



STAFF REPORT

TO: Long Grove PCZBA
 FROM: JAMES M. HOGUE, VILLAGE PLANNER
 DATE: 4/22/16
 RE: PCZBA REQUEST 16-02; Cellular Monopole - 1607 Checker Road.

Item: PCZBA PETITION 16-02 submitted March 24, 2016. Referral by Village Board not required. Publication in news paper completed 4/16/2016 and is therefore timely.

History: The subject property consists of a single parcel of land zoned R-2 PUD and was subdivided as Lot 46 of the LaSavanne PUD subdivision. This property, prior to development was known as the Kloeman property and was granted PUD approval in 1978 via Ordinance 78-O-06. Per the PUD approval this lot is to be used exclusively for “church and directly related purposes, excluding residences” (ordinance excerpt attached). This approval was further modified (via special use permit) in 2000 via Ordinance 2000-O-26 which allowed for an addition to the existing structure. In 2004 the site plan for the property was also modified to allow for modifications the parking lot. The modifications have allowed the property to be configured as it is today.

Proposal: Consideration of a request for a special use permit, and any other relief necessary and appropriate, including modification of the previously approved PUD ordinance and site plan for Lot 46 of the Savanne PUD/Subdivision, relief from the 500’ foot separation requirement between residential districts and properties as well as a tower height of 130’ and other setback requirements to allow the installation, maintenance and operation a monopole telecommunications tower and related facilities on a portion of the property at 1670 Checker Road and within the R-2 PUD District submitted by PI Telecom Infrastructure T, LLC.

Land Use, Zoning and Locational Data:

1. Proposed Zoning: No reclassification of property; Special Use Permit requested.
2. Surrounding Land Uses and Zoning;

<i>Direction</i>	<i>Existing Use</i>	<i>Land Use Plan Designation/Zoning</i>
NORTH	Residential/Horse Farm (Galway Horse Farm)	Residential; R-2 PUD – Horse farm established per PUD approval
SOUTH	Open Space –Buffalo Creek F.P.	Lake County - FPD.
EAST	Institutional	“Avantara” (formerly the Arlington)
WEST	Residential	R-2 PUD (LaSavanne)

3. The property is located on the north side of Checker Road with a street address of 1670 and contains the Temple Chai facility, parking and a detention area on the property. The use of the property was established per the PUD approval. Per this approval this property is to be used exclusively for “church and directly related purposes, excluding residences”.

4. Acreage; the 1670 property contains 4.6 +/- acres of land area.

5. Based upon information available through Lake County GIS, the property is free of FEMA Floodplain, Flood of Record area and/or wetlands (LCWI & ADID). (See Maps).

6. Topography; See attached Map from Lake County GIS.

Zoning Data	Existing	Proposed	Zoning Code	PUD
Lot Area	187,860 sq. ft.	No Change	2 acres (87,120 sq. ft.)	187,860 sq. ft.
Floor Area (Total Floor Area)	N/A	N/A	N/A	N/A
Lot Coverage (In Square Feet)	75,131 sq. ft. (39.9%)	77,895 sq. ft.* (41.5%)	40% (75,144 sq. ft.)	N/A
Height (Monopole only)	N/A	130'***	125'	N/A

*Maximum lot coverage of 40% is exceeded with this proposal.

**Height of proposed new monopole measured to top of lightning rod.

Yard Requirements (per underlying zoning district); ***NEEDS MODIFIED*******

	Existing	Proposed*	Zoning Ordinance (R-2 Standards)	P.U.D.
Front Yard	N/A	420' +/-	75'	N/A
Side Yard (East)	N/A	40' +/-	40'	N/A
Side Yard (West)	N/A	200' +/-	40'	N/A
Rear Yard	N/A	95' +/-	40'	N/A

*Measured to perimeter of 60' x 60' compound area.

Analysis & Conclusions:

The petitioner proposes a 125' monopole with a 5' foot lightening rod on the top of the monopole for a 130' tall structure. An antenna platform would be situated approximately 122 feet from grade and would house six (6) new T-Mobile antennas. The antenna tower would be camouflaged to resemble a pine tree (a "monopine tower") thereby attempting to minimize impacts to the visual landscape. Three additional tenants (antenna platforms) could ultimately be accommodated on the monopole.

