

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
 Prepared By: Latika Bhide, Development Planner
 Meeting Date: May 13, 2015
 Date Prepared: May 7, 2015
 Project Title: T-Mobile
 Address: 1000 S. Arlington Heights Road

BACKGROUND INFORMATION

Petitioner: Peter Aimaro, National Wireless Ventures, LLC. (Agent for T-Mobile)
 Address: 828 Grand Boulevard
 Joliet, IL 60436

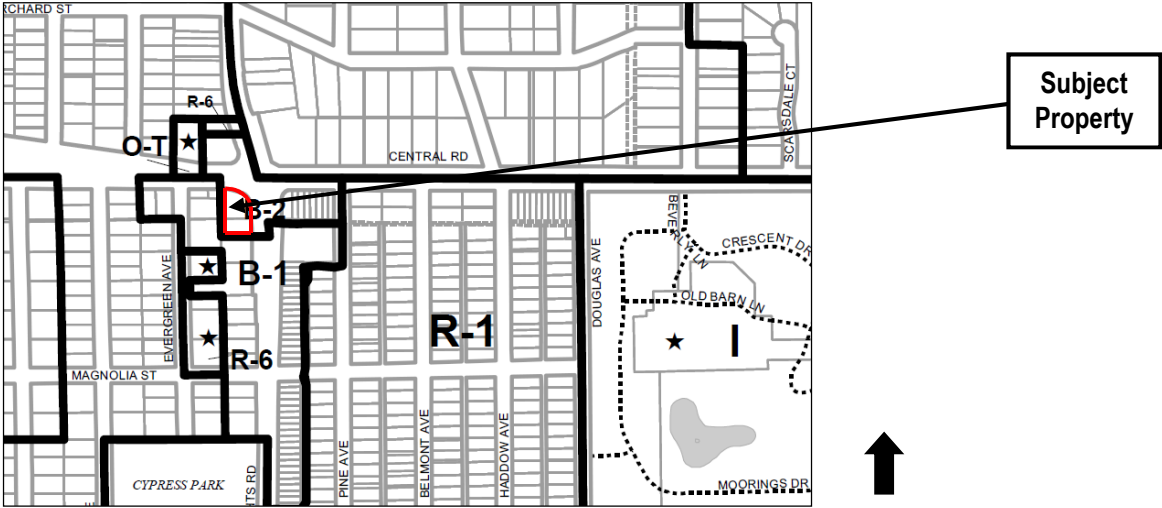
Existing Zoning: B-2, General Business District

Requested Action:

- A Special Use Permit for a Wireless Antenna Tower

Variations Identified:

- 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.



Surrounding Properties

Direction	Zoning	Existing Land-Use	Comprehensive Plan
North	B-2	Shell	Commercial
South	B-1	Armand's Beauty Salon	Offices Only
East	B-2	Goodyear Tires, KinderCare	Commercial
West	B-1	Central Podiatry	Offices Only

Background

The subject property at 1000 S. Arlington Heights Road is approximately 0.52 acres in area. Autotech Auto Repair is located on the subject property. The applicant, T-Mobile is interested in leasing a 30' x 30' area at the southwest corner of the property and locating a wireless antenna. The antenna is proposed as a monopole design, 100 feet to the top of the tower. The antenna will be located approximately 113 feet from Arlington Heights Road and 168 feet from Central Road. The closest residential property is located approximately 200 feet from the property in question and the closest residential structure is located

approximately 249 feet from the antenna on the west side of Evergreen Avenue. The lease area will occupy and thus eliminate existing parking spaces in the southwest corner of the site. In addition, a 12-foot wide access easement is proposed to provide access to the lease area, resulting in an additional loss of 4 parking spaces.

Radio and Telephone Antenna are required to obtain a Special Use Permit in the B-2, General Business District.

Zoning and Comprehensive Plan

The site is zoned B-2 General Business District. Because the use is permitted as a Special Use in the B-2 district, therefore the petitioner has submitted a response (see attached) to 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, per Chapter 28, Section 6.14-2.2, 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.**
The Plat and Subdivision Committee recommended that the petitioner consider a site further east, possibly within The Moorings, or west at the Northwest Community Hospital. The applicant has indicated that T-Mobile already has better coverage at that location and the inter-site distance with respect to the neighboring sites would be uneven and therefore requiring the site to have non-standard azimuths which might lead to interface between the own sectors. Also, by locating further east, the northwest of the search ring center would not be covered. Therefore, the petitioner prefers to locate a tower at 1000 S. Arlington Heights Rd.
- **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.**
The lease area will be enclosed by a 5 foot tall wooden fence. The petitioner has submitted a landscape plan that delineates three to five feet tall mission arborvitae on the outside of the fence area. The arborvitae must be 5-feet at planting.

The Village's Comprehensive Plan designates this property as 'Commercial'.

The Comprehensive Plan establishes the overall strategy to guide the growth and development of the community. Within the Village's Comprehensive Plan, the proposed antenna does not meet the following goals:

General Planning Goals:

2. To preserve and enhance the natural and existing environment.

Land Use Goals:

1. To ensure that the general land use pattern and relationships of all land uses remain or become acceptable to the present and future community.
4. Incompatible zoning should be avoided.

A 100-foot tall monopole would be incompatible with the residential uses to the west. Furthermore, the installation of the monopole will result in the loss of eight parking spaces on the site. The Staff Development Committee does not support locating the antenna at this location because of the negative visual impact of the 100 foot tall monopole, as it is in close proximity to residential uses and the loss of the parking spaces on a site that has more vehicles than parking spaces. The Village encourages cell phone providers to co-locate on existing buildings and/or other compatible structures in order to minimize the number of towers within the community.

