

South: R4PD – Limited General Residential District Planned Development, developed ad attached single-family dwellings, known as Cambria
East: Other Municipality, zoned as R-2 Single Family Residential
West: R2 – Single Family Residential District

ANALYSIS

SUBMITTALS

This report is based on the following documents, which were filed with the Department of Community Development on June 7, 2010:

1. Petition for Public Hearing.
2. Proposed site plan, building floor plan, building elevations, and antenna plan, prepared by T-Mobile, and dated June 25, 2010.
3. Response to Standards for Conditional Uses.

DESCRIPTION

T-Mobile is proposing to install a rooftop wireless antenna facility at the Jackson Terrace Condominiums, which is located on the northwest corner of Jackson Street and Addison Avenue. Any personal wireless service facility that does not comply with the associated requirements of the Zoning Ordinance may be authorized only in accordance with the procedures for conditional uses. The subject property is located in the R4 – Limited General Residential District. As personal wireless service facilities are only allowed (as-of-right) in the R5 – General Residence District and R6 – Central Residence District, conditional use approval is required.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

Private Engineering Services has no comments.

PUBLIC WORKS

Public Works Engineering has no comments.

BUILDING DIVISION

The Building Division offers the following comments:

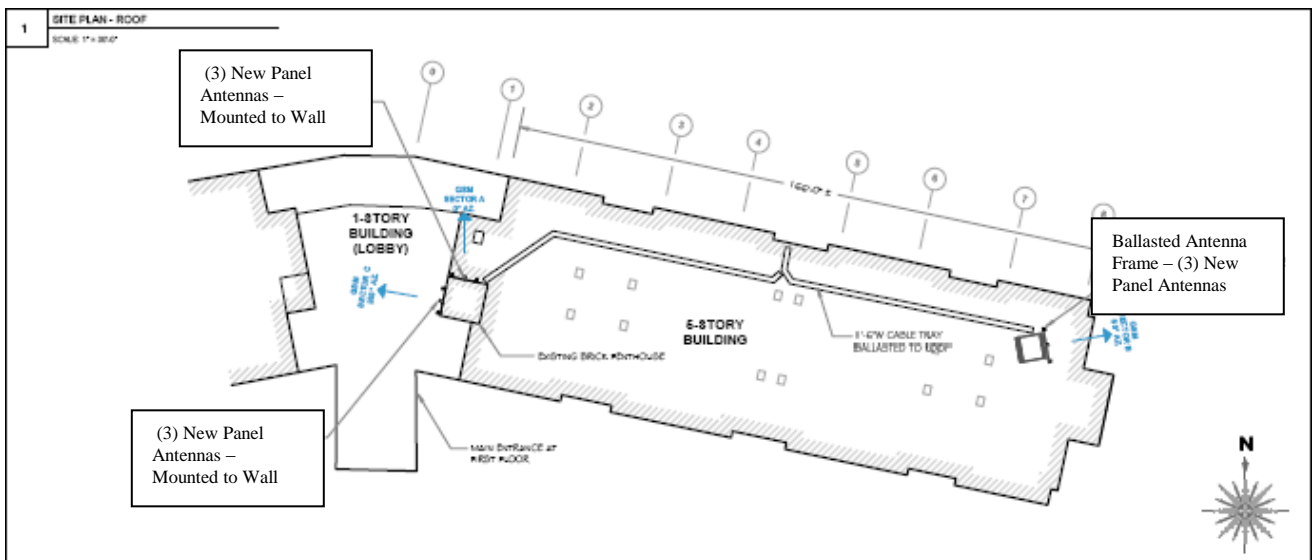
1. No wood fencing is allowed within 15 feet of the building per local ordinance. Draft plan page C1.1 shows wood fencing.
2. Placement of antennae can not be such that it allows people on the roof to walk past the front of the antennae as currently shown on draft plan page C1.1.

FIRE

The Fire Department has no comments.

