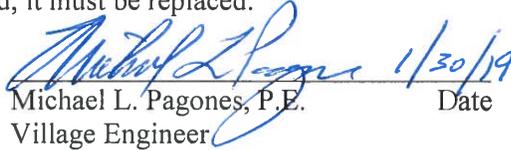


PLAN COMMISSION PC #18-024
Verizon Wireless Cell Tower
1122 W Rand Rd
Land Use Variation for Commercial Antenna
Round 2

19. The petitioner's response to Comment Nos. 11 and 12 is acceptable.
20. The petitioner's response to Comment No. 13 is not acceptable. Although the Village is waiving the requirement of a photometric plan, per the Planning Department's response to Doug Dolan dated December 7, 2019, the flood light is not allowed. The flood light can be replaced with a fixture that meets Village requirements. All fixtures must be flat bottom, sharp cut-off, and no pack style fixtures will be permitted.
21. The petitioner's response to Comment Nos. 14 – 17 is acceptable.
22. The petitioner's response to Comment No. 18 is noted. Repairs to the parking lot should be to the Village standard of 1 ½" compacted surface course, 1 ½" compacted binder course, and 10" compacted CA-6 crushed aggregate. The response from the petitioner shows this as 1 W' as opposed to 1 ½". This can be addressed at permit.
23. The plans show a proposed handhole located near the NW corner of the property. All work within the Rand Rd right-of-way requires a permit from the Illinois Department of Transportation. In the event the existing public sidewalk along Rand Rd is disturbed or damaged, it must be replaced.


Michael L. Pagones, P.E. 1/30/19 Date
Village Engineer

REQUIRED AT PERMIT
50' x 50' staging area, temporary road and erosion control plan
Unipole tower foundation
Limits of 8" compacted aggregate base course
Repairs to parking lot

RECEIVED
JAN 31 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Planning & Community Development Dept. Review

February 12, 2019



REVIEW ROUND 2

Project: Verizon Cell Tower – DRA Properties, LLC
1122 W. Rand Rd.

Case Number: PC 18-024

General:

23. The responses to comments #9, #10, #12-#14, and #16-#18 are acceptable.
24. The response to comment #7 is noted. The following zoning approvals shall be required:
 - a. Land Use Variation to allow a commercial antenna within the R-1 Zoning District
 - 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.
25. The response to comment #8 is noted. Written confirmation from the church was provided on 2/12/19.
26. The response to comment #11 is noted. Please clarify the color. The project narrative states that the pole will be a dark color, the submitted plans indicate that the pole will be a grey color. It is recommended that the pole be painted a light gray.
27. The response to comment #15 is noted.
28. The response to comment #19 is noted. Please note that due to the removal of one parking spaces for the proposed compound area, one additional space must be striped on the lot, which must conform to all applicable size, width, access, and drive aisle zoning requirements.
29. The response to comment #20 is noted. The shed location is now shown as to be determined. Please note that when building permit plans are submitted, the relocated shed must be shown on the plans and the location must comply with all zoning code regulations.
30. The response to comment #21 is noted. The fence is now proposed as a masonry wall with brick veneer, at 6' in height. Will this height be sufficient to screen the backup generator, equipment cabinet and battery cabinet, and all associated cables and conduit? Please note that the plans (sheet C-4) still include a fence detail. Please clarify. Additionally, the project narrative states that the metal canopy was removed, however, it is still shown on the plans (sheet E-3). Finally, since the details on the wall and gate were not provided, a condition of approval will be recommended that gives the Village the final authority to review the wall and gate for acceptable design. Please acknowledge.
31. The response to comment #21 is noted. Please provide a written explanation as to why the enclosure could not be moved per comment #21.
32. Landscaping must be added to the west side of the proposed enclosure, however, no landscaping was shown on the plans. A condition of approval requiring said landscaping shall be recommended to the Plan Commission.

Prepared by: 

Verizon Wireless Cell Tower
1122 W. Rand Road
PC 18-024
February 12, 2019

Landscape Issues

1. Pursuant to Chapter 28, Section 6.14-2.2, a landscaping plan shall be submitted that demonstrates substantial screening of the antenna and related structures from adjacent land uses. Increase the quantity of Arborvitae along the east wall. The Arborvitae are spaced 5 feet on center. Please reduce the spacing so that the Arborvitae are 4 feet on center. In addition, provide Arborvitae along the west wall.
2. Provide a details of the proposed masonry screen wall and the gate.