Plat and Subdivision Committee

On January 14, 2015, the Plat and Sub Committee met to discuss the project. While the subcommittee understood the need for a cell tower, they felt that this was not the most appropriate location. The Committee directed the applicant to explore other sites in the area such as The Moorings and the Northwest Community Hospital.

Building Code Review Board

Chapter 23, Section 203 of the Municipal Code establishes a maximum height of 75 feet for antenna towers. The Building Code Review Board (BCRB) makes recommendation to the Village Board on matters relating to waivers and amendments to Chapter 23 of the Municipal Code. Along with a Special Use for the wireless antenna tower, the petitioner is also requesting the following variation:

- 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.

On April 30, 2015, The Building Code Review Board (BCRB) met to discuss the variation. The Board asked various questions involving possible locations, variables of antenna/towers; signal strength and etc.

At the meeting, the petitioner indicated that the antennas could be flush mounted, but they do not prefer to do it as it reduces the number of antennas that can be mounted on a tower and the cost is higher. The petitioner stated at the BCRB meeting that tower would most likely, at its fullest, have three antennas (three platforms for three carriers). A stealth application with flush mounted antenna rather than the proposal presented, with antennas mounted on a platform on the outside of the tower would be less intrusive at this location. If a stealth application is proposed for this site, prior to Village Board consideration, the petitioner will provide the required drawings.

The Board determined that the petitioner did not prove a hardship that needed relief to allow a 100 foot monopole. The additional height up to 100-feet would allow the applicant to lease space on the tower to other carriers. The BCRB unanimously recommended denial of the variation.

Building, Site and Landscape Related Issues

The proposed monopole will be located at the southwest corner of the property, visible from both Arlington Heights Road and Central Avenue. The petitioner is proposing a wood fence enclosing the area where the base station and the monopole will be located, resulting in a loss of 4 parking spaces. The petitioner had originally proposed a 6 foot high fence; however that is not permitted by the Zoning Code and would require a variation. The petitioner has indicated that they will alter the plans to provide a 5 foot tall fence.

The Per Chapter 28, Section 6.14-2.2, a landscaping plan is required to 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. The petitioner is proposing to install arborvitae along the outside of the fence area. The arborvitae must be 5 feet at planting.

Per Chapter 28, Section 6.15-1.2, a 3 foot high drought/salt tolerant screen is required along Central Avenue and Arlington Heights Road in order to buffer the parking lot along the street frontage. Due to the site configuration, IDOT approval may be required for landscaping located in the IDOT right-of-way. The petitioner has stated that if approved, they will work with the Village, secure required IDOT permits as needed and install landscaping as directed by the Village. The Village has not received written confirmation from the property owner regarding the addition of the landscape screen.

Also, Per Chapter 28, Section 6.16-1.2, the ends of all parking rows must include a landscape island, which contains a 4" caliper shade tree. There are no parking islands on the site and it is considered non-conforming. No overall landscape plan for the site was provided for the site as the petitioner had originally indicated that it was outside of their lease area and did not pertain to their application related to a cell tower. The petitioner has since indicated that they will provide any landscaping that the Village deems necessary. According to the parking plan provided by the petitioner it is possible to add landscape islands at certain locations on the site without losing parking spaces. The addition of the landscape islands will add green space to the site and help to delineate parking areas and the drive aisles. Prior to Village Board, the petitioner shall work with staff to

provide a landscape plan for the site that delineates landscape islands which contain 4 inch caliper shade trees at the ends of parking rows.

Traffic & Parking Related Issues

According to the parking plan provided, there are 29 spaces on site. Automobile Service Stations are required to provide one space for each employee plus three spaces for each service bay. Autotech Auto Repair has four service bays, requiring twelve parking spaces and four employees, thereby requiring a total of sixteen parking spaces.

Per Chapter 28, Section 6.12-1, any special use less than 5,000 square feet in floor area and located along a major or secondary arterial street (Arlington Heights Road and Central Road) as defined by the Village's Thoroughfare Plan, does not need to provide a traffic study, but shall be required to provide a detailed parking analysis. The applicant was required to provide parking counts for this site. According to the information provided by the petitioner, parking counts conducted on Thursday, Friday and Saturday indicated that there were 35, 40 and 41 vehicles on the site, more than the available parking on site. 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 applicant has indicated that 4 parking spaces will be removed to locate the antenna and the base station, reducing the total parking spaces on-site to 25, which is more than the Code required parking spaces. However, as indicated by the parking counts and observed by staff, the number of vehicles on site exceeds the Code parking requirement. Also, staff observed that there were four vehicles parked along the south side of the building, that are not indicated on the parking plan that will be lost to accommodate the access easement. A total 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.

Recommendation

The Staff Development Committee is **not supportive** of this Special Use request due to the loss of parking spaces and the inconsistency with the Comprehensive Plan because of close proximity to residential uses. If the Plan Commission recommends approval of this request, the following are recommended as conditions of approval:

1. Prior to Village Board consideration, the petitioner shall submit a landscape plan for the site that:
 - Delineates a 3 foot high drought/salt tolerant screen along Central Avenue and Arlington Heights Road to buffer the parking lot along the street frontage.
 - Delineates landscape islands which contain 4 inch caliper shade trees at the ends of parking rows on the site.
2. The proposed mission arborvitae to be installed on the outside of the fence area must be 5 feet at planting.
3. If approved, the number of platforms/carries allowed on the antenna will be limited to two. The installation of additional platforms will require a Special Use Permit amendment. However, if a stealth mount application (antennas mounted inside the pole) is proposed, then additional carriers are allowed on the monopole in accordance with the Village's Special Use Waiver for Antennas process. If a stealth mount application is proposed, prior to Village Board consideration, the petitioner shall submit the revised drawings.
4. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

May 8, 2015

Bill Enright, Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads