

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission HEARING DATE: March 15, 2004
FROM: Department of PREPARED BY: William J. Heniff, AICP
 Community Development Senior Planner

TITLE

PC 04-09; 995 South Columbine Avenue (Sunset Knoll Park): The petitioner requests approval of a major change to the Sunset Knoll Park Planned Development to allow for a conditional use as referenced in Section 155.206(B)(2)(a)(1) of the Zoning Ordinance and a use exception from Section 155.508 (B)(3) of the Zoning Ordinance (Standards for Planned Developments with Use Exceptions) to allow for a 100 foot high personal wireless facility monopole located within a C/R PD Conservation/Recreation District, Planned Development.

GENERAL INFORMATION

Petitioner: T-Mobile
 8550 West Bryn Mawr Avenue, Suite 100
 Chicago, IL 60631

Property Owner: Lombard Park District
 227 West Parkside Avenue
 Lombard, IL 60148

PROPERTY INFORMATION

Existing Zoning: C/R PD Conservation Recreation District, Planned Development

Existing Land Use: Local Park with Recreation Building and a Maintenance Facility

Size of Property: Approximately 36.86 Acres

Comprehensive Plan: Recommends open space and recreational use

Surrounding Zoning and Land Use:

North: R2 Single-Family Residence District; Single-Family Residences
South: R1 and R2 Single-Family Residence Districts (Lombard) and R4 Single-Family Residence District (DuPage County); developed as Single-Family Residences

East: R2 Single-Family Residence District; Single-Family Residences
West: OPD Office Planned Development (Lombard) and R4 Single-Family Residence District (DuPage County); developed as the Woodlands Corporate Park and Single Family Residences

ANALYSIS

SUBMITTALS

This report is based on the following documents:

1. Public Hearing Application, dated February 10, 2004
2. Response to the Standards for Conditional Uses and Planned Developments
3. Site Plan Packet (includes site plans, equipment plans, landscaping/screening plans, utility plans and details), prepared by T-Mobile and Fullerton Engineering consultants, Inc., dated January 28, 2004.
4. RF (coverage analysis), prepared by T-Mobile, dated March 2, 2004.
5. Photographs of Subject Property.

DESCRIPTION

The subject property is owned by the Lombard Park District and operated as Sunset Knoll Park. The site includes a recreational building, ball fields and park space and is one of the largest land holdings of the District. The Park District constructed a maintenance facility on the subject property (addressed as 995 S. Columbine Avenue) in 2003.

The petitioner is seeking approval of an amendment to the planned development and conditional use approval to allow for a 100-foot high wireless facility monopole on the property. The petitioner selected the subject property based upon their operational needs and in consideration of the existing built environment.

ENGINEERING

The Private Engineering Services Division has reviewed the petition and does not have any comments.

PUBLIC WORKS

Public Works has reviewed the petition and does not have any comments.

BUILDING AND FIRE

The Bureau of Inspectional Services has reviewed the petition and does not have any comments.

PLANNING

Compliance with the Zoning Ordinance

Ordinance 5190 granted approval of a planned development on the subject property. This action was taken in order to provide for the construction of a fleet maintenance building for the park district, which was completed in late 2003. The proposed monopole was not considered as part of the initial public hearing. As such, staff deems this to be a major change to the existing planned development, which requires approval of an amendment to a planned development.

Conditional Use/Use Exception

Section 155.206(A)(2) of the Zoning Ordinance states that personal wireless service facilities which do not comply with the requirements of Section 155.206 may be authorized only in accordance with procedures for conditional uses. Monopoles are limited in Section 155.206(B)(2)(a) to the I Limited Industrial District, unless the petitioner can demonstrate that any existing towers or structures can accommodate the proposed antenna.

The petitioner, a wireless facility carrier, identified a hole in their coverage for wireless services as shown on their submitted RF coverage plan. To address this issue, the petitioner began to look for sites that could provide for a wireless facility. In review of the area, there were no existing monopoles or tall structures that could provide sufficient coverage to the affected area. As such, they are proposing to install a new monopole.

In review of available sites, they represented that they looked for areas separated from residences. The park district site was selected as a desirable location because of the distance from residences, the lack of structures at grade and the existing and proposed screening for the site.

Setbacks

Monopoles have differing setback requirements above that which is required by other provisions of the Zoning Ordinance, as follows:

Personal wireless service facility towers shall be set back not less than one hundred five percent (105%) of the height of the tower from the nearest property line, except where the

applicant provides certification from a structural engineer that the tower is designed to limit the area of damage in the event of collapse to the required setback, or that the tower has been designed to withstand winds to one hundred (100 mph) miles per hour.

The proposed monopole will be located 253 feet from the nearest property line.

Personal wireless service facility towers shall be set back from the nearest property line of any residentially zoned property, such that the angle from the grade at the property line to the top of the tower shall not exceed fifty-six (56) degrees.

The petitioner notes that the closest residence is approximately 600 feet from the proposed monopole location, which would calculate to be a nine- percent angle from grade to the top of the monopole.

In review of the subject property, staff notes that east of the proposed monopole are several light poles for the fall fields. The Park District confirmed their height from grade to be 65 feet. The light poles are also fifteen feet higher in grade than the elevation where the monopole is proposed. Therefore, the top of the proposed monopole will only be twenty feet higher in overall elevation than the existing light standards. When accounting for site lines, the monopole is not anticipated to appear to be higher than the existing light standards when viewed from the eastern end of the park or from Finley Road.

Landscaping & Screening

Per code requirements, the area is proposed to be secured by a solid six-foot fence, identical to the one erected along the east end of the maintenance facility area. Additionally, the petitioner is proposing to surround the leased area with evergreen plantings to further soften the base of the monopole structure.

Compatibility with Surrounding Uses

The principal use of the site will still be a community park facility. The monopole is being located in an area that would not normally be used for active or even passive recreational uses. The maintenance building will largely screen the base of the tower from the southwest while the elevational change on the property and mature vegetation will soften the view form other directions. Additionally, to meet the provisions of Section 155.206, the monopole will not be lit and it will be of a neutral color (gray metallic) to decrease its prominence on the property.

Compliance with the Comprehensive Plan

The Long-Range Plan Map of the Comprehensive Plan recommends that the property be used as open space. The principal use of the property will still remain as parks and open space, which is consistent with the Comprehensive Plan. The monopole, in terms of overall square footage, will remain ancillary to both the existing park facilities as well as the maintenance activities for the site.

FINDINGS AND RECOMMENDATIONS

The proposed conditional uses are compatible with the surrounding land uses and zoning. Based on the above, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending approval of this petition:

Based on the submitted petition and the testimony presented, the requested conditional use and amendment to the Sunset Knoll planned development comply with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission recommend to the Corporate Authorities **approval** of PC 04-09, subject to the following conditions:

1. That the site be developed in compliance with the plans prepared by T-Mobile and Fullerton Engineering consultants, Inc., dated January 28, 2004 and submitted as part of this petition.
2. That the monopole shall not exceed one hundred feet in height.
3. That the petitioner shall apply for and receive approval of a building permit from the Village prior to starting installation of the monopole. Said monopole shall be subject to all relevant Village, state and federal regulations.

Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

DAH/WJH:
att-

c. Petitioner