As proposed the monopole would be surrounded by a 50' x 50' "compound" which would be paved with gravel and contain an 8' x 12' equipment pad. The compound would be surrounded by a privacy fence (height unknown). A 10" foot planning strip around the compound perimeter and will be planted with 5' tall evergreens 18" in diameter. Per the submitted site plan a total of 40 evergreens would be located in the planting strip surrounding the compound. In total a 60' x 60' lease area including the tower, equipment facility, fence and planting strip are anticipated for the site. Access to the proposed tower would be on the south side of the compound and for the most part through the existing parking lot. A small driveway 22'x12' would be added as well as paved (gravel) 50'x50' compound area increasing the lot coverage by approximately 2,764 sq. ft. or 41.5 % lot coverage which exceeds the 40% maximum for this site.

The tower would be situated behind the Temple Chai parking lot and approximately 50' from the east property line at 1670 Checker Road. This property was platted as Lot 46 of the La Savanne PUD. As part of that original approval Lot 46 was restricted to being used exclusively for "church and directly related purposes, excluding residences".

Wireless Antenna Regulations

As proposed the monopole (preferred type of structure) will have a height of 130' feet as measured to the lighting rod on the top of the tower. This **exceeds the maximum permitted height** of 125' feet per 5-9-6 of the Village Zoning Code. The (excerpts follow);

Height. Unless otherwise authorized and approved as a special use, personal wireless services antennae, support structures, or personal wireless services facilities may extend to the following heights:

- (a) *Towers and Monopoles. Personal wireless services antenna support structures of a tower or monopole design may extend to a height of not more than 125 feet*

Additionally, the height of the proposed antenna is 125 feet. This is acceptable per the Village Code as follows;

- (c) *Directional or Panel Antennae. Directional or panel antennae may not extend above the highest point of the support structure on which it is mounted.*

Section 5-9-6 of the Zoning Code promotes the co-location of antennas on existing monopoles (or other lawful structure) when possible;

Location. Personal wireless services antennae shall be mounted on existing antenna support structures or other lawfully existing buildings, unless otherwise provided in this ordinance. No more than one antenna support structure shall be permitted on any one zoning lot.

***Co-Location.** Unless otherwise authorized by the Village for good cause shown, every newly constructed personal wireless services antenna support structure shall be designed, constructed and installed to be of a sufficient size and capacity to allow the commercially feasible location of antennae for additional personal wireless service providers on such structure in the future.*

Petitioners have submitted a coverage map (“Exhibit D” of the application packet) which identifies the “coverage area” to be serviced by the proposed tower. No existing towers are located in proximity to the coverage area to be effective and no existing structures within the area have sufficient height to allow for a co-location opportunity. This should be confirmed through testimony as well. The submitted graphics illustrating existing coverage, coverage without the proposed tower and coverage with the proposed tower illustrate a modest improvement in coverage for the area with the inclusion of the proposed antenna.

The Village code also requires a separation from adjoining structures as follows;

Be separated from any building on an adjoining lot by a distance that is not less than one hundred ten percent (110%) of the height of the antenna support structure and be designed to withstand a wind force of one hundred twenty (120) miles per hour without the use of supporting guywires. For the purposes of this requirement, this distance shall be measured horizontally from the center of the base of the antenna support structure to the point where the ground meets a vertical wall of such building;

With the exception of the Temple Chai building to the south which is on-site, the nearest building (off-site) is the “Avantara Building (formerly the “Arlington”) which will be approximately 101.5’ feet from the proposed tower and **does not** meet the 110% requirement of 143 feet (130’ x 1.10 = 143’). Structural engineering data regarding the wind force requirement has not been submitted; this information could be submitted as part of the building permit application process however.

Equipment to be used in conjunction with the new antennas will be housed in a proposed equipment structure on-site. This will be located within the “compound” and on the north side of the proposed tower. This facility measures approximately 12’ x 8’ (96 sq. ft.) which is within the 150 sq. ft. maximum established by Village Code. This structure will be hidden from public view within the “compound”.

***Separation From Residential Districts And Properties:** Personal wireless services antennas, support structures, and personal wireless services facilities shall not be located within five hundred feet (500’) from the nearest outside wall of any single-family dwelling in existence prior to the commencement of construction of such personal wireless services antennas, support structures, or personal wireless services facilities.*

As proposed the tower facility is situated to maximize the distance from single family residential structures. However, there are three residential structures which are shy of the 500’ separation requirement. Per the exhibit submitted by the petitioner (Tab B – Sheet CC) these structures measure 495’, 404’ and 342’ from the proposed tower. All other residential structures are beyond the 500’ separation requirement. Utilizing the Lake County GIS, the exhibit submitted by the petitioner (Sheet CC) appears accurate. The separation requirement **is not** however completely met with this proposal.

Screening

Per the Village Code;

(e) Be adequately screened from view by the natural tree landscaping or otherwise designed in such a

manner that the antenna support structure itself is minimally intrusive to the visual landscape.

The petitioner has attempted to address this issue using a “monopine” design for the tower as well as fencing and planting the perimeter of the compound. Review of the proposed towers and subsequent screening by the Architectural Commission will be required per the Village Code.

Special Standards:

The PCZBA should consider the following standards with regard to the proposed tower and in particular the relief required/requested for the placement of tower.

Special Standards: The village shall consider the following factors in determining whether to issue a special use permit, although **the village may waive or reduce the burden on the applicant of one or more of these criteria if the village concludes that the goals of this chapter are better served thereby:**

1. Height of the proposed tower;
2. Proximity of the tower to residential structures and residential district boundaries;
3. Nature of uses on adjacent and nearby properties;
4. Surrounding topography;
5. Surrounding tree coverage and foliage;
6. Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness; and
7. Proposed ingress and egress; and
8. Availability of suitable existing towers and other structures. No new tower shall be permitted unless the applicant demonstrates to the reasonable satisfaction of the village that no existing tower or structure can accommodate the applicant's proposed antenna. Evidence submitted to demonstrate that no existing tower or structure can accommodate the applicant's proposed antenna may consist of any of the following:
 - (a) No existing towers or structures are located within the geographic area required to meet applicant's engineering requirements.
 - (b) Existing towers or structures are not of sufficient height to meet applicant's engineering requirements.
 - (c) Existing towers or structures do not have sufficient structural strength to support applicant's proposed antenna and related equipment.
 - (d) The applicant's proposed antenna would cause electromagnetic interference with the antenna on the existing towers or structures, or the antenna on the existing towers or structures would cause interference with the applicant's proposed antenna.
 - (e) The fees, costs, or contractual provisions required by the owner in order to share an existing tower or structure or to adapt an existing tower or structure for sharing are unreasonable. Costs exceeding new tower development are presumed to be unreasonable.

(f) The applicant demonstrates that there are other limiting factors that render existing towers and structures unsuitable. (Ord. 2007-O-04, 4-24-2007)

Issues for PCZBA Consideration

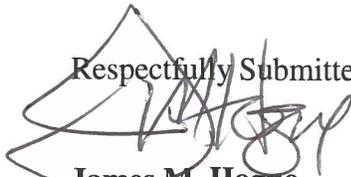
The following issues are noted per staff review of the proposal. This list may not be all inclusive as further issues may arise as part of the public hearing process.

- Consideration of modifications to the approved PUD ordinance and site plan to allow for a “non-church” use on the property and modification of the 40% impervious lot area maximum;
- Relief from the separation requirements between residences and adjacent structures (as noted above) in light of the benefits offered by the proposed improvement.
- Relief from the height requirement of 125’ feet to 130’ in light of the benefits offered by the proposed improvement.
- Impacts of the proposal to the surrounding neighborhood and efforts to minimize those impacts by the petitioner;
- Confirmation that no other suitable sites or co-location opportunities exist in relation to the proposed location of the monopole.
- Consideration of the “Special Standards” for such as use as noted above;
- Referral to the AC for consideration per 5-9-6 (B) (10) of the Village Zoning Code.

The Commission is reminded that as a Special Use necessary and reasonable conditions may be placed on proposal to help to mitigate any “externalities” associated with the project. The following are suggested at a minimum;

- 1). The proposal be in conformance with the site plan and specifications as submitted with the application (and as may be modified through the hearing process);
- 2). Prior to the issuance of any building permits the applicant supply documentation indicating the structural integrity of the monopole and antenna platform and conformance with the wind force requirement.

Respectfully Submitted,



James M. Hogue
Village Planner

Lake County, Illinois



 **LakeCounty**
Geographic Information System

Lake County
Department of Information Technology
18 N County St
Waukegan IL 60085
(847) 377-2373

Map Printed on 4/21/2016



