



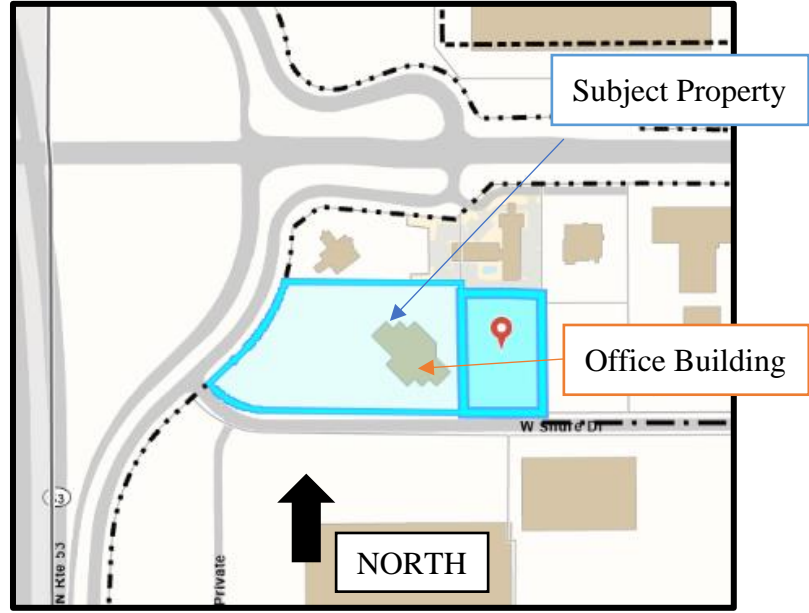
VILLAGE OF ARLINGTON HEIGHTS
STAFF DEVELOPMENT
COMMITTEE REPORT

Project Number: PC 23-017
Project Title: Verizon Wireless
Address: 1500 W Shure Drive
PIN: 03-07-102-013-0000
 03-07-102-008-0000

To: Plan Commission
Prepared By: Michael Lysicatos, Assistant Director
Meeting Date: January 24, 2024
Date Prepared: January 18, 2024

Petitioner: Rachael Ceckowski
 Verizon Wireless
Address: 1701 Golf Rd. Tower 2, Suite 400
 Rolling Meadows, IL 60008

Existing Zoning: M-1, Research, Development, and Light Industrial District
Comprehensive Plan: Offices Only



Surrounding Zoning :

Direction	Zoning	Existing Land-Use	Comprehensive Plan
North	B-3, General Service, Wholesale, & Motor Vehicle District	Professional Offices (Amita Health Medical Group)	Commercial
South	M-1, Research, Development and Light Industrial District	Professional Offices (United Airlines Offices/Operations)	R&D, Mfr. Warehouse
East	B-3, General Service, Wholesale, & Motor Vehicle District	Professional Offices (Vtech)	Commercial
West	IDOT Right-of-Way / Palatine Border	Highway Interchange, Route 53	N/A

Requested Action:

- Special Use Permit to allow for a permanent commercial antenna on the principal building façade, and a temporary commercial antenna in the parking lot.

Variations Required:

- Variation from Chapter 28, Section 6.14-2.2(b) for relief from requirement of a landscaping plan for the temporary commercial antenna installation.

Project Background:

The subject property is two parcels of property that make up One North Arlington, an existing eight-story office building at 1500 W. Shure Drive. The property is bounded by W. Shure Drive to the south and N. Wilke Road to the west. The site is approximately 7.36 acres and has direct access to both W. Shure Drive through two separate two-way driveways and N. Wilke Road with one two-way driveway.

The petitioner, Verizon Wireless, is proposing two new telecommunication antenna installations. The petitioner states that the installations are necessary due to the fact that an existing telecommunications tower has been decommissioned and removed a little over a half-mile from the site which provides cell phone service to the public and first responders in this area. The site at 1500 W. Shure Drive was selected due to its ability to provide coverage in the gaps left from the facility closing in Palatine.

The petitioner is proposing the installation of a new telecommunication antenna array on the façade of the penthouse wall on the roof level of the existing office building in addition to existing equipment previously approved and installed by a separate cell phone carrier.

