



Dear Commissioner,

Please find, enclosed in this packet, information detailing the course Verizon Wireless pursued in its selection of Lutheran Home, located at 800 W. Oakton Street, as its candidate to improve coverage and capacity in the Village of Arlington Heights.

Verizon Wireless was exhaustive in its search efforts and specifically chose the Lutheran Home site because it would have the least aesthetic impact on the community.

Provided in this packet please find the following documents:

- Aerial Image of Verizon Wireless' Search Area
- 2015 Village of Arlington Heights Zoning Map – Verizon Wireless' Search Area Overlay – Potential Commercial Antenna Locations as allowed per Municipal Code
- Aerial Image of SE B-2 Zoning District with Four (4) Photos Depicting the Proximity to Residential Homes
- Aerial Image of SW B-2 Zoning District with Four (4) Photos Depicting the Proximity to Residential Homes
- Photographic rendering of Verizon Wireless' Proposed Site
- Search of Existing Towers
- 5.5-1 Permitted Use Table: Non-Manufacturing and Non-Residential
- 5.4 Table of Required Minimum Yards
- 6.14-2 Commercial Antenna and Related Structures and 6.14-2.1 Location

The Search Area provided by Verizon Wireless' RF Engineer depicting the vicinity where Verizon requires a wireless communications site in order to improve its coverage and capacity encompassed the following Village of Arlington Heights zoning districts: I, R-1, R-E, R-3, R-6, and B-2.

Per Section 5.5-1 Permitted Use Table: Non-Manufacturing and Non-Residential of the Village of Arlington Heights Municipal Code, commercial antennas are not a permitted use in any zoning district. Commercial antennas are allowed with a Special Use Permit in I and B-2 zoning districts. Commercial antennas are prohibited in the remainder of the Search Area per Arlington Heights Municipal Code.



Based upon the Village of Arlington Heights Municipal Code, Verizon Wireless only had three (3) potential locations where commercial antennas could be placed. One is the I (Institutional) zoning district where Lutheran Home is located. The other two are B-2 (General Business District) zoning districts located in the southern portion of the Search Area.

The two B-2 districts that fell within the Search Area are directly adjacent to an R-3 district. Per 5.4 Table of Required Minimum Yards of the Village of Arlington Heights Municipal Code, “where a rear lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be 20-ft. in depth.”

Further, per 6.14-2.1 Location. a. Commercial Antenna Structure. “Commercial antenna structures may not be located in any required yard.” Given this, Verizon would have been unable to locate a wireless communications site within 20’ of the rear lot line of the aforementioned B-2 zoning districts. As can be seen from the aerial images and photos depicting the proximity of the B-2 zoning districts to residential homes, this would have been infeasible.

