

BUILDING DEPARTMENT

1

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 15-003  
 Petitioner: Peter Aimaro  
National Wireless Ventures  
 Owner: Anthony Discepolo  
2725 W GLENLAKE ST  
CHICAGO, IL 60659  
 Contact Person: Peter Aimaro  
 Address: 828 Grand Blvd. Joliet, IL  
 Phone #: 815-409-2740  
 Fax #: \_\_\_\_\_  
 E-Mail: paimaro@nwv.me

P.I.N.# 08-09-207-008  
 Location: 1000 S. Arlington heights Rd.  
 Rezoning: \_\_\_\_\_ Current: B-2 Proposed: \_\_\_\_\_  
 Subdivision: \_\_\_\_\_  
 # of Lots: \_\_\_\_\_ Current: \_\_\_\_\_ Proposed: \_\_\_\_\_  
 PUD: \_\_\_\_\_ For: \_\_\_\_\_  
 Special Use: X For: Wireless Facility  
 Land Use Variation: \_\_\_\_\_ For: \_\_\_\_\_  
 Land Use: \_\_\_\_\_ Current: Auto Shop  
 Proposed: Cell Tower  
 Site Gross Area: 22,054 SF  
 # of Units Total: \_\_\_\_\_  
 1BR: \_\_\_\_\_ 2BR: \_\_\_\_\_ 4BR: \_\_\_\_\_

(Petitioner: Please do not write below this line)

DO EXISTING STRUCTURES, IF ANY, MEET MINIMUM REQUIREMENTS OF THE FOLLOWING:

YES NO

- 1. \_\_\_\_\_ VILLAGE BUILDING CODE
- 2. \_\_\_\_\_ PRESENT ZONING USE
- 3. \_\_\_\_\_ REQUESTED ZONING USE
- 4. \_\_\_\_\_ SUBDIVISION REQUIRED
- 5. \_\_\_\_\_ SIGN CODE

6. GENERAL COMMENTS:

ALL CODES AND ORDINANCES OF THE VILLAGE SHALL BE ADDRESS AT THE PLAN REVIEW STAGE. NOT ENOUGH DETAILED INFORMATION. DP

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PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Director

Date

BUILDING DEPARTMENT

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INSPECTIONAL SERVICES

NO COMMENTS

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PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

  
 Director

4/7/15  
 Date

## Memorandum

To: Latika Bhide, Planning and Community Development  
From: Cris Papierniak, Assistant Director of Public Works   
Date: April 3, 2015  
Subject: 1000 S. Arlington Heights Road, P.C. #15-003

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With regard to the proposed preliminary plat of subdivision and variation, I have the following comments:

1. A maintenance agreement should be provided. Often these remote areas are not maintained and become an eyesore after a few years. Maintenance agreement should dictate who will be responsible for maintaining the area.
2. The landscape area needs to be properly defined by curb or retaining wall block so mulch does not wash away. Soil for planting area needs to be properly replaced for health of arborvitae.

Thank you for the opportunity to comment on the plans. If you have any questions, please feel free to contact me.

C: file

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1. PUBLIC IMPROVEMENTS

REQUIRED: .....	YES	NO	COMMENTS
a. Underground Utilities			
Water .....			X
Sanitary Sewer .....			X
Storm Sewer .....			X
b. Surface Improvement			
Pavement .....			X
Curb & Gutter .....			X
Sidewalks .....			X
Street Lighting .....			X
c. Easements			
Utility & Drainage .....			X
Access .....			X

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2. PERMITS REQUIRED OTHER THAN VILLAGE:

- a. MWRDGC \_\_\_\_\_ b. IDOT \_\_\_\_\_
- c. ARMY CORP \_\_\_\_\_ d. IEPA \_\_\_\_\_
- e. CCHD \_\_\_\_\_

	YES	NO	COMMENTS
3. R.O.W. DEDICATIONS? .....		X	
4. SITE PLAN ACCEPTABLE? .....			TBD: ENSURE POSITIVE DRAINAGE
5. PRELIMINARY PLAT ACCEPTABLE? .....			N/A
6. TRAFFIC STUDY ACCEPTABLE? .....			N/A
7. STORM WATER DETENTION REQUIRED? .....		X	
8. CONTRIBUTION ORDINANCE EXISTING? .....		X	
9. FLOOD PLAIN OR FLOODWAY EXISTING? .....		X	
10. WETLAND EXISTING? .....		X	

GENERAL COMMENTS ATTACHED No further comments at this time.

PLANS PREPARED BY: W-T COMMUNICATIONS  
 DATE OF PLANS: 2-23-15

Jean J. Mull 3/30/15  
 Director Date



# Arlington Heights Fire Department Plan Review Sheet

P. C. Number 15 - 003

Project Name National Wireless Ventures for T-Mobile

Project Location 1000 S. Arlington Heights Rd.

Planning Department Contact Latika Bhide

## General Comments

No comments at this time.

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**NOTE: PLAN IS CONCEPTUAL ONLY  
SUBJECT TO DETAILED PLAN REVIEW**

Date 04/02/15

Reviewed By: LT. Andrew Larson

# ARLINGTON HEIGHTS POLICE DEPARTMENT

## Community Services Bureau

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### DEPARTMENT PLAN REVIEW SUMMARY

#### National Wireless Ventures for T-Mobile 1000 S. Arlington Heights Road Special Use

Round 1 Review Comments

03/26/2015

**1. Character of use:**

The character of use should not be problematic.

**2. Are lighting requirements adequate?**

Lighting should be up to Village of Arlington Heights code.

**3. Present traffic problems?**

There are no traffic problems.

**4. Traffic accidents at particular location?**

This is not a problem area in relation to traffic accidents.


**5. Traffic problems that may be created by the development.**

This development should not create any additional traffic problems.

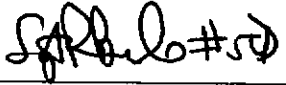
**6. General comments:**

-Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. Emergency contact cards can be filled out at the Village of Arlington Heights website (vah.com). This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

-Barriers such as fencing, etc should be erected to deter access, theft and trespassing to site after tower is built

  
\_\_\_\_\_  
Brandi Romag, Crime Prevention Officer  
Community Services Bureau

Approved by:

  
\_\_\_\_\_  
Supervisor's Signature

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PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

HEALTH SERVICES DEPARTMENT

6

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1. GENERAL COMMENTS:

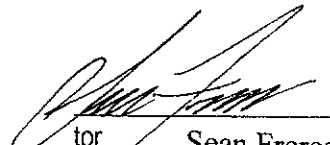
No comments at this time.

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MAR 26 2015

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

  
 Environmental Health Officer 3/26/15 Date  
 Sean Freres, LEHP

  
 tor 3/26/15 Not a Direc Date  
 Sean Freres

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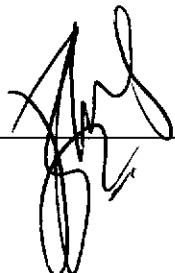
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- |    | <u>YES</u>                          | <u>NO</u>                           |   |
|----|-------------------------------------|-------------------------------------|---|
| 1. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | COMPLIES WITH COMPREHENSIVE PLAN?                               |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | COMPLIES WITH THOROUGHFARE PLAN?                                |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | VARIATIONS NEEDED FROM ZONING REGULATIONS?<br>(See below.)      |
| 4. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?<br>(See below.) |
| 5. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | SUBDIVISION REQUIRED?   |
| 6. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?<br>(See below.)    |

Comments:

*Please see attached*

 \_\_\_\_\_  
 Date 4/8/15



Planning Department Comments (PL15-003, 1000 S. Arlington Heights Road, Round 1)

7. Owner Signature is required on the Application form.
8. The property is zoned B-2, General Business District. The Plan Commission must review and the Village Board must approve:
  - A Special Use for a Wireless Antenna Tower in the B-2 district.

A written justification has been provided for the special use. However, the justification must specifically address the following special use criteria:

- 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.

Additionally, the following standards are considered when determining whether approval of an application for a commercial antenna structure is in the public interest:

- The petitioner must demonstrate that there is not technically suitable space available on an existing tower or structure within the geographic area to be serviced.
- A landscaping plan shall be submitted that demonstrates substantial screening of the antenna and related structures from adjacent land uses. Screening must consist of a well-maintained masonry wall of brickwork of stonework, solid wood fence, densely planted compact hedge or berm and hedge.

The Staff Development Committee is not supportive of this Special Use request. The Land Use Goals of the Village's Comprehensive Plan state that "incompatible zoning should be avoided"; a 100 foot tall monopole would be incompatible with the residential uses to the west. Also, as stated in #11 below, based on staff observation at the site, there is not adequate parking available on this site. The loss of 8 parking spaces (4 spaces indicated as striped on the plan and 4 spaces on the south side of the building) would further negatively affect the site.

9. The Plan Commission must review and the Village Board must approve the following variations:
  - Chapter 28, Section 6.13, from the requirement that fences in the side and rear yard not exceed five feet to allow a 6 foot tall fence.

Please provide a written justification for the zoning variation above by responding to the following criteria:

- a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
- b. The plight of the owner is due to unique circumstances.
- c. The variation, if granted, will not alter the essential character of the locality.

10. The Building Code Review Board must review and the Village Board must approve the following variation:
  - a. Chapter 23, Section 203, Restrictions, from the requirement that ground base antenna cannot exceed 75 feet above the grade level to allow 100 feet tall monopole.

Please coordinate with Charles Craig, Assistant Building Official for requirements for the BCRB hearing. The BCRB hearing must be held prior to the Plan Commission hearing.

11. The Code required parking for this site is as follows:

Use	CODE USE	SF/ Employees/Bays	PARKING CALC (SF)	PARKING RATIO (1:X)	PARKING REQUIRED
Autotech Repair	Automobile Service Station	4 service bays, 4 employees	NA	3/bay + 1/Employee	16
<b>Total</b>					<b>16</b>
<i>Total Provided</i>					23
Surplus / (Deficit)					7

Based on the parking calculation above, the site meets the Code required number of parking spaces on site. However, as stated in #12 below, based on staff observation at the site, the parking at the site is not adequate.

12. Parking counts for the site are required. Parking counts should be provided for peak times on two weekdays and a Saturday. When staff visited the site on April 8, 2015, there were 42 cars, 1 trailer and 2 truck cabs in the parking lot. Several vehicles were tandem parked – 2 cars in depth. The proposed loss of 8 parking spaces (4 spaces indicated as striped on the plan and 4 spaces on the south side of the building) will further negatively affect the site. Also, not all parking spaces are striped.



13. The existing parking does not meet the requirements of the Ordinance for landscaping. The ends of all parking rows must include a landscape island equal in area to one parking space. Provide landscape islands at the ends of all parking rows.

Similarly, all paved service areas abutting a residential district or street or off-street parking areas containing more than four parking spaces, must be effectively screened on each side adjoining or fronting on any property situated in a residence district or any institutional premises or adjoining any public way by a well-maintained wall, fence, densely planted compact hedge designed to provide year round opacity or berm and hedge. Provide a 3' high screen along Central Avenue and Arlington Heights Road.

A landscape plan for the entire site must be provided delineating the required landscaping.

14. The proposed wood fence is 6 foot in height and will need a variation from Chapter 28, Section 6.13, from the requirement that fences in the side and rear yard not exceed five feet.
15. The fence along the west property line is in poor condition. It is recommended that the fence is replaced or repaired.
16. What is the height of the platform/base station for the monopole?

National Wireless Ventures for T-Mobile  
1000 S. Arlington Heights Road  
PC 15-003  
April 8, 2015

**Landscape Issues**

- 1) Indicate the size (at time of planting) of the proposed Mission Arborvitae on sheet LE-2.1.
- 2) Provide a 3' high drought/salt tolerant screen along Central Avenue and Arlington Heights Road in order to buffer the parking lot along the street frontage (Chapter 28, section 6.15-1.2a). Providing a 3 foot high screen may require IDOT's approval for landscaping located in the IDOT right-of-way.
- 3) The ends of all parking rows must include a landscape island, which contains a 4" caliper shade tree (Chapter 28, section 6.16-1.2b). Provide landscape islands at the ends of all parking rows.
- 4) Along the west property line, the existing 6 foot high wood fence is in poor condition. It is recommended that the fence be replaced.

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