

Village of Germantown Hills Zoning Board of Appeals

July 11, 2017 Meeting with Public Hearing 6:00 p.m.

Variance Request-Germantown Fire Protection District-Tower

2017-01

Call to Order/Roll Call-Don Schaffer called the meeting to order at 6:00 p.m.

ZBA Members	RC	1	2	3
Don Schaffer	P	Y	Y	Y
Tom Emlen	A	-	-	-
Randy Nash	P	P	Y	Y
Joe Maier	P	Y	Y	Y
Glen Riley	A	-	-	-
Dan Mair	P	Y	Y	Y
Ron Schneider	A	-	-	-

Don Schaffer opened the public hearing at 6:00 p.m. and noted all wishing to speak will be heard. The record reflects that no one from the public was in attendance to speak other than Chip Wilmot, Fire Chief with the Germantown Fire Protection District, 604 Fandel Road, Germantown Hills, Illinois.

Don Schaffer noted the purpose of the meeting was to consider a request from the Germantown Fire Protection District for a variance from the provisions of Section 9-15-3 of the Village Code to allow the enlargement, expansion or extension of a nonconforming use of land in an R-1 zoning district by erecting a communications tower, 180 feet in height, at the fire station located at 313 Prairie Avenue, Germantown Hills, Illinois.

Randy Nash noted he is the President of the Board of Trustees for the Germantown Fire Protection District so he would be part of the discussions but would be abstaining from voting.

Chip Wilmot explained one of the biggest challenges is the communication in an emergency. There have been some changes in the radio frequencies that have dramatically decreased the capability to effectively communicate in different areas of the region due to the topography. They are looking to go to a County wide radio system so that all agencies can communicate. Chip noted the goal is to have 100% coverage and to be able to talk effectively with all the public safety agencies in the County. One issue is they have to get the tower high enough on their property to get the coverage due to the topography of the region. A company is designing the tower to meet all of the needed criteria. Chip noted this is a 15 million dollar project overall and they are working to try and get some federal grant money. Chip indicated they may not be able to do this project if the funding is not there but the variance is needed before they can

move forward. The tower will be free standing so there will be no guide wires and it doesn't have to be illuminated. The biggest issue is the public safety in order to communicate with other agencies.

Don noted they can grant a variance when it is determined in specific cases that there are practical difficulties or particular hardships in the way of carrying out the strict letter of any of the regulations and standards of this title. A variance from the terms of this title shall not be granted by the board unless and until:

a. That special conditions and circumstances exist which are peculiar to the land or structure involved which are not applicable to other lands or structures in the same district.

The ZBA discussed and felt the topography of the area met the condition.

b. That the literal interpretation of the provisions of this title would deprive the applicant of rights commonly enjoyed by other lands or structures in the same district under the terms of this title.

The ZBA discussed and felt the topography of the area contributed to the hardship.

c. That the special conditions and circumstances do not result from the actions of the applicant.

The ZBA stated the applicant had not done anything to create the hardship.

d. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by this title to other lands or structures in the same district.

The ZBA felt the provision was being met.

A motion was made by Dan Mair to approve the request from the Germantown Fire Protection District for a variance from the provisions of Section 9-15-3 of the Village Code to allow the enlargement, expansion or extension of a nonconforming use of land in an R-1 zoning district by erecting a communications tower, 180 feet in height, at the fire station located at 313 Prairie Avenue, Germantown Hills, Illinois. The motion was seconded by Joe Maier. **Motion passed #1.**

Minutes Approval-May 10, 2016-A motion was made by Dan Mair to approve the May, 10, 2016 Zoning Board of Appeals minutes. The motion was seconded by Joe Maier. **Motion passed #2.**

A motion was made by Randy Nash to adjourn the meeting at 6:16 p.m. The motion was seconded by Dan Mair. **Motion passed #3.**
Ann Sasso, Village Clerk