

Approved

**Village of Gurnee
Planning and Zoning Board Minutes
July 19, 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, David Nordentoft, and Liliana Ware

Planning and Zoning Members Absent: Josh Pejsach and Edwin Paff

Other Officials Present: Tracy Velkover, Planning Manager; and Gretchen Neddenriep, Acting Village Attorney

2. Pledge of Allegiance

3. Approval of Planning & Zoning Board's June 7, 2023 Meeting Minutes

Mr. Sula asked if there were any questions or comments regarding the minutes. As there were none, a motion was made.

Mr. Campbell motioned, seconded by Mr. Morgan, to approve the minutes as submitted.

Voice Vote:

All "ayes," no "nays," none abstaining

Motion carried: 5-0-0

4. 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

Ms. Velkover 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 the original hearing date of June 7, 2023. She noted that at the last hearing, the PZB requested photographs of the exoskeleton application. Those have been provided for the PZB. The applicant is in attendance to present the proposal and answer any questions.

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

Mr. Sula reminded everyone that, because this is a continued Public Hearing, all of the testimony previously given on this item is incorporated into the record and therefore, does not need to be repeated. The petition only needs to provide any new information/testimony.

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

Mr. Gong Lin, Agent with American Tower, offered a presentation including photos of existing tower modifications, and offered to answer any questions.

Mr. Morgan asked if the provided examples are indicative of what can be expected after the tower in question is modified.

Mr. Lin answered that they are very close; about the same height and of a color that matches the tower.

Mr. Sula asked how tall the support rods would be.

Mr. Lin estimated about 78 to 80 feet.

Ms. Velkover offered that they are to be 67.5 feet above grade, as reflected on the proposed plans.

At this time, Mr. Sula opened the floor to the public. He explained that it is customary to present comments and questions to the Board, and that they will then be addressed after everyone who wishes to has had a chance to speak.

Monique Hines, 6721 Revere Court explained that she lives in the lot immediately next to the tower. She brought copies of a letter that she had sent Mr. Ziegler (who was not able to be at this evening's meeting) after speaking with him earlier. She stressed that she didn't want to hinder progress, but had concerns over sounds heard coming from the tower and damage to the sidewalk and easement maintained by the HOA. Explaining that she has been in contact with the applicant to express these concerns but hopes that the Village will back the residents further to ensure that any damage done during these modifications will be handled appropriately, as she feels the Village has more leverage. She noted a particular incident involving a crane that had been used in the last installation of equipment on the tower that tore up the path and grass, and—per a conversation she had with Mr. Ziegler, was to stay on the street and off the property itself. She asked the Board to require the modification of the path to withstand these repeated projects that tear up the path and adjacent turf and landscaping.

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Mr. Sula then asked if anyone wished to speak. As there was no one else, he then closed the floor to the public.

In addressing Ms. Hines' concerns, Mr. Sula explained that this site is governed by a PUD, and that requests in handling the kind of concerns she brought up can be and should be addressed via the PUD. He noted that it would be appropriate, if a favorable recommendation is forwarded, to incorporate a requirement that the paved path area be reconstructed in a manner to withstand the construction associated with this project, as well as future projects, so that there isn't a constant cycle of damage and repair. Mr. Sula then asked if there were any more questions or comments from the Board.

Ms. Ware asked how long these modifications would take to complete.

Mr. Lin answered that they would take about two weeks.

Ms. Hines questioned this time frame.

She asked Mr. Gong if the timeframe he quoted is consistent with what they've met with other projects out there, because her experience, repairs have taken much longer than what it has been claimed they would take, noting in particular how equipment would be dropped off on the site only to sit for a long while before it was actually installed.

Mr. Lin and Mr. Sula acknowledged her concerns, and explained that they are to be avoided, but that some delays are often not avoidable.

With this in mind, Ms. Ware asked if a timeline/deadline to be maintained could be established. Mr. Sula responded that it might be possible, but that, administering it could become very complicated.

Mr. Morgan asked if the motion could address, specifically, the concerns regarding the pathway.

Mr. Sula indicated that any motion could address such concerns.

Mr. Nordentoft suggested that the motion also address landscaping/repair concerns.

Mr. Sula concurred with Mr. Nordentoft's suggestion.

At this time, Mr. Sula suggested that a motion would be in order.

Mr. Nordentoft motioned, seconded by Mr. Morgan, to forward a favorable recommendation on the petition of Gong Lin, agent for American Tower, to allow a Major Amendment to the Woodside Park PUD to allow the structural modification of the existing monopole tower located at 6737 Revere Court in conformance with the plans submitted by American Tower Company with the additional condition that the access path be modified to accommodate

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equipment/trucks/vehicles needed to complete this project and any future vehicles required to access the site for ongoing maintenance/improvements, and that any landscaping that is disturbed during this process be replaced at the petitioner's expense.

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, Nordentoft, Ware, and Sula

Nays: None

Abstain: None

Motion carried: 5-0-0

5. Next Meeting Date: August 2, 2023

Mr. Sula noted that there is one public hearing item scheduled for this meeting and it appears that there may also be an informal review for that night.

6. Public Comment

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

7. Adjournment

Mr. Campbell motioned, seconded by Mr. Morgan, to adjourn the meeting.

Voice Vote:

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

Motion carried: 5-0-0

The meeting was adjourned 7:50 p.m.

Respectfully Submitted,
Joann Metzger,
Recording Secretary, Planning and Zoning Board