

DRA Properties, LLC

To: Sam Hubbard, Planning and Community Development

From: DRA Properties, LLC

Date: 02/06/19

Subject: 1122W Rand Road, PC #18-024

Page 1 (Cover Page):

DRA Properties, LLC has no objections.

Page 2 (1A) (Building Department):

No response required.

Page 3 (Round 2 Comments-Public Works Department 12/07/2018):

- 1) Has the access easement to the site been granted? **Yes.**
- 2) Is the utility easement separate from the access easement? **Yes, it is separate.**
- 3) Is this exclusive to Verizon? **No, this is a multi-carrier.**
- 4) Will the generator have any sound deadening system to reduce noise to meet Village code? **Yes, using generator with attenuation.**
- 5) What are the handhold sizes for the fiber cable? **Approximately 2' x 3'.**
- 6) All visual representations need to include the 30x30 equipment area. **New photo size to follow and can bring to the hearing. Will be submitted prior to zoning hearing.**
- 7) Is only landscaping proposed to shield the equipment from residential properties to the north? **Yes.**

Page 4 (3) (Engineering Department):

No response required.

Page 5 (Land Use Variation for Commercial Antenna - Round 1):

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided

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upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding. [DRA Properties, LLC acknowledges and accept.]

12. Final engineering plans shall be georeferenced by using State Plane Coordinate System - Illinois East. [Terra Consulting Group LTD to provide final drawings per village specifications.]

13. Provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted. [The proposed light was removed from the plans and will not be installed.]

14. The plans show a proposed 30'x 30' area for the tower, equipment and generator at the NW corner of the existing church parking lot, however; the plat provided shows a 40' x 50' along the east property line. Revise the plat to reflect the correct location of the lease area and proposed easements. [A&E corrected in the revised drawings submitted 01/15/2019]

15. Show the location of the 50' x 50' staging area, temporary road and the erosion control. This can be addressed at permit. [A&E to address at permitting]

16. Provide a detail for the unipole tower foundation. This can be addressed at permit. [DRA to provide tower and foundation study at permit]

17. Regarding the pavement material for the lease site and access drive, show the limits of the 8" compacted aggregate base course on the site plan. This can be addressed at permit. [A&E to address at permitting.]

18. In the event the existing parking lot is disturbed during construction, the parking lot shall be repaired to current Village standards of 1 W' compacted surface course, 1 W' compacted binder course, and 10" compacted CA-6 crushed aggregate. This can be addressed at permit. [General Contractor to address at permitting]

Page 6 (Arlington Heights FD Plan Review Sheet):

No response required.

Page 7 (Arlington Heights Police - Department Plan Review Summary):

Reviewed comments #1 through #5, no response required.

#6. General Comments:

-We will install a decorative 7' foot fence designed to prevent access to the equipment. Due to the screening requirements of Arlington Heights, we are not proposing open sight lines to the equipment.

-We will have emergency contact information on site with the police department at time of permit.

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-We will provide FAA approved signage for the facility.

Page 8 (Arlington Heights Police Department):

Complete contact sheet submitted to the village.

Page 9 (Health Services Department)

We are in complaint with the FCC. Because we are below 200' and sufficient distance from the airport.

Page 10 (7), 11 through 14 (Review Round 1 Comments) Case# PC 18-024:

General:

7. The Plan Commission must review and approve the following actions:

- a. Land Use Variation to allow a commercial antenna within the R-1 Zoning District. **No response required.**
- b. Variation to Chapter 28, Sections 6.14-2.1(a) and 6.6-5.1, to allow a commercial antenna structure and associated equipment (including a generator) to be setback a minimum of 4' from the side yard lot line where code requires a 30' setback. **Will not need a variation. We are using a 6' masonry fence.**
- c. Variation to Chapter 28, Section 5.1-1.5, to allow a 100' tall structure where maximum height is restricted to 25'. **No response required.**
- d. Variation to Chapter 28, Section 6.13-3(b), to allow a 7' tall fence where the maximum fence height is restricted to 6'. **No response required.**

8. The executed contract submitted within the Plan Commission submission is a lease authorizing a portion of the church site to be used as a cell tower. However, the plans depict the proposed cell tower outside of the lease area as identified in the lease document and on the other side of the property. Furthermore, the size of the lease area in the lease document does not match what is depicted on the plans. Please clarify and provide an executed lease that matches the submitted plans.

9. No plat of survey was provided within the Plan Commission submission. A plat of survey, stamped by a licensed surveyor, is required. The plat of survey must include the total site size. The document that was provided, titled "Arlington Heights NW Loc. #455871", which was prepared by a surveyor and showed some aspects as typically contained within a plat of survey, was not an actual plat of survey. Furthermore, this document showed the location of the proposed easements and cell tower on a different side of the site than the submitted plans.

