

**Long Grove Plan Commission & Zoning Board of Appeals (PCZBA)
Regular Meeting Minutes ---May 3, 2016**

Present: Chairman Fred Phillips, Commissioners Jeff Kazmer, Shelly Rubin, Wendy Parr, Charles Cohn, Michael Dvorak.

Also Present: James Hogue, Village Planner, Betsy Gates, Village Attorney, Jodi Smith, PCZBA Secretary, and members of the public.

1. Call to Order: Chairman Phillips called the meeting to order at 7:07 p.m.

2. Visitor's Business: None

3. New Business:

PUBLIC HEARING: – Consideration of a petition for a special use permit, and any other relief necessary, including modification of the previously approved PUD ordinance and site plan for Lot 46 of the Savanne PUD/Subdivision, relief from the 500 foot separation requirement between residential districts and properties as well as a tower height of 130' and other setback requirements to allow the installation, maintenance and operation a monopole telecommunications tower and related facilities on a portion of the property at 1670 Checker Road and within the R-2 PUD District submitted by PI Telecom Infrastructure T, LLC.

Chairman Phillips read the request into the record. Due to the nature of the Public Hearing and the relative location of Chairman Phillips' home to the parcel that is the subject of the Hearing, Chairman Phillips recuses himself from the discussion and vote regarding this matter. Commissioner Rubin moves to elect Chairman Parr as *chairman pro tem* for purposes of this meeting. Commissioner Cohn seconds the motion. On a voice vote, all ayes. Motion carries.

Chairman pro tem Parr swore in witnesses who are to give testimony in this matter. Planner Hogue was asked to summarize the staff report prepared for this request. The subject property is a single parcel of land located at 1670 Checker Road upon which is a structure commonly known as Temple Chai. The petitioner is seeking a special use permit and necessary relief to install, maintain and operate a monopole telecommunications tower and related facilities on a portion of that property. This monopole is unique in that it is designed as a "monopine", or 130" artificial pine tree to camouflage the cell tower. The petitioner seeks relief from the existing 500' separation requirement between residential districts and properties, as well as relief for additional tower height up to 130'. The staff report sets forth relevant zoning data as well as wireless antenna regulations and special standards for relief as well as issues for PCZBA consideration.

Richard Riley, attorney for petitioner PI Telecom Infrastructure T, LLC, spoke on behalf of petitioner and discussed his power point presentation. The presentation emphasized the need for cellular coverage in the area, how the site was determined, and how the need for maximum coverage in the area. Mr. Riley also explained that T-Mobile has been denied permission to construct the tower in other possible locations such as the Forest Preserve District property to the south. Mr. Riley explained that this is a grid issue and, similar to a public utility, they are seeking to serve the entire area. The power point photographs and diagrams showed what the "monopine" would look like. It is a unique structure that would camouflage the tower and all carrier equipment above ground.

Chairman pro tem Parr opened up the discussion to the public. The following Long Grove residents and representatives spoke in opposition to the cell tower.

William Blackburn, 1647 RFD
Mark Kennedy, 1650 RFD
Jason Neiman, 1645 RFD
Jim Farley, 1666 RFD (Aventara)
Vladan Mihailovic, 1863 RFD
Sarah Murphy (Blackburn) 1647 RFD
Janice Peterson, Hope Lutheran Church
Cassie and Stephen Ding 1684 RFD
James Powell 1680 RFD
Bob Piper, 1694 RFD

The objections to the cell tower were consistently based on concerns of aesthetics and safety. The residents do not want to have a 130' "fake tree" towering over their neighborhood. The residents are concerned about emissions from the tower affecting their families and surrounding wildlife. There is a significant concern over safety and structural integrity of the tower as well as concerns over the wind and ice load, and the danger of falling PVC and fiberglass branches. The residents uniformly dismiss concerns over coverage gaps and do not experience coverage issues in their homes.

Some discussion ensued among the residents and Mr. Riley regarding these concerns. Attorney Gates further added that the environmental factors concerning emissions and the like are regulated by the federal government and cannot be a factor in the decision of the PCZBA.

Planner Hogue also distributed to the board objections sent by email to the village from Mr. & Mrs. Farrugio, 1604 RFD and a Citizen Petition in Opposition to Proposed Special Use Permit and Zoning Variance for Placement of New T-Mobile Cell Tower, dated May 3, 2016.

Chairman pro tem Parr closed the public hearing and opened the discussion up to the Commissioners.

Chairman Cohn is concerned about the look of a towering 130' fake pine tree in the neighborhood. He shares the concerns of residents concerning structural integrity and safety and objects to the petitioner's request.

Chairman's Dvorak, Kazmer Rubin and Parr all share Chairman Cohn's concerns regarding aesthetics and safety particularly considering the close proximity of the proposed tower to neighboring residences.

Chairman Cohn made a motion to recommend denial of the application for an amendment to the existing special use permit for a planned unit development on the property at 1670 Checker Road regarding construction of a monopole telecommunications tower and related facilities. On a voice vote, all ayes. Motion passes.

4. Old Business: none

5. Approval of Minutes: February 16, 2016 meeting.

A motion was made by Commissioner Rubin, seconded by Commissioner Kazmer, to accept the February 16, 2016 minutes with grammatical corrections. On a voice vote, all ayes.
Motion Passes

6. Other Business:

Update on Proposed amendments to the Village of Long Grove Comprehensive Plan. Planner Hogue urges the board members to review the community assessment report dated March 31, 2016 and was distributed to the board members prior to the meeting. Planner Hogue reported that the April 11th meeting was well attended by residents and the review of the comprehensive plan is proceeding as scheduled.

7. Adjournment

Commissioner Dvorak made a motion to adjourn, seconded by Commissioner Rubin. On a voice vote all ayes. Meeting is adjourned at 9:04 pm.

8. Next Regular Meeting: May 3, 2016

Respectfully Submitted, Jodi Smith, PCZBA Secretary