PLANNING

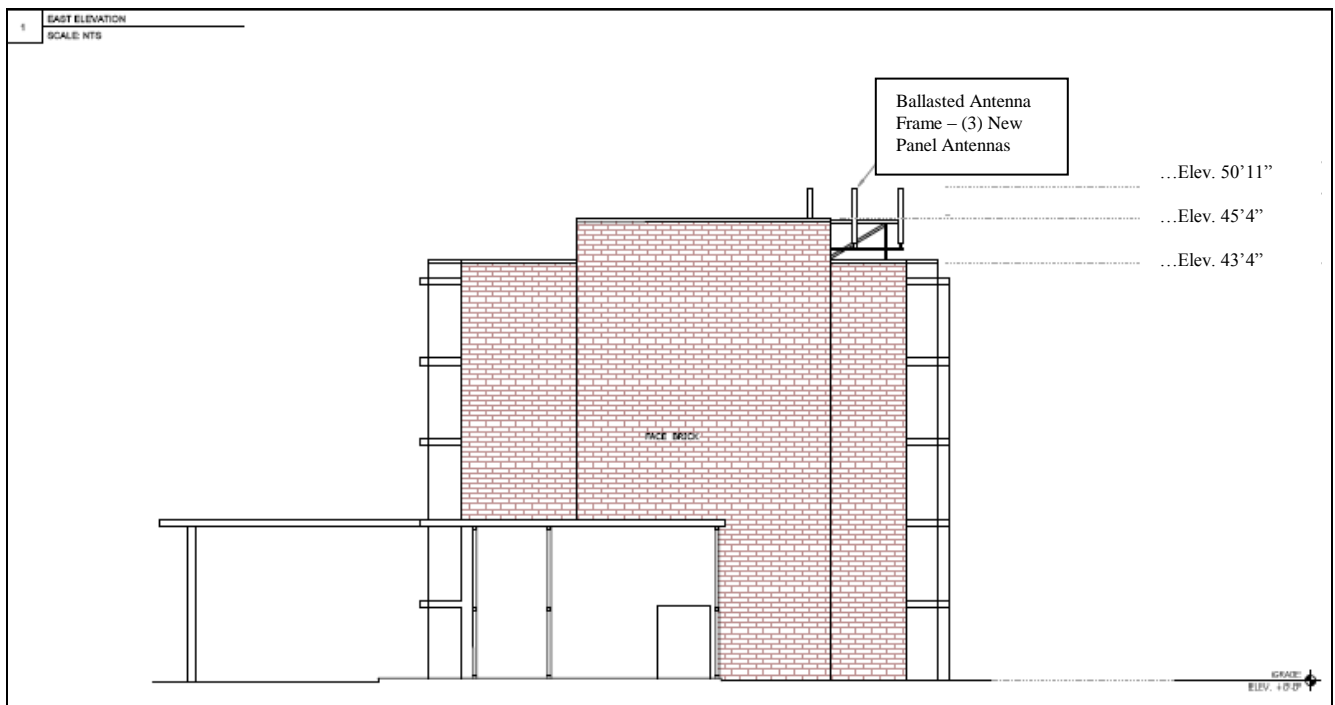
The petitioner is proposing to install three (3) structures with three (3) antenna panels on each structure for a total of nine (9) cellular antenna panels as part of their personal wireless service facilities plan. The proposed antennas are designed to fill a coverage gap in T-Mobile’s network. According to the petitioner, the network operates on a grid system, whereby overlapping cells mesh to form a continuous wireless network. In order to provide wireless coverage within the geographic confines of each cell, a wireless facility must be located somewhere near the center of that cell. If the wireless facility is not located within or near the center or the height of the antennas is inadequate, then coverage gaps exist. The subject property was selected due to the height opportunity of the existing 5-story multi-family building. All nine (9) antennas would be installed on the roof of the five (5) story multi-family dwelling. The subject property is located within the R4 – Limited General Residential District. As previously stated, personal wireless service facilities are only allowed (as-of-right) in the R5 – General Residence District and R6 – Central Residence District.