A&E to address at permitting

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10. The following changes must be made to the project description: **Updated Property Descriptions dated 02/06/2019 sent in separate document.**

a. The project description states that feedback from the neighborhood meeting was incorporated into the proposed design of the cell tower. Please revise the project description to outline the feedback received at the neighborhood meeting and what changes were made to address this feedback.

b. Please revise the project description to discuss the outcome of your request to co-locate the antenna equipment on the existing ComEd transmission towers located north of the church site.

c. The project description states that the proposed cell tower will have the future ability to co-locate two additional cell company antenna within the tower. Will these future antennas require additional equipment within the compound at the base of the tower? Please incorporate an answer to this within the project description.

11. Please indicate the color of the tower structure on the plans. **A&E to address in the plans**

12. The response to the Land Use Variation standards needs revisions. Please respond individually to each of the four standards for variation approval, referenced below, explaining how the proposed Land Use Variation complies with each individual standard. Relative to the spirit, harmony, and intent of the chapter, you can reference the specific intents and purposes of the Zoning Code as contained within Section 28-2. Additionally, for each variation requested you must provide separate individual responses to the four criteria necessary for variation approval. **Response to the Land Use Variation standards dated 02/06/2019 sent in separate document**

Standards for Land Use Variation (and standard Variation) approval:

- The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
- The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
- The proposed variation is in harmony with the spirit and intent of this Chapter.
- The variance requested is the minimum variance necessary to allow reasonable use of the property.

13. Section 6.14-2.2(a) requires that all new commercial antenna provide a written analysis that demonstrates there is not technically suitable space available on an existing tower or structure within the geographic area to be served. Please provide this analysis.

14. On all future revisions, please ensure that all plans include a revision date.

Site Plan:

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15. The required zoning matrix was not included on any of the plans. Please add the zoning matrix, as previously emailed on 10-30-18, to the site plan and complete all the data within the matrix. **A&E to address in the plans**
16. All site plans do not show the full extent of the existing church building (only the partial building is shown – the front of the building is missing). Please revise the plans to include the full extent of the existing church building. **A&E to address in the plans**
17. Sheet C-1 has a note indicating that the lease area is 222 square yards. Please clarify. Other documentation indicates that the lease area is 30' x 30'. Is the 222 "S.Y" referencing something else? **A&E to address in the plans**
18. With exception to the concrete pads for the equipment shed, generator, and cell tower, what will the remaining base of the compound area be? Gravel? Will trucks park/pull into the compound area for service to the equipment? All areas that accommodate vehicular access must be pavement (gravel is prohibited). Furthermore, there is small triangular area outside of the compound that is currently grass and would have vehicles driving over the grass to access the interior of the compound. This area would need to be paved to provide for vehicular access within the compound. **A&E to address in the plans**
19. The compound area appears to encroach on one parking space. It is recommended that the compound be shifted west so as to not encroach on the parking space. **A&E to address in the plans**
20. The proposed location of the relocated shed is non-compliant. Shed's must maintain a minimum setback of 3' from any side yard lot line. Please find a new location for the shed, or clarify if a Variation is requested (and provide the required justification to the Variation standards). Please note that sheds must be located in a rear yard only (i.e. it must be completely behind the rear of the building). **A&E to address in the plans**
21. The compound area should be shifted so as to provide a minimum of 5' to the north for landscaping, 5' of space for landscaping on the western side, and 5' of space for landscaping on the eastern side. Please shift the compound area and provide a landscape plan showing said landscaping of a appropriate species and sufficient height to screen the compound enclosure. The existing AC units to the south of the compound and transformer to the west of the compound may need to be moved to accommodate for said landscaping. **A&E to address in the plans**
22. As indicated in comment #7c, a variation to allow the 7' tall fence is required. Please note that chainlink fencing with slats is not allowed. Section 6.14-2.2(b) requires that all commercial antenna and related structures must be screened by a masonry wall of brickwork or stonework or solid wood fence. Please revise the screening to more closely resemble the screen shown on the next page, or propose a masonry screen of brickwork or stonework. Decorative gates on the

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enclosure shall be incorporated into the design. Please revise the drawings accordingly. **A&E to address in the plans**

Last item: Updated photosims with new equipment layout. The tower is also shorter – 75'.
[Terra Consulting Group LTD to provide final photosims as requested by the village.]

The above is ACKNOWLEDGED by:

A handwritten signature in blue ink, appearing to read 'Margie Oliver', is written over a horizontal line.

Name: Margie Oliver

Title: Project Manager

CC: Doug Dolan