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**Village of Gurnee
Planning and Zoning Board Minutes
June 21, 2023**

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, and Liliana Ware

Planning and Zoning Members Absent: David Nordentoft and Josh Pejsach

Other Officials Present: David Ziegler, Community Development Director, and Gretchen Neddenriep, Acting Village Attorney

2. Pledge of Allegiance

3. Continued Public Hearing: Gong Lin, American Tower Agent: Major Amendment to the Woodside Park Planned Unit Development to allow a structural modification to the existing Monopole Tower located at 6737 Revere Court

Mr. Ziegler introduced the item by stating that Mr. Gong Lin, agent for American Tower Corporation, is seeking a Major Amendment to the Woodside Park Planned Unit Development (PUD) to allow a structural modification of the existing monopole tower located at 6737 Revere Court. The PUD allows the pre-existing monopole structure to remain with future modifications subject to Village Code. Structural modification is not allowed without amendment of the PUD. This hearing is a continuance from June 7, 2023, where no testimony was provided by the applicant. He then reminded that the Planning and Zoning Board is to make a recommendation, with final authorization made by the Village Board.

As this was a Public Hearing, Mr. Sula asked that anyone wishing to speak on this matter be sworn in. Ms. Neddenriep conducted the swearing-in.

Mr. Sula then turned the floor over to the Petitioner.

Mr. Gong Lin, agent for American Tower Corporation, explained he was there to assist in getting this PUD amendment passed, and to help get the modifications completed. He then offered to answer any questions and address any concerns.

Mr. Sula asked Mr. Lin to walk the Board through the proposal.

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Mr. Lin explained that the plans are to reinforce the tower so as to add additional equipment on top. The equipment is to accommodate DISH and AT&T.

Mr. Sula asked Mr. Lin to describe the modifications.

Mr. Lin explained that 4 additional rods, as the same color as the existing tower, will be added to provide the structural support necessary.

Mr. Sula then asked for any questions or comments from the Board.

Mr. Paff expressed concern over the aesthetics—specifically, the rods being threaded, which would result in shadowing. He asked how far the brackets would be spaced from each other.

Mr. Lin answered that they would be spaced a few feet apart.

Mr. Campbell asked staff if this amendment would be required if they were to install a new monopole that would provide the structural integrity needed for the proposed antennas.

Mr. Ziegler answered that an amendment to the PUD would still be needed for this to occur.

Mr. Campbell also expressed concern about the aesthetics and felt that building a new pole may be a better option.

Mr. Morgan addressed the existing equipment, stating that it was not installed as agreed upon. He questioned why, and asked what assurance there is that these adjustments would be made as agreed upon.

Mr. Lin responded by citing building plans and confirming with Mr. Ziegler that there would be a final inspection.

Mr. Sula said that he agreed with the comments of the other Board members and said that anything he had to say would be redundant.

Mr. Sula then opened the floor to the public.

Mr. Dan Riedel, stating he still has an interest in the property, as he is the owner of the property on which the tower is located. He asked if he could be of any assistance. He stated he purchased the property 40 years ago and the tower was existing at that time. The tower is non-conforming, yet they have been routinely changing and modifying the tower for 35-40 years. He asserted that he didn't think aesthetics are of issue--explained how the new rods are to be installed—then stated that he didn't understand why these modifications were even flagged as needing an amendment to the PUD. He stated that it would be better to modify this tower than to build another one nearby. He has spoken to American Tower and said the modifications are routine and stressed that they should be allowed. In summary, he asked that

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the tower be allowed to operate as it has been for years. He also expressed disappointment that there was no presentation offered by Mr. Lin.

Mr. Sula then closed the floor to the public.

As there were no questions from the public to answer, Mr. Sula then returned to the Board for more discussion, but first concurred that he, too, was expecting more of a presentation.

Mr. Paff asked if someone asked for permission to build a new tower, in this fashion, would any of this be a consideration.