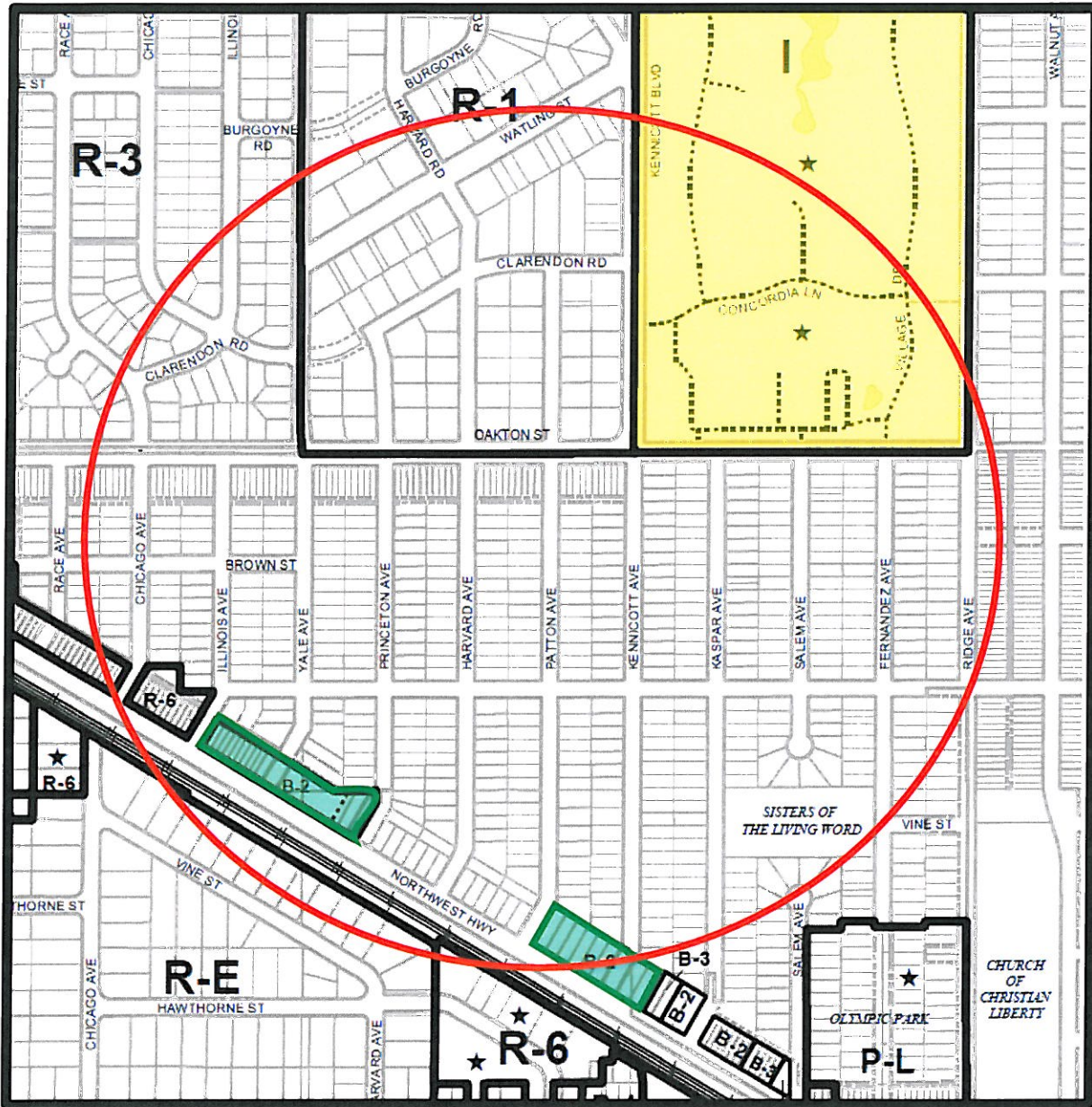
Lastly, in order to meet its needs in either of the B-2 zoning districts would have required the construction of a new telecommunications tower that would have been highly visible to neighboring residents and passersby on Northwest Highway.

As such, Verizon chose to pursue placing antennas on the rooftop of Lutheran Home, entirely shielded from view by a stealth enclosure designed to match the existing façade of the building. As can be seen from the included photographic renderings, Verizon’s antennas will not be visible.

In sum, Verizon Wireless explored every available option within the Search Area to provide reliable wireless service to the residents and visitors of Arlington Heights alike, as federally mandated by its license with the FCC. Therefore, we believe that this proposal is in the best interests of both the residents of Arlington Heights and Verizon Wireless.



Aerial Image of Verizon Wireless' Search Area – Yale & Oakton



Village of Arlington Heights Zoning Map – Verizon Wireless’ Search Area Overlay – Potential Commercial Antenna Locations as allowed per Municipal Code

Yale & Oakton

B-2 Zoning District

I Zoning District



#4

#3

#2

#1

N Pennington Ave

14

W Northwest Hwy

N Kennicott Blvd

N Kaskaspar Ave

190 ft

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GOO

1998

Imagery Date: 4/30/2015 42°05'23.55" N 87°59'42.28" W elev 714 ft



Photo #1



Photo #2



Photo #3

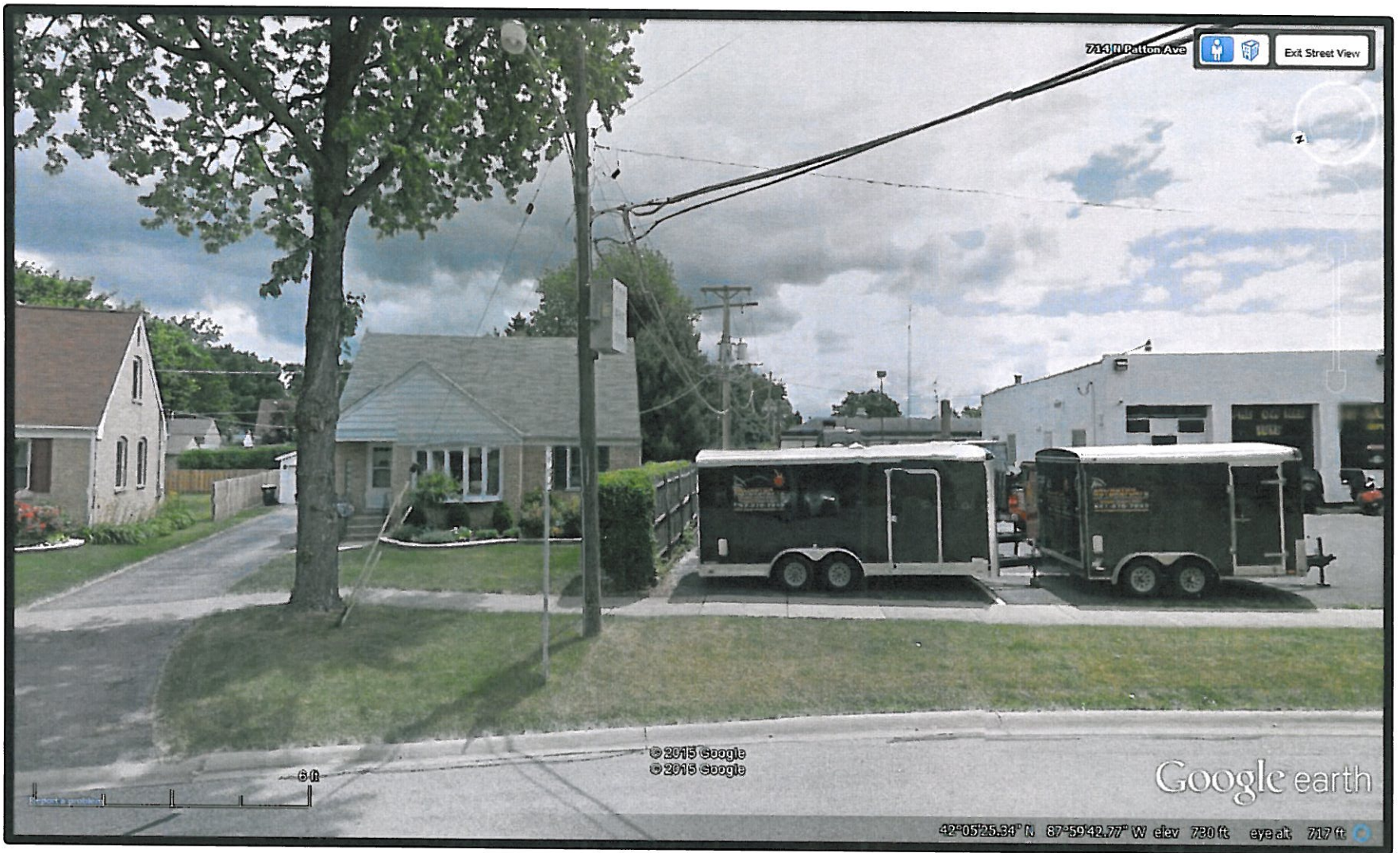


Photo #4



#8

#7

#6

#5

14

N Higgins Ave

