

Approved

**Village of Gurnee  
Planning and Zoning Board Minutes  
May 4, 2022**

1. Call to Order and Roll Call

The meeting was called to order at 7:30 p.m.

Planning and Zoning Board Members Present: Chairman James Sula, R. Todd Campbell, Dane Morgan, Edwin Paff, Josh Pejsach, and Liliana Ware

Planning and Zoning Members Absent: David Nordentoft

Other Officials Present: David Ziegler, Director of Community Development, and Tracy Velkover, Planning Manager

**2. Pledge of Allegiance**

Mr. Sula welcomed the PZB's two new members; Ms. Liliana Ware and Mr. Dane Morgan.

**3. Approval of the Planning and Zoning Board Meeting Minutes**

**a. Approval of the Planning and Zoning Board Meeting Minutes from March 2, 2022**

Mr. Campbell motioned, seconded by Mr. Paff, to approve the March 2, 2022 PZB Meeting Minutes.

Voice Vote:

All "Ayes," no "Nays," none abstaining

Motion Carried: 6-0-0

**b. Approval of the Planning and Zoning Board Meeting Minutes from March 16, 2022**

Mr. Campbell motioned, seconded by Mr. Pejsach, to approve the March 16, 2022 PZB Meeting Minutes.

Voice Vote:

All "Ayes," no "Nays," none abstaining

Motion Carried: 6-0-0

**4. Final Subdivision Plat: Family Dollar Subdivision (3521 Rt. 132)**

Mr. Ziegler introduced the item by stating that the owner of the Family Dollar property (3521 Rt. 132) is seeking a resubdivision of the property. The resubdivision merely shifts the lot line that separates the property into 2 lots (a north lot and a south lot) further north to allow the

Approved

Gurnee Discount Furniture buildings to both be located on the same lot. The proposal has been reviewed by the engineering and planning divisions. The only issue found is that the proposed lot line runs through the middle of an existing garage structure, so it is being required that the garage structure be removed prior to recordation of the subdivision plat. Mr. Ziegler remind that this decision is to be a recommendation made to the Village Board.

Mr. Sula offered a brief description of this kind of proposal to the new board members. He asked if there were any comments or questions from members of the Board, and suggested that—if not—a motion would be in order.

Mr. Pejsach motioned, seconded by Mr. Paff, to forward a favorable recommendation to the Village Board on the Family Dollar Resubdivision Plat, subject to the removal of the garage structure prior to recordation of the plat.

Mr. Sula asked if there was any discussion on the motion. As there was not, a vote was taken.

Roll Call Vote:

Ayes: Campbell, Morgan, Paff, Pejsach, Ware, and Sula

Nays: None

Abstain: None

Motion Carried: 6-0-0

##### **5. Minor PUD Modification: Mastec Network Solutions (6737 Revere Court)**

Ms. Velkover introduced the item by stating that Mastec Network Solutions, on behalf of AT&T, is requesting a Minor PUD Modification to allow a 163 square foot expansion of an equipment compound associated with an existing cellular monopole on property located at 6737 Revere Court. The property is zoned R-2 PUD, Single Family PUD, and the cellular tower existed prior to the development of the adjacent residential neighborhood. The PUD for this property allowed the tower and associated equipment area to continue under Village codes and ordinances. She noted that Mastec is proposing to attach antennas to the existing tower, mounted under the Verizon antennas. This does not require action by the PZB as the antennas are attached in conformance with Village code. However, there is not enough room in the fenced equipment area at the base of the tower to place the equipment and generator associated with the new antennas. The applicant is proposing a 163 square foot expansion to the equipment area at the base of the tower to accommodate the associated equipment. An expansion of the equipment area by less than 20% can be processed as a Minor Amendment to the PUD. The applicant is here to walk the PZB through the request. A copy of the standards for the review of this matter have been provided and the PZB has decision-making authority in this matter.

Mr. Sula turned the floor over to the petitioner.