Mr. Ziegler answered that a Special Use Permit would be required to build a tower in all of the Village's residential districts, and that the setbacks would have to be further from other structures and property lines.

Mr. Morgan also suggested some sort of visual presentation would have been nice, but that his most pressing concern is that what is planned to be done is what will be done.

Mr. Campbell asked if an amendment could be added to the motion to ensure current and prior agreements be fulfilled.

Mr. Sula advised that it would be part of the requirements of permit processing. He also stated that the aesthetics are of great concern to members of the Board, especially because of the proximity to a park and residential areas, again stressing that it was difficult to assess without any sort of visual description.

Mr. Paff also lamented no photographic reference, and expressed concern of how these modifications will age.

Mr. Lin interjected, and Mr. Sula stopped him before opening the floor to him once again. Mr. Lin then apologized for his lack of visual presentation.

Mr. Riedel noted that there was some visual reference via staff photos, and again questioned why any of these modifications are even being questioned. He claimed there was no concern from neighbors, and that the tower was there before the residents. He said that if this is going to result in a negative outcome for the petitioner, he would prefer a continuance to allow a more thorough presentation, including photographs of other similar installations.

Mr. Lin stressed that the concern of the petitioner was more about safety than to make it aesthetically pleasing.

Mr. Sula then opened the floor to a member of the audience who wished to speak, after asking that he be sworn in by Ms. Neddenriep.

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Mr. Louie Summers, 6773 Revere Court, stressed the importance of safety. He also explained that he had been President of the Woodside Park Homeowners' Association and was asked by residents how the petitioners are to be held accountable for what is to be agreed upon, as what was agreed to previously and permitted has not been followed through in a timely matter. He also asked for assurance that safety standards are met.

Mr. Sula then closed the floor to the public and deferred to Village staff to address Mr. Summers' concerns.

Addressing safety, Mr. Ziegler responded that a structural analysis is performed any time equipment is changed out on the tower. What is being currently proposed will result in more weight placed on the top of the tower, which is why this process was initiated and the safety brace being ordered after wind analysis and under the International Building Code.

Mr. Sula then closed the floor to the public.

Mr. Sula then stated that he was not opposed to a continuance.

Mr. Riedel asked what the Board wanted to see if a continuance was granted.

Mr. Sula answered that they would like to see graphics of some sort, or other examples to reference, as all they have now are blueprints.

Mr. Riedel asked if aesthetics was a concern, and Mr. Sula expressed that they were, as well as safety.

Mr. Riedel appeared to still question the importance of aesthetics.

Mr. Lin answered that he could provide graphics, and asked—noting the matching paint--what could be done to make the plans more aesthetics pleasing.

Mr. Sula stated that he was not sure what could be done, if anything, to make the proposal less unsightly, but acknowledged the petitioners could try. He stressed again the significance of this tower being so close to residential areas. He also stressed that structural integrity—the safety of the tower—is assessed and determined by the Village engineers.

As discussion wrapped up, Mr. Sula advised that--if a motion was made to continued, and it was approved--this would be the last continuance granted. He then asked how the petitioners would like to proceed, and Mr. Riedel expressed that they would like a continuance in the hopes of a favorable outcome.

Mr. Campbell motioned, seconded by Mr. Morgan, to continue this matter until the PZB's July 5, 2023 meeting.

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Roll Call Vote:

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

Nays: None

Abstain: None

Motion carried: 5-0-0

4. Next Meeting Date: July 5, 2023

Mr. Sula stated that, after the continuance of the above noted hearing, there would be a meeting held on July 5th.

5. Public Comment

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

6. Adjournment

Mr. Campbell motioned, seconded by Ms. Ware, to adjourn the meeting.

Voice Vote:

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

Motion carried: 5-0-0

The meeting was adjourned 8:06 p.m.

Respectfully Submitted,

Joann Metzger,
Recording Secretary, Planning and Zoning Board