N Yale Ave

N Princeton Ave

W Elm St

W Northwest Hwy

245 ft

© 2015 Google

GOO

1998

Imagery Date: 4/30/2015 42°05'31.65" N 87°59'59.27" W elev 710 ft

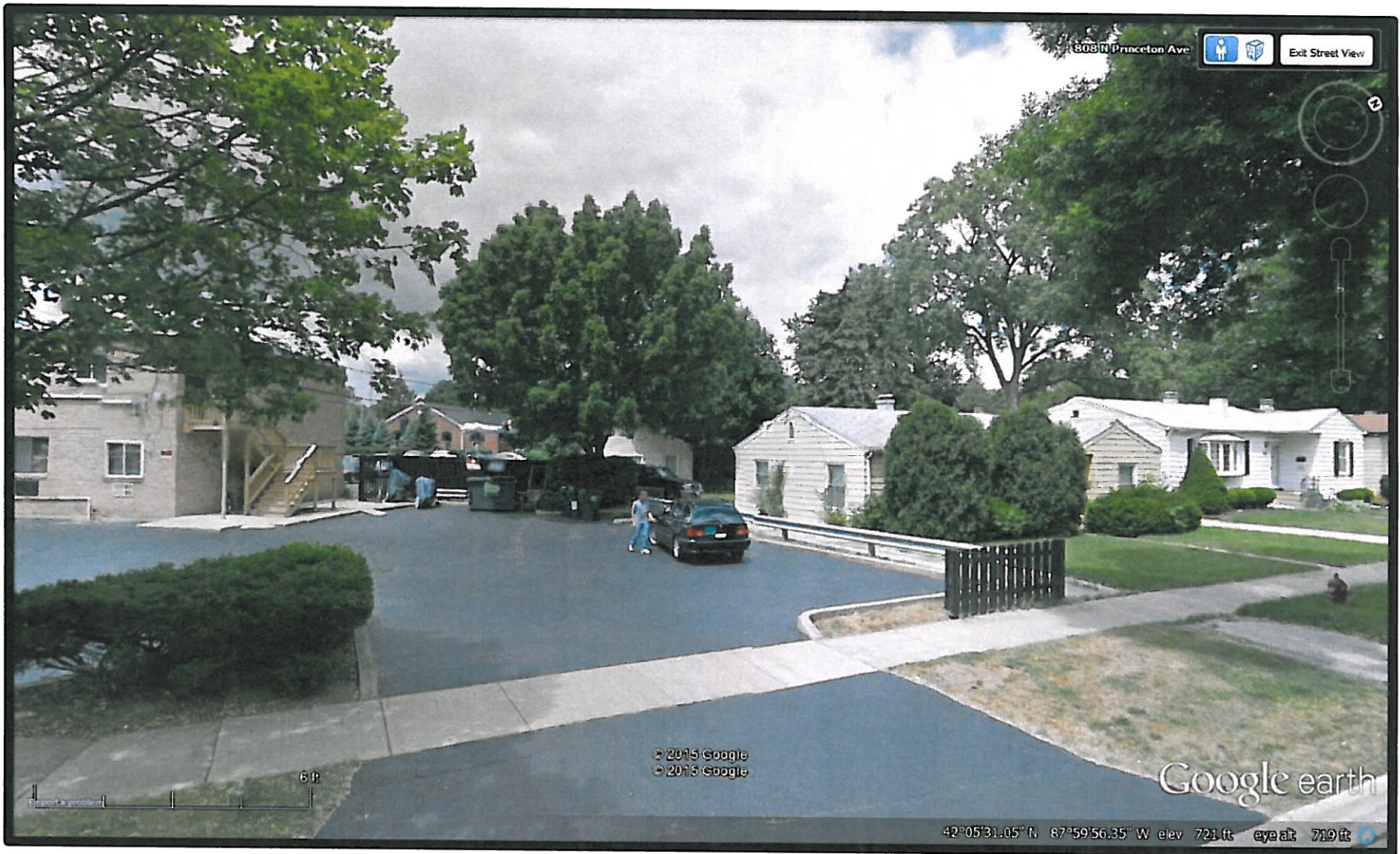


Photo #5



Photo #6



Photo #7

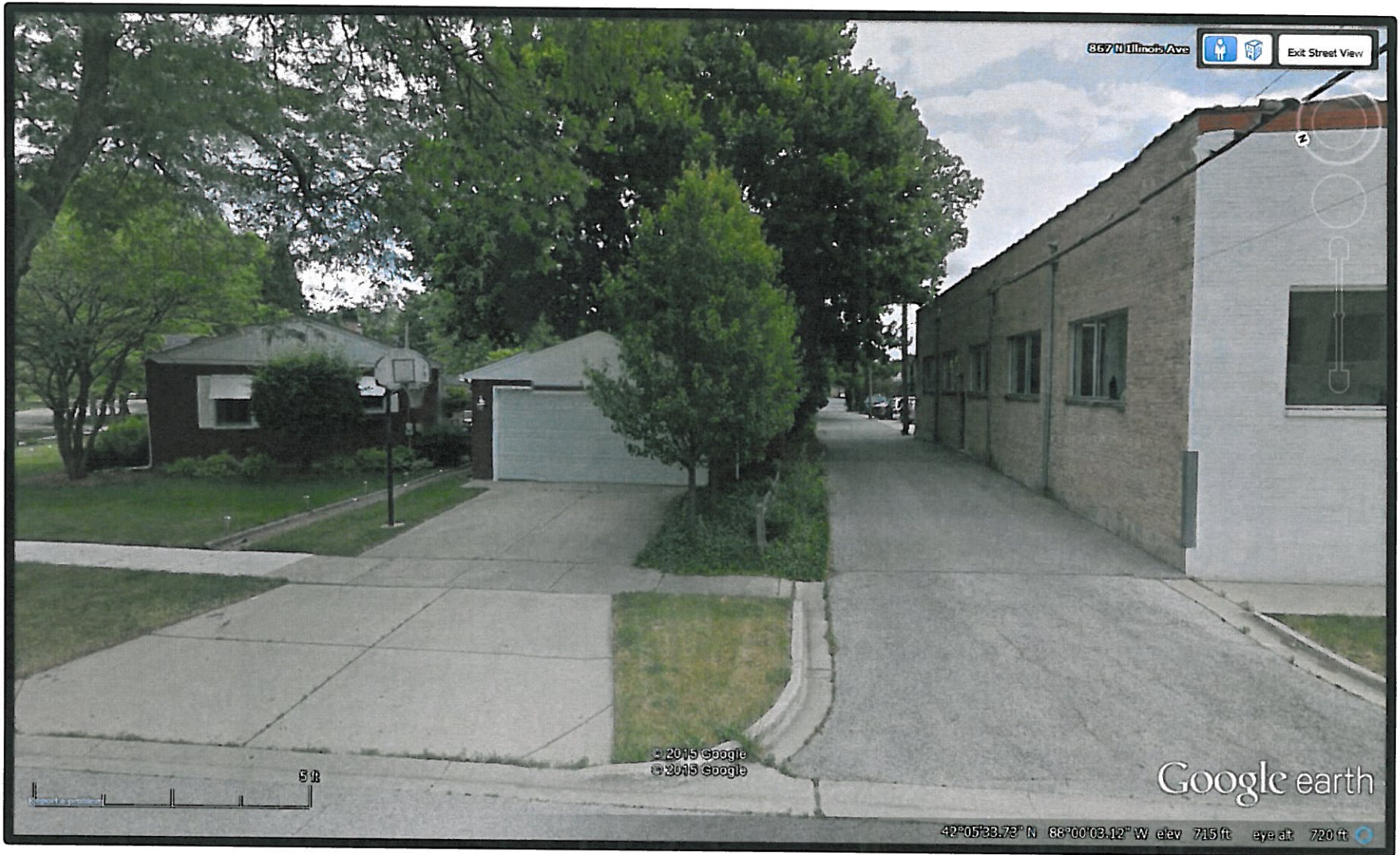


Photo #8



BEFORE



AFTER

Yale & Oakton

View From North



TERRA

10200 BIRCH CREEK DRIVE, SUITE 200
4700 Boone Highway, Park Ridge, IL 60068
Phone: 815-638-4350 Fax: 815-655-4351





BEFORE



AFTER

Yale & Oakton

View From East



TERRA

2020 Mountain View Road, Suite 100
4700 E. Sunrise Highway, Park Ridge, IL 60068
Phone: 817-698-4300 Fax: 817-985-4331





BEFORE



AFTER

Yale & Oakton

View From South



TERRA
COMMERCIAL DESIGN & CONSTRUCTION, LLC
600 Bunker Highway, Park Ridge, IL 60068
Phone: 417.408.6200 Fax: 417.408.6201