Approved

Mr. Matt Fitzgibbon, with Mastec Network Solutions (an agent for AT&T), stated that, as promoted by the Village for new telecommunication facilities, they plan to co-locate on an existing tower. They found this to be an ideal location—permitted by right—but, more room is needed in the ground area for all their equipment. He noted that the new fencing used to screen the new equipment area will tie in and match the current fencing. The fencing also meets the requirement for this use. Mr. Fitzgibbon, identifying himself as a zoning and permit specialist, then offered to answer any questions and thanked for Board and its Chairman.

Mr. Sula then asked if there were any questions or comments by members of the Board.

Mr. Paff asked if all the slats in the fence will be replaced.

Mr. Fitzgibbon clarified that only those in the section of new fencing used to surround the expanded equipment area will be replaced.

Mr. Paff expressed that he thought the fence would look pieced-together, as some of the slats are in bad shape. He thought that all of the slats for the entire fence should be replaced.

Mr. Fitzgibbon offered that the applicants may not object to replacing all the slats.

Mr. Pejsach expressed that he had no objectives, but agreed with Mr. Paff's concerns. Mr. Campbell also concurred.

Ms. Ware asked if the modification would affect the path.

Ms. Velkover responded that—while they would be getting close to the path, it will not be modified or shifted in any way. She elaborated that, originally, the plan was for their fence to be placed right along the path. Staff was not comfortable with that, so the plans for their equipment area were modified, the area redefined, to accommodate a separation of at least two feet between the fence and the path. This was done to preserve the path, as well as a multi-stemmed tree on the east side of the path that would have been impacted if the path shifted. The Village Attorney was consulted and he indicated comfort with the separation.

Mr. Sula asked Mr. Morgan for his opinion, and he concurred with the other members of the Board, particularly in regard to the slats in the fence.

Mr. Sula asked about the back-up generator; specifically, if it will need to periodically cycle to recharge its batteries or be tested.

Mr. Fitzgibbon stated that it will be tested either monthly or quarterly for about thirty minutes, at decibels in the range of about 50-55 (comparable to a neighbor's air conditioning unit) and--should it have to run due to power outage--it would be at only slightly higher decibels.

Mr. Sula requested that such recharging take place during daylight hours, and Mr. Fitzgibbon made note of that, along with the requested replacement of the slats in the fencing. Wrapping up the discussion, Mr. Sula suggested that a motion be made, incorporating the requests that the slats in the fence be replaced and the testing only during daylight hours.

Mr. Pejsach motioned, seconded by Mr. Paff, to approve the petition by Mastec Network Solutions, on behalf of AT&T, for a Minor PUD Modification to allow the expansion of the

Approved

equipment storage area at the base of the existing cellular tower, located at 6737 Revere Court, as proposed in the plans presented to the PZB on May 4, 2022, and on the condition that all of the slats in the existing fence to be changed out to match the slats in the new fence section and that testing of the generator be conducted only during daytime hours.

Roll Call Vote:

Ayes: Campbell, Morgan, Paff, Pejsach, Ware, and Sula

Nays: None

Abstain: None

Motion Carried: 6-0-0

Mr. Sula advised that the next step for the applicant would be to apply for a building permit.

#### **6. Next Meeting Date: May 18, 2022**

Ms. Velkover stated that there are no public hearings, but there may be an informal review scheduled for that night.

#### **7. Public Comment**

Mr. Sula then opened the floor to comments regarding any issues not on this evening's agenda. As there was no one in the audience, he closed the floor to the public.

#### **8. Adjournment**

Mr. Paff motioned, seconded by Mr. Pejsach, to adjourn the meeting.

Voice Vote:

All "Ayes," no "Nays," none abstaining

Motion Carried: 6-0-0

The meeting was adjourned at 7:50 p.m.

Respectfully Submitted,

Joann Metzger,  
Recording Secretary, Planning and Zoning Board