

Village of Crete
Zoning Board of Appeals/ Plan Commission
Meeting Minutes

June 11, 2015

CALL TO ORDER: Chair Tellef called the meeting to order at 7:02 P.M.

ROLL CALL: Members Present: Tellef, Madsen, Dekens, Stoll, Angelotti,
Members Absent: Brennan, Millsap

Also present: Attorney James Stevenson
Acting Administrator Mike Smith
Faith Stine, Court Reporter

Brett Millsap arrived at 7:05 p.m.

**APPROVAL
OF MINUTES:**

No additions or corrections were made to the April 23, 2015 minutes. Motion by John Stoll,
Second by Jeff Angellotti to approve Minutes of April 23, 2015 as distributed. Motion carried.

OLD BUSINESS: Update from Al-Amin

Mike Smith introduced PBS, a Design Build Construction Co., as the newly hired company by Al-Amin Brothers (Crete Distribution LLC) to complete the planning and construction process for a terminal on the 40 acres of property owned by Al-Amin (located at Old Monee Road and Main St., east of IL Rt. 1). Representatives of PBS were attending this meeting for information purposes only.

Current plans are to utilize 17-20 acres with construction of a 35000 sq. ft. building including offices and refrigeration area including 19 shipping docks. The on-site detention plans were modified. HVAC will be located on the roof and screened. Plans are to break ground this summer (July/August) with estimation of 10-12 months to complete. As many as 110 refrigeration trailers could be on site at the same time.

No ZBA/Plan Commission action is required at this time.

NEW BUSINESS:

- A. Public Hearing – Convergence Technologies, Inc., 16 W 215 83rd Street, Suite D., Burr Ridge, IL 60527** – Request a variance from Section 28-263 to allow for construction of a 199 foot communication tower which is in excess of the 50 foot maximum tower height allowed in I-1 zoning districts. This tower will be located on the property commonly known as Hartmann Drive near its current terminus at the Munz Road right-of-way.

Public Hearing was called to order by Chairperson Tellef at 7:13. The description of the hearing was read.

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It was noted the Zoning Board of Appeals is given the jurisdiction and authority to hear this case under Section 28-48 (f) (3) and authorization for the variances requested is found in Section 28-81 (b) (8), and the standards of issuance are outlined in Section 28-84.

Mike Smith advised the board that the Village of Crete has negotiated the sale of property to Convergence Technologies Inc. (CTI). He explained the variance for the height of the tower as the issue of discussion. This construction is one piece if a federal program to make available to more of the public internet access.

Chairperson Tellef opened the time for the public to speak at 7:19 p.m.

Tom Witvoet, 25915 Stony Island, was sworn in by Faith Stine.

Mr. Witvoet stated he had been contacted by CTI in the past about locating and leasing a tower on his property. The location of the tower will be on property purchased by CTI known as Hartmann Drive.

It was closed for public comment at 7:20 p.m.

Chairperson Tellef read the Standards and Findings.

John Stoll moved that the request for variance as petitioned by Convergence Technologies Inc. for property commonly known as 256 Munz Road and requesting to build a 199-0 foot communications tower which is in excess of the permitted 50-0 foot maximum in I-1 districts be sent to the Village Board with recommendation to grant, having found a practical difficulty or particular hardship in carrying out the strict letter of the regulation and noting that the Zoning Board considered the factors found in Sec. 28-84. Second by Glen Madsen

On Roll call vote: Unanimous

Yes: (6) Tellef, Madsen, Millsap, Dekens, Stoll, Angelotti

No: None

Absent: Brennan

Abstain: None

Motion carried.

Public Hearing closed at 7:28 PM.

B. Public Hearing – Crete Reformed Church, 24755 Country Lane, Crete, IL 60417.

Request to rezone the property located at 24755 Country Lane from RE-U to R-E and the property located at Lot #15, Country Lane from B-4 to R-E to establish an accessory use for an athletic field, and a request for variation from Section 28-263 to allow for the construction of 65 foot light standards, which are in excess of the 35 foot maximum height allowed in R-E zoning districts.

Public hearing was called to order by Chairperson Tellef at 7:28 p.m. The description of the hearing was read.

It was noted the Zoning Board of Appeals is given the jurisdiction and authority to hear the rezoning petition under Section 28-48 (f) (2) and standards are found in 28-103 (b) (c). The ZBA is given the jurisdiction and authority to hear the variance request under Section 28-48 (f) (3) and authorization for the variance requested is found in Section 28-81 (b) (8), and the standards of issuance are outlined in Section 28-84.

Mike Smith explained the Crete Bulldogs and the Crete Church (formerly known as Crete Reformed Church) have joined forces to allow the Bulldogs to hold their football games in the playing field located at the Crete Church, directly across from Walt's grocery store. The field location will remain the same but other changes are planned in order to meet the needs of the league, players, staff and the public attending the games on Saturdays.

Chairperson Tellef opened the time for the public to speak at 7:40 p.m.

Tom Witvoet, 25915 Stony Island, was sworn in by Faith Stine. Mr. Witvoet was in attendance to represent Crete Church.

Glen Madsen noted concern for Public Safety with location of the field near Exchange Street even though the fence has been in place and the additional concern when proposed lights would be added.

Jake Wagner, 1818 E. Burville Road, was sworn in by Faith Stine. Mr. Wagner represents the Bulldogs.

Mr. Wagner explained the lights are a hope for the future as the Bulldogs organization does not have the finances to purchase the lights at this time. (Approximately \$82,000.00) Games will be held on Saturdays from 9 a.m. until approximately 6 p.m. A scoreboard has been purchased. There are five – 6 games to be played each Saturday during football season. Practice is held during the week at the field.