(Aerial view of the proposed antennas on the existing 5-story multi-family building)

Compliance with the Zoning Ordinance

The proposed personal wireless service facility meets all other requirements of the Zoning Ordinance. More specifically, personal wireless service facilities shall not add more than fifteen (15) feet to the height of the structure. The highest portion of the subject dwelling unit is forty eight feet and two inches (48'2") in height. Only three (3) of the nine (9) antennas will be mounted on a ballasted antenna frame, which will extend seven and a half (7.5) feet above a different portion of roof. Staff notes that the other six antennas will be located on the tallest portion of the building; however, the proposed panels only extend an additional six feet and two inches (6'2") over the highest portion of the building. According to the petitioner, the personal wireless service facility will be designed in a manner that will blend in with the current physical environment of the Jackson Terrace Condominium Complex. Staff also notes that the antennas will be the only appurtenances that will be located on the roof – all other associated equipment will be housed within a leased area on the ground, directly adjacent to the building, and screened by a six (6) foot fence.



(Diagram illustrating building elevation and proposed frame ballasted antenna)

Compatibility with Surrounding Land Uses

As the zoning restrictions are the only cause for needing conditional use approval, staff has examined the subject property in accordance with the surrounding area and pertinent zoning regulations. The subject property is predominantly surrounded by single-family residential properties and attached single-family dwellings. The intent of allowing personal wireless service facilities as-of-right in the R5 – General Residence District and R6 – Central Residence District is largely contributed to the

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height restrictions within those districts. Essentially, the higher the personal wireless service facility is located, the less of a visual impact it will have on adjacent properties. The maximum height restriction in the R5 – General Residence District is five (5) stories or 65 feet, whichever is less and eight (8) stories (or 100 feet) in the R6 – Central Residence District. Conversely, the maximum building height in the R4 – Limited General Residential District is only three (3) stories (or 36 feet). As the multi-family building on the subject property is five (5) stories in height, the height of the structure is similar to that of the height restrictions of the R5 – General Residence District; and, therefore would have a minimal visual impact on the surrounding properties than a standard structure in the R4 – Limited General Residential District. Staff notes that ground mounted antennas (monopoles) are only permissible in the I – Limited Industrial District. The closest I District property is located one-and-a-half (1.5) miles from the subject property, which further demonstrates that a monopole tower is not a practical solution to address a gap in coverage for this area.

Aside from the zoning requirement, the proposed personal wireless service facility meets all other provisions of the Zoning Ordinance. Moreover, the subject property is currently improved with a 5-story multi-family dwelling; therefore, it is more aligned with properties in the R5 – General Residence District and R6 – Central Residence District. Furthermore, staff finds that the proposed personal wireless service facility meets the intent of the Zoning Ordinance. As previously mentioned, the proposed antennas are designed to fill a coverage gap in T-Mobile's network. The Village acknowledges a cellular service issue as residents have voiced a number complaints, more specifically relating to poor cellular service on the east side of the Village.

FINDINGS AND RECOMMENDATIONS

Based on the above considerations, the Inter-Departmental Review Committee has reviewed the standards for conditional uses and finds that the proposal does meet the standards for conditional uses and therefore recommends that the Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and testimony presented the requested conditional use does comply with the standards required by the Lombard Zoning and, therefore, I move that the Plan Commission adopt the findings of the IDRC Report and recommend to the Corporate Authorities **approval** of the conditional use associated with PC 10-10 subject to the following conditions:

1. The personal wireless service facility shall be consistent with the proposed plans prepared by T-Mobile, and dated June 25, 2010.
2. The petitioner shall apply for and receive a building permit for the proposed personal wireless service facility.

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3. All materials associated with the personal wireless service facility shall be neutral in color or of a color and material which matches the exterior of the building or structure on which they are mounted.

Report Approved By:

William J. Heniff, AICP
Director of Community Development

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c. Property Owner

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