The petitioner is also proposing a temporary, mobile telecommunications tower in the northeastern section of the parking lot of 1500 W. Shure Drive. The purpose of the temporary antenna is to provide cell phone coverage in the areas impacted by the tower removed in Palatine until the permanent installation is complete on the façade of the office building. This antenna has already been installed and is the subject of a Procceed At Own Risk Declaration executed with the Village of Arlington Heights. The Declaration states that the temporary tower be removed if the tenant does not file an application for the temporary or permanent installations, the Village Board of Trustees deny approval for the temporary or permanent installations, the permanent installation is completed, or by March 31, 2024. A copy of the agreement is in the agenda packet.

Zoning and Comprehensive Plan

The subject property is zoned M-1, Research, Development and Light Industrial District. Use of existing antenna structure can often apply for a Special Use Waiver but the nature of the new installation associated with a temporary installation necessitated the new to apply for a Special Use Permit for the installation of both antennas.

Section 6.14-2.2(a) of the Zoning Code requires the petitioner to demonstrate that there is not technically suitable space available on an existing tower or structure within the geographic area to be served. The petitioner has analyzed the vicinity and stated that there are no structures of a suitable height to mount antenna that would provide the coverage needed by Verizon Wireless. In addition, the petitioner has submitted propagation maps that show an existing gap in coverage within the Verizon Wireless network in the vicinity, as well as the coverage that would be provided should the permanent antenna structure be installed.

The Comprehensive Plan classifies the property as appropriate for “Offices Only” land uses, therefore the existing land use and the associated antennas are compatible with the designation.

The petitioner has provided a written response addressing each of the three criteria necessary for Special Use Permit approval, which have been included below for reference.

- **That said special use is deemed necessary for the public convenience at this location.**
- **That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
- **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**

The Staff Development Committee concurs with the petitioner that the necessary standards for approval have been met as the permanent antenna would normally be eligible for a Special Use Waiver and there have been no issues with the temporary antenna which was installed under a Proceed At Own Risk agreement with the Village.

The petitioner will also need a variation from Chapter 28, Section 6.14-2.2(b) for relief from requirement of a landscaping plan for the temporary commercial antenna installation. Staff is also in support of this variation request as the location of the structure in the parking lot does not warrant landscaping.

Building, Site and Landscaping

The petitioner is not proposing any changes to the exterior of the site. There are no new permanent structures proposed on the site as part of this application. As soon as the permanent cell phone equipment is installed on the façade of the building and is operational, the temporary equipment will be removed from the site as per the Notice to Proceed Agreement.

As was mentioned the proposed antennas on the building façade in addition to existing equipment previously approved and installed by a separate cell phone carrier. Staff has concerns about over concentration of antennas on the building and may restrict future requests based on the visual and physical impacts on the building and surrounding area.

Staff identified one variation that would be relief from landscaping of the temporary antenna installation. This tower is located in the parking lot area which is offset from surrounding properties. Requiring plantings would be inappropriate for the reuse of the parking lot after the removal of the temporary use and would create a negative impact if required.

The petitioner provided a response and updated plans in response to Round 1 Comments from staff. The response has addressed all the issues identified in the design.

Traffic Parking and Loading

There are no concerns in regards to traffic as the proposed uses will not generate traffic. The existing parking lot provides 530 parking spaces where 608 are required by code to support the existing office building. This leaves a 78-space deficit along with an additional 14 spaces that have been occupied by the temporary antenna in the eastern parking lot. Staff acknowledges the code required parking deficiency but is not seeking a variation. There is not enough supporting data to properly analyze if a variation from the standards is warranted due to the high vacancy rate of the office building results in very low utilization of the parking lot areas. The proposed uses through the Special Use Permit have negligible impact on the parking utilization outside of the spaces that will be occupied by the temporary tower. The property would continue in a non-conforming state.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed Special Use Permit to allow for a permanent commercial antenna on the principal building façade, and a temporary commercial antenna in the parking lot, as well as the following variation from Chapter 28 of the Municipal Code:

- Chapter 28, Section 6.14-2.2(b) for relief from requirement of a landscaping plan for the temporary commercial antenna installation

The Staff Development Committee recommends **APPROVAL** of the application subject to the following conditions:

1. The petitioner shall mitigate the aesthetic impacts of the permanent installation on the building façade by painting the antennas to match the building.
2. The petitioner shall remove the temporary antenna installation according to the Proceed At Own Risk Declaration (2023-61) executed with the Village of Arlington Heights.
3. The petitioner will remove all abandoned or unused antenna equipment from the building façade upon completion of the permanent antenna installation.
4. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.



January 18, 2024

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads