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JUN 15 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Special Use Permit for Rooftop Wireless Antennas

- *Is necessary for the public convenience at this location.*

This property, located at 800 W Oakton Street Arlington Heights, IL 60005, is owned by Lutheran Home for the Aged, Inc., an Illinois not for profit organization. The mission of Lutheran Home is empowering vibrant, grace-filled living across all generations. Lutheran Home is staffed by caregivers, nurses, occupational therapists, physical therapists, and administrative personnel that allow the facility to be recognized as an international leader in residential and life-care services.

As such, there are countless members of the public who come through the doors of Lutheran Home every day. These include both residents as well as visitors who are brought to Arlington Heights by the standard of care provided by Lutheran Home. Many individuals consider access to reliable wireless coverage to be a necessity in both their business and personal lives. To ensure public convenience, it is essential to have dependable wireless coverage in such a high-trafficked 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.*

More and more, individuals across the United States are jettisoning landlines in favor of wireless devices. Given demographic trends, and the impending emergence of future generations who have utilized mobile phones since adolescent, it is almost universally considered extremely unlikely that this trend will reverse itself. Mobile devices promote the health and safety of Arlington Heights by giving customers the ability to seek help regardless of location. The majority of emergency 911 calls are now made on mobile devices. Many emergencies arise outside of the home and away from access to landline telephones. Without dependable wireless coverage and capacity, residents of Arlington Heights would be unable to contact emergency first responders in a timely manner which is critical to increasing positive outcomes. Mobile devices allow for individuals to receive severe weather and Amber Alerts in real time rather than waiting for TV or radio notification. Parents, children, and loved ones are able to communicate immediately in the event of an emergency. As such, wireless communications are an essential public service no different than landline communications.

In addition, Verizon Wireless' proposed telecommunications facility will enhance the general welfare. Mobile communications facilitate efficient and expedient business transactions. This creates a dynamic, thriving environment that is attractive to business owners. Specifically, in this predominantly residential area, many small business owners who work from home rely entirely on mobile devices to operate their ventures.

Verizon Wireless has been exceedingly thorough in its selection of this site. This site was specifically chosen to take into account that this proposal would not affect the use and value of the area adjacent to the property in a substantially adverse manner. Verizon's antennas will be shielded entirely by a stealth shroud constructed to match the exterior of the existing building. Furthermore, the rooftop location of Verizon's antennas is approximately 430 feet from the nearest residence to the south, approximately 580 feet from the nearest residence to the west, approximately 864 feet from the nearest residence to the east, and over 2,000 feet from the nearest residence to the north (not including Luther Village which is a tenant of Lutheran Home).

Given the trend that many homeowners are removing landlines and relying exclusively on mobile devices for communication, dependable wireless coverage and capacity is increasingly demanded by potential homebuyers. As such, Verizon's proposed telecommunications facility will enhance in-home communications of adjacent properties, the majority of which are residential homes.

In sum, Verizon's proposed telecommunications tower will benefit the health, safety, morals, and 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.*

It is mission to improve wireless coverage and capacity for Verizon customers who live in the vicinity, as well as the countless individuals who are brought to the area as a result of Lutheran Home, Verizon Wireless 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.

Variation from the requirement to provide a traffic study and parking analysis prepared by a qualified professional engineer (Chapter 28, Section 6. 12-1)

- *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.*

As stated above, Lutheran Home, provides residential and life-care services to many individuals. A significant proportion of these residents are elderly individuals, many of whom have serious medical conditions and health concerns.

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 because it would have a severe and adverse impact on the ability of Lutheran Home to conduct its business and

serve not only its residents, but the family, friends, and loved ones of those residents as well. It is imperative for the caregivers, nurses, occupational therapists, physical therapists, staff, residents, family, friends, and loved ones affiliated with Lutheran Home to have dependable wireless service in order to fulfill its duties.

Given the nature of the services Lutheran Home provides, it is essential for each of the parties mentioned above to have dependable wireless service to respond immediately and efficiently in the event of an emergency. In order for Lutheran Home to provide an environment that individuals feel safe sending their loved ones, they must be able to ensure that there will be reliable access to wireless coverage. The decision to place a loved one in a senior care facility is typically a difficult one. The overwhelming majority of individuals would want to know, with certainty, that the staff would be able to reach them immediately in the event of an emergency, especially a life-threatening emergency. Since most communication now takes place on mobile devices, and mobile devices are more likely to be on one's person (as opposed to a landline that requires an individual be at home at the exact moment of emergency), this is the best way to alert someone in an emergency situation. If Lutheran Home is unable to assure the loved ones of their residents that there is reliable access to wireless coverage on the premises, it will have a deleterious impact on the attractiveness of Lutheran Home as a residential facility. Since the entire business model for Lutheran Home is based upon providing a safe environment for their residents, depriving them of dependable wireless coverage (which many now consider to be critical to safety), will deleteriously impact their ability to attract residents in the future, and, thus, impair the ability of the property to yield a reasonable rate of return.

For the most part, the only traffic generated by the presence of this site will be routine maintenance work that occurs approximately once a quarter. Beyond that, the equipment shelter will be unmanned. Also, since the location of Verizon's equipment shelter is well within the Lutheran Home complex and can be accessed via the Lutheran Home parking lot, the traffic on roads will not be disrupted when Verizon's field technicians are on site.

- *The plight of the owner is due to unique circumstances.*

Given the unique circumstances surrounding this proposal, a traffic study would be an unnecessary expense. As stated above, the site will be unmanned except for routine maintenance by Verizon technicians approximately once per quarter. As such, the existence of this site will only increase traffic a handful of times a year and, only by one vehicle at a time, typically, at that. Also, since the equipment shelter is located well within the Lutheran Home complex, traffic along adjacent roads will not be impacted when field technicians are on site.

Verizon's proposed stealth enclosure will be mounted upon an existing penthouse. Under normal circumstances, a special use waiver applies to wireless antennas when mounted within 10 feet of roof. However, since the penthouse is not considered the original roof, a variance was required even though Verizon's proposed antennas will not exceed 10 feet above the roofline that is already in place. This is extremely unique in that even though Verizon has prepared a design that does not exceed 10 feet above the roof upon which their antennas will be mounted, they are still required to file a variance.

- *The variation, if granted, will not alter the essential character of the locality.*

Verizon Wireless has been exceedingly thorough in its selection of this site. This site was specifically chosen to take into account that this proposal would not alter the essential character of the locality. Verizon's antennas will be shielded entirely by a stealth shroud constructed to match the exterior of the existing building. Furthermore, the rooftop location of Verizon's antennas is approximately 430 feet from the nearest residence to the south, approximately 580 feet from the nearest residence to the west, approximately 864 feet from the nearest residence to the east, and over 2,000 feet from the nearest residence to the north (not including Luther Village which is a tenant of Lutheran Home).

Having walked the entirety of the surrounding streets as part of Verizon Wireless' due diligence process on this site, it is apparent that most neighboring residences will not have a direct line of sight to the stealth enclosure. As has been depicted on the photographic renderings included in this application, the stealth enclosure is designed to blend seamlessly with the existing architecture of the building. As such, to the residences that do have a visual line of sight to Verizon's proposed antenna location will not see Verizon's antennas.

Since traffic to the vicinity will be minimally impacted for the reasons stated above, the essential character of the locality will not be altered by this variation.

In sum, since the stealth enclosure that shields Verizon's antennas will match exactly the exterior of the existing building, there will be no alteration to the essential character of the locality.

Variation from the requirement that fences shall not exceed a height of five feet to allow eight feet eleven inches (Chapter 28, Section 6.13)

- *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.*

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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 because it would have a severe and adverse impact on the ability of Lutheran Home to conduct its business and serve not only its residents, but the family, friends, and loved ones of those residents as well. It is imperative for the caregivers, nurses, occupational therapists, physical therapists, staff, residents, family, friends, and loved ones affiliated with Lutheran Home to have dependable wireless service in order to fulfill its duties.

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- *The plight of the owner is due to unique circumstances.*

The circumstances are unique in that Lutheran Home is applying for this variation for the benefit of neighbors and the community. The purpose of the variation for the additional fence height is to further screen Verizon's equipment. As such, this variation has been undertaken simply to improve and preserve the aesthetic appearance of the community and is not essential from the standpoint of the owner.

Verizon's proposed stealth enclosure will be mounted upon an existing penthouse. Under normal circumstances, a special use waiver applies to wireless antennas when mounted within 10 feet of roof. However, since the penthouse is not considered the original roof, a variance was required even though Verizon's proposed antennas will not exceed 10 feet above the roofline that is already in place. This is extremely unique in that even though Verizon has prepared a design that does not exceed 10 feet above the roof upon which their antennas will be mounted, they are still required to file a variance.

- *The variation, if granted, will not alter the essential character of the locality.*

In fact, granting this variation will serve to preserve the essential character of the locality. The sole purpose for the application for this variation is to provide better screening of Verizon's equipment shelter. The purpose is that the less of the equipment that is visible, the more the essential character of the locality will be preserved.

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Having walked the entirety of the surrounding streets as part of Verizon Wireless' due diligence process on this site, it is apparent that most neighboring residences will not have a direct line of sight to the stealth enclosure. As has been depicted on the photographic renderings included in this application, the stealth enclosure is designed to blend seamlessly with the existing architecture of the building. As such, to the residences that do have a visual line of sight to Verizon's proposed antenna location will not see Verizon's antennas.