BEFORE

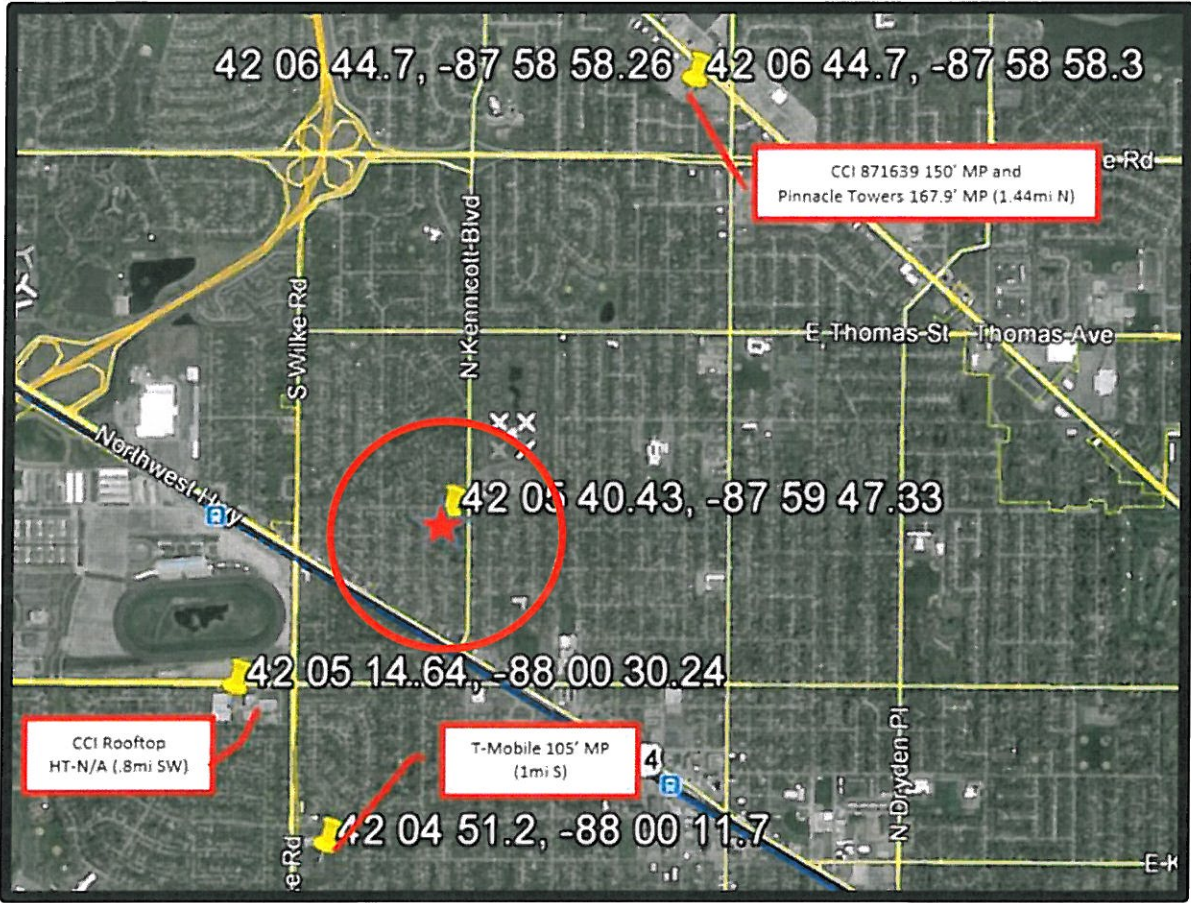


AFTER

Yale & Oakton

View From West





**Aerial Image of Existing Wireless Towers – Verizon Wireless' Search Area Overlay
Yale & Oakton**

ZONING REGULATIONS

5.5-1 PERMITTED USE TABLE: NON-MANUFACTURING AND NON-RESIDENTIAL

X=PERMITTED USE

S=SPECIAL USE

R- E R- 1	R- 2	R- 3	R- 4	R- 5	R- 6	R- 7	I	O- T	PERMITTED-SPECIAL USES	B- 1	B- 2	B- 3	B- 4	B- 5	O- R	P- L	M- 1	M- 2
							S	X	ACCESSORY USES INCIDENTAL TO PERMITTED PRINCIPAL USES	X	X	X	X	X	X	X	X	X
									(Ord. #06-064) ADULT BUSINESS				S					
									AGRICULTURAL IMPLEMENT SALES AND SERVICE WHEN CONDUCTED WHOLLY WITHIN AN ENCLOSED BUILDING				X					
							X		AMBULATORY CARE FACILITY									
									ANIMAL HOSPITALS		X	X						
							S	S	ANTENNA-RADIO- TELEPHONE, AND TELEVISION RECEIVING OR TRANSMITTING ANTENNA COMMERCIAL STRUCTURE AND OTHER ELECTRONIC EQUIPMENT REQUIRING OUTDOOR STRUCTURES AS DEFINED AND RESTRICTED IN CHAPTER 23	S	S	S	S	S	S	S	S	S
X	X	X	X	X	X				ANTENNA, NON- COMMERCIAL, AND RELATED STRUCTURES SUBJECT TO THE REGULATIONS IN CHAPTER 23, ARTICLE XIII									
									ANTIQUE SHOPS	X	X	X	X	X				
									APPLIANCE SALES		X	X	X	X				
									ARCADE, AMUSEMENT/INTERNET COMPUTER, LARGE (See Additional Requirements for Use Districts)		S	S						
									ARCADE, AMUSEMENT/INTERNET COMPUTER, SMALL		X	X						
									ART GALLERIES	X	X	X	X	X				
									(Ord. #12-055) ARTS & CRAFT STUDIOS		X	X	X	X				
									ARTS, CRAFTS, & SCHOOL SUPPLY STORES	X	X	X	X	X				
									AUCTION ROOMS		X	X	X	X				

