that they will not exceed the tower height of 260 ft.

Member Johnson had no questions.

Member O’Brien asked when was the tower constructed and if it is a collocation. Mr. Allen stated that he has been trying to find out from Comcast, but the deed is from 1995 for the property, so it was constructed sometime between 1995 and 2000. Mr. Allen stated that Comcast is collocating on its own tower and it is Comcast equipment. Member O’Brien asked if the tower will have no gap in service, cross talk, or interference. Mr. Allen stated there is nothing of that nature and that it is more for commercial business application. Member O’Brien further asked how often the tower is inspected. Mr. Allen stated that he is unsure; however, a structural analysis is done anytime there is work on the tower. Mr. Allen further stated that he is not familiar with Comcast, but most companies have annual inspections.

Member O’Brien asked if the building on the property is a transmission system. Mr. Allen stated that it is a transmission tower and the building is for the equipment; for example, radios and cable from the building to the tower. Member O’Brien stated that there is a reference in the packet to nearby towers. Mr. Allen stated that the reference is to the towers that are east on Ridge Road located at 400-450 Ridge Road located on the south side of the street and the two supporting towers.

Member Bransky did not have any questions.

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Member Alfonso did not have any questions.

Member Johnson asked staff if there is an engineering report that needs to be signed off on for the tower. Staff Liaison Mesaros stated that there is such a report and the village's Department of Public Works engineer will review the building permit drawings and sign off on the report.

Member Bransky asked if that inspection also includes making sure that the tower is structurally sound and has accepted equipment. Staff Liaison Mesaros stated that it is part of the permitting process.

Chairman Sierzega asked what type of material is used to create the antennas. Mr. Allen stated that it is not plastic or metal, but it is made from material that can withstand wind conditions and more. Chairman Sierzega asked if Mr. Allen knew the approximate diameter. Mr. Allen stated that they are small in diameter and 10 ft tall. Comcast is doing a Machine Q rollout throughout the country, so they are utilizing their own towers and billboards. On the billboards, they're using 28" antennas, because it is a smaller profile and lower to the ground.

There being no further questions or comments, Member Bransky recommended approval for Case Number 17-17 for 1) special use permit to locate internet antennas on an existing personal wireless service facility on the property at 650 Ridge Road in the B-4 zoning district and 2) a height variation from Section 9.2-P of the Homewood Zoning Ordinance to place antennas on an existing 260 foot tall personal wireless service facility, not to exceed 260 feet in total height on application by SAC Wireless for Mediaone (Comcast). Findings and Facts should be included as part of the record as a recommendation to the Village Board of Trustees; Seconded by Member O'Brien.

**AYES:** Members O'Brien, Alfonso, Johnson, Bransky and Chairman Sierzega

**NAYS:** None.

**ABSTENTIONS:** None.

**ABSENT:** Members Planera and Cap

Motion passed.

**NEW BUSINESS:** None.

**OLD BUSINESS:** None.

**ADJOURNMENT:** Motion passed by voice vote at 7:55 p.m.

Respectfully submitted,

Angela M. Mesaros  
Staff Liaison