

MINUTES OF THE PLAN COMMISSION
June 22, 2015

The regular meeting of the Plan Commission was called to order by Acting Chairman Walter Oakley at 7:45 p.m. at the Village Hall.

Members present: Acting Chairman Walter Oakley, Amy Flores, Kurt Schultz, and David Semmelman.

Members absent: Chairman Mark Moore, William Cotey, Dan Donahue.

Village Staff present: John Spoden, Director of Community Development; David Smith, Senior Planner; and Fred Chung, Senior Project Engineer.

Commissioner Schultz moved, seconded by Commissioner Semmelman, to approve the May 18, 2015, Plan Commission meeting minutes.

Motion carried 4 - 0.

OLD BUSINESS: None.

NEW BUSINESS:

**PC 15-12 Verizon Wireless, Applicant
1800 West Peterson Road**

Request is for a Special Use Permit for Personal Wireless Services Antennas with antenna support structure and related electronic equipment and equipment structure in order to construct a monopole tower with outdoor communication equipment and antennas in an I-1, Limited Industrial District.

**PC 15-13 Verizon Wireless, Applicant
1800 West Peterson Road**

Request is for a Site Plan Permit in order to construct a monopole tower with outdoor communication equipment and antennas in an I-1, Limited Industrial District.

Mr. David Smith, Senior Planner, introduced the request for the Special Use Permit and Site Plan Permit. Mr. Smith stated that the petitioner is requesting a Site Plan Permit and a Special Use Permit for Personal Wireless Services Antennas with antenna support structure and related electronic equipment and equipment structure in order to construct a 150 foot monopole with outdoor communication equipment and antennas in an I-1, Limited Industrial District located at 1800 West Peterson Road.

Mr. Smith stated that the subject site fronts Peterson Road on the north and that access to the site comes directly from Peterson Road. He stated that the existing facility is the multi-tenant

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‘Libertyville Peterson Center’ which is a single story building consisting of a plumbing company, auto repair shop and other miscellaneous repair shops. He stated that outdoor storage is maintained in the rear of the building to serve the building’s tenants.

Mr. Smith stated that Verizon Wireless is proposing to install a wireless communication facility towards the rear portion of the subject site. Mr. Smith stated that the proposed project involves installing a 150 foot high steel monopole tower, installing nine (9) cellular antennae and associated equipment at the 120 foot level, and installing a 25.5 foot by 11.5 foot ground equipment shelter approximately 10 feet in height.

Mr. Brian Barrett, petitioner, stated that he represents Verizon Wireless. He stated that the monopole tower will include a lightning rod at the top to make the total height 155 feet. He stated that the ground level compound will include a 25.5 foot by 11.5 foot structure to house the equipment. Mr. Barrett stated that the Appearance Review Commission gave positive recommendation for approval on May 18, 2015. He stated that he agrees with the Staff recommendation to provide additional space for additional carriers.

Acting Chairman Oakley asked the petitioner if they will comply with the Staff review comments. Mr. Barrett stated that they will comply with the Staff review comments.

Acting Chairman Oakley asked the petitioner what he would like for the Plan Commission to do this evening regarding their request. Mr. Barrett stated that they would like for the Plan Commission to render a positive recommendation to the Village Board for the requested Special Use Permit and Site Plan Permit.

In the matter of PC 15-12, Commissioner Semmelman moved, seconded by Commissioner Schultz, to recommend the Village Board of Trustees approve a Special Use Permit for Personal Wireless Services Antennas with antenna support structure and related electronic equipment and equipment structure in order to construct a monopole tower with outdoor communication equipment and antennas in an I-1, Limited Industrial District, in accordance with the plans submitted subject to the following condition: 1) That the proposed personal wireless services antenna support structure shall be designed, constructed and installed to be of a sufficient size and capacity to allow the location of additional personal wireless services antennas in order to accommodate up to two (2) additional personal wireless service providers on such structure in the future.

Ayes: Oakley, Flores, Schultz, Semmelman
Nays: None
Absent: Moore, Cotey, Donahue

Motion carried 4 - 0.

In the matter of PC 15-13, Commissioner Semmelman moved, seconded by Commissioner Schultz, to recommend the Village Board of Trustees approve a Site Plan Permit in order to construct a monopole tower with outdoor communication equipment and antennas in an I-1, Limited Industrial District, in accordance with the plans submitted.

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Motion carried 4 - 0.

*Ayes: Oakley, Flores, Schultz, Semmelman
Nays: None
Absent: Moore, Cotey, Donahue*

PC 14-24 Village of Libertyville Applicant

Request is for a Text Amendment to the Libertyville Zoning Code relating to noise regulations.

In the matter of PC 14-24, Commissioner Semmelman moved, seconded by Commissioner Schultz, to continue this item to the July 27, 2015, Plan Commission meeting.

Motion carried 4 - 0.

*Ayes: Oakley, Flores, Schultz, Semmelman
Nays: None
Absent: Moore, Cotey, Donahue*

COMMUNICATIONS AND DISCUSSION:

Mr. John Spoden, Director of Community Development Department, stated that the Village Board approved the Brainerd athletic fields with conditions which included a fence height to not exceed 6 feet for the perimeter fence, that there be no goals for the north south practice fields, and that the re-design of the proposed storage building will return to the Village Board for final approval.

Mr. Spoden stated that the Economic Development Commission held their June meeting at Innovation Park. He stated that the property owner may be coming back to the Zoning Board of Appeals for sign variations in the near future.

Commissioner Schultz moved, seconded by Commissioner Semmelman, to adjourn the Plan Commission meeting.

Motion carried 4 - 0.

Meeting adjourned at 7:55 p.m.