Cheryl Clark, 1130 Country Court, was sworn in by Faith Stine.

Ms. Clark voiced concerns of additional traffic in the area, the inconvenience of the parking situation on Country Lane when attendees are allowed to park on Country Lane, the children crossing in her yard during the activities associated with the games and the plans by the Bulldogs and or the Church to remedy these situations.

It is the intention of the Bulldogs Assoc. according to Jake Wagner for parents of the players to oversee such issues and to make things run more smoothly and not to offend those people of the neighborhood.

Arlo Kallemeyn, 24840 Country Lane, was sworn in by Faith Stine.

Mr. Kallemeyn stated he is not opposed to children using the field but is concerned for the safety of children and adults involved when parking is allowed on Country Lane. He has experienced children darting between cars parked on the street. Country Lane is not wide enough to allow parking on both sides of the street. This creates only one lane of traffic for use by cars. People find it difficult to pass through. He asked this problem be considered.

In discussion it was noted the Village has the authority to regulate parking. Referring this issue to the Police Department for consideration and possible action could help alleviate the issue. Mr. Wagner stated he would check to see if cones could be used to deter parking on Country Lane. Also, the Bulldog parents would have to become involved to oversee the parking issue.

It was closed for public comment at 7:54 p.m.

Chairperson Tellef read the Standards and Findings.

A concern was noted about the possibility of Exchange Street ever becoming a four lane highway and the problems that would create for the playing field either with or without lights.

John Stoll moved that the request for a zoning amendment as petitioned by Crete Church for property commonly known as 24755 Country Lane and the adjacent Lot 15, requesting a change in zoning from RE-U and B-4, respectively, to R-E residential district be sent to the Village Board with recommendation to grant having found that the adoption of the amendment is in the public interest and not solely for the interest of the applicant and further that findings consistent with this recommendation are found upon the evidence presented regarding the enumerated factors (1) through (5) in Sec 28-103 (b). Second by Randy Dekens

On Roll call vote: Unanimous

Yes: (6) Tellef, Madsen, Millsap, Dekens, Stoll, Angelotti

No: None

Absent: Brennan

Abstain: None

Motion carried

The petitioner presented Exhibit #1 for the position of field lights at Crete Church. Representing the church was Tom Witvoet.

After discussion the members of ZBA expressed that in their opinions there was not enough detailed information to make a recommendation to the Village Board. A motion and vote on the request for the proposed lights variance for the field was not made.

The ZBA will send the matter forward to the Village Board without recommendation of lighting height.

Public Hearing closed at 8:12 PM.

C. Public Hearing – Village of Crete Text Amendment – Adoption of a proposed zoning text amendment to create a special use classification to allow for brewing, cider and wine making uses and establishing limits for production and sampling in business and industrial zoning districts.

Public Hearing was called to order by Chairperson Tellef at 8:14. The description of the hearing was read.

It was noted the Plan Commission is given the jurisdiction and authority to hear this case under Section 28-49 (g) (4).

The members of Plan Commission looked over the drafted language changes.

Michael Liccar, 25511 Susan Lane, was sworn in by Faith Stine. He was present to represent the business known as “Evil Horse Brewery Company, LLC”.

Mr. Liccar answered questions from the Plan Commission. He explained the proposed hours would be 9-5 for brewing. The business is planned to operate approximately 48 weeks out of the year. Truck traffic is anticipated to be less than when the business was operated as a bowling alley. An off- street loading overhead rolling type door on the north side of the building is 10 feet by 8 feet in size. The Craft Brewery will not be allowed to sell food. They will sell flights of their brews and only some small samplings will be given out. The approximate time anticipated for opening is the week of Thanksgiving. Four groups of people have expressed an interest in opening a restaurant upstairs. That search has been narrowed to one candidate but nothing is final on the restaurant. The restaurant will not be operated by any of the investors.

Chairperson Tellef opened the time for the public to speak at 8:25 p.m.

No one asked to speak.

Chairperson Tellef closed the time for the public to speak at 8:25 p.m.

A Motion was made by John Stoll, Second by Randy Dekens to recommend to the Village Board the adoption of the proposed zoning text amendment as presented to create a special use classification to allow for brewing, cider and wine making uses and establishing limits for production and sampling in business (B-1, B-2, B-4) and industrial zoning (I-2) districts.

On Roll call vote: Unanimous

Yes: (6) Tellef, Madsen, Millsap, Dekens, Stoll, Angelotti

No: None Absent: Brennan Abstain: None Motion carried.

Chairperson Tellef closed the public hearing at 8:29 p.m.

PUBLIC COMMENTS: Chair Tellef opened up the meeting for Public Statements.

Interested parties wishing to speak should identify their intent to speak, they then may give their name and address if they so choose and then make their comment. Persons may also provide their address privately to the Administrative Assistant if they so choose; persons are advised that addresses are considered private information under the Freedom of Information Act and thus are exempt from disclosure pursuant to any Freedom of Information Act request. However, in order to give proper consideration to all items on the agenda, the Chair has the authority to limit participants in debates and will close repetitive or abusive remarks.

No one asked to address the board.

MISCELLANEOUS:

A brief review of plans for development on the 55 acres of property owned by the Village on North Main Street designed by Ginkgo Development Group was presented by Mike Smith. This was for information purposes only. No action was required.

The condition of the sign at Northwoods Restaurant on Steger Road was discussed. It was stated to be in code violation as the landscape work has not been completed at the base of the new sign. It was thought to be an issue for Code Enforcement to handle as soon as possible.

ADJOURNMENT: Motion by John Stoll, Second by Randy Dekens, to adjourn at 8:45 P.M.
Motion carried.

Submitted by,

Deborah S. Bachert
Village Clerk