ZONING REGULATIONS

DISTRICT	FRONT (feet)	SIDE (feet)	REAR (feet)
R-6 Single-Family	See Section 5.1-3.6	See Section 5.1-3.6	See Section 5.1-3.6
All Other Uses	25' plus 1-foot for each foot or fraction thereof by which building height exceeds 25-feet	10% of lot width plus 1-foot for each foot or fraction thereof which exceeds a building height of 25-feet (See Section 5.1-6.5 for exterior side yard & new subdivisions)	30' plus 1-foot for each foot or fraction thereof which exceeds a building height of 25-feet
R-7	25' plus 1-foot for each foot or fraction thereof by which building height exceeds 40-feet		
R-7		10% of lot width plus 1-foot for each foot or fraction thereof which exceeds 40-feet (See Section 5.1-7.6 for exterior side yard & new subdivisions.	30
I 1 & 2-Story 3-Story 4-Story	25 30 35	25 30 35	30 35 40
O-T	25	Side yards of at least 20-ft in width shall be provided on each side on lots adjacent to a residential district. No side yards are required on that side that is adjacent to a business or manufacturing district. At least one side yard of 12-ft. is required per lot.	30-ft. may be reduced half the width of an adjoining alley.
B-1, B-2, B-3, & B-4 transitional yards adjoining residential districts. See Section 6.12 for vision clearance requirements.	When lots front on a street & at least 80% of the frontage directly across the street between two consecutive intersecting streets is in a residential district, the front yard regulations for the residential district shall apply to said lots in the business district.	Where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.	Where a rear lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be 20-ft. in depth.

ARLINGTON HEIGHTS MUNICIPAL CODE

- a. **Non-Commercial Antenna Structure.** Non-Commercial antenna structures may be mounted only on roofs or rear yards with a minimum distance of ten feet from the property lines. Each residence is allowed only one ground structure. In multi-family developments, each building is allowed one ground structure. (Refer to Section 6.6-5 of this Code.)
- b. **Non-Commercial Earth Stations.** In residential districts, non-commercial earth stations shall be permitted obstructions in rear yards only with a minimum distance of ten feet from the property lines. On corner lots, no earth station shall be erected outside of the established building line of both street frontages and, where no building line is established, earth stations shall have a minimum setback of 25-feet from property lines fronting on any street or highway. (Refer to Section 6.6-5 of this Code.)

6.14-2 Commercial Antenna and Related Structures. Commercial antenna and related structures are special uses in all non-residential districts and are subject to Chapter 23, Article II.

6.14-2.1 Location.

- a. **Commercial Antenna Structure.** Commercial antenna structures may not be located in any required yard. Where no minimum yard is established, commercial antenna structures may be located no closer than ten-feet to any lot line of 25-feet to lot line, if adjacent to a residential district.
- b. **Commercial Earth Stations.** In business and manufacturing districts, commercial earth stations shall be permitted obstructions in rear and side yards. If located adjacent to a residential district, a minimum distance of ten feet from the property line is required.

6.14-2.2 Commercial Antenna Standards. The following standards will be considered in addition to those stipulated in Chapter 23, Article XIII, when determining whether approval of an application for a commercial antenna structure is in the public interest:

- a. 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.
- b. 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 or stonework, solid wood fence, densely planted compact hedge or berm and hedge.

6.14-2.3 Special Use Waiver for Use of Existing Antenna Structure. The special use requirement for a commercial antenna may be waived if the petitioner locates the antenna on an existing antenna tower or structure. The petitioner must submit detailed plans to the Planning Department for an administrative review to determine if the special use public hearing can be waived. No building permit will be issued until approval is granted through the administrative review.

6.14-3 Location.

- a. **Non-Commercial Antenna Structure.** Non-Commercial antenna structures may be mounted only on roofs or rear yards with a minimum distance of 10-feet from the property lines. Each residence is allowed only one ground structure. In multi-family developments, each building is allowed one ground structure. (Refer to Section 6.6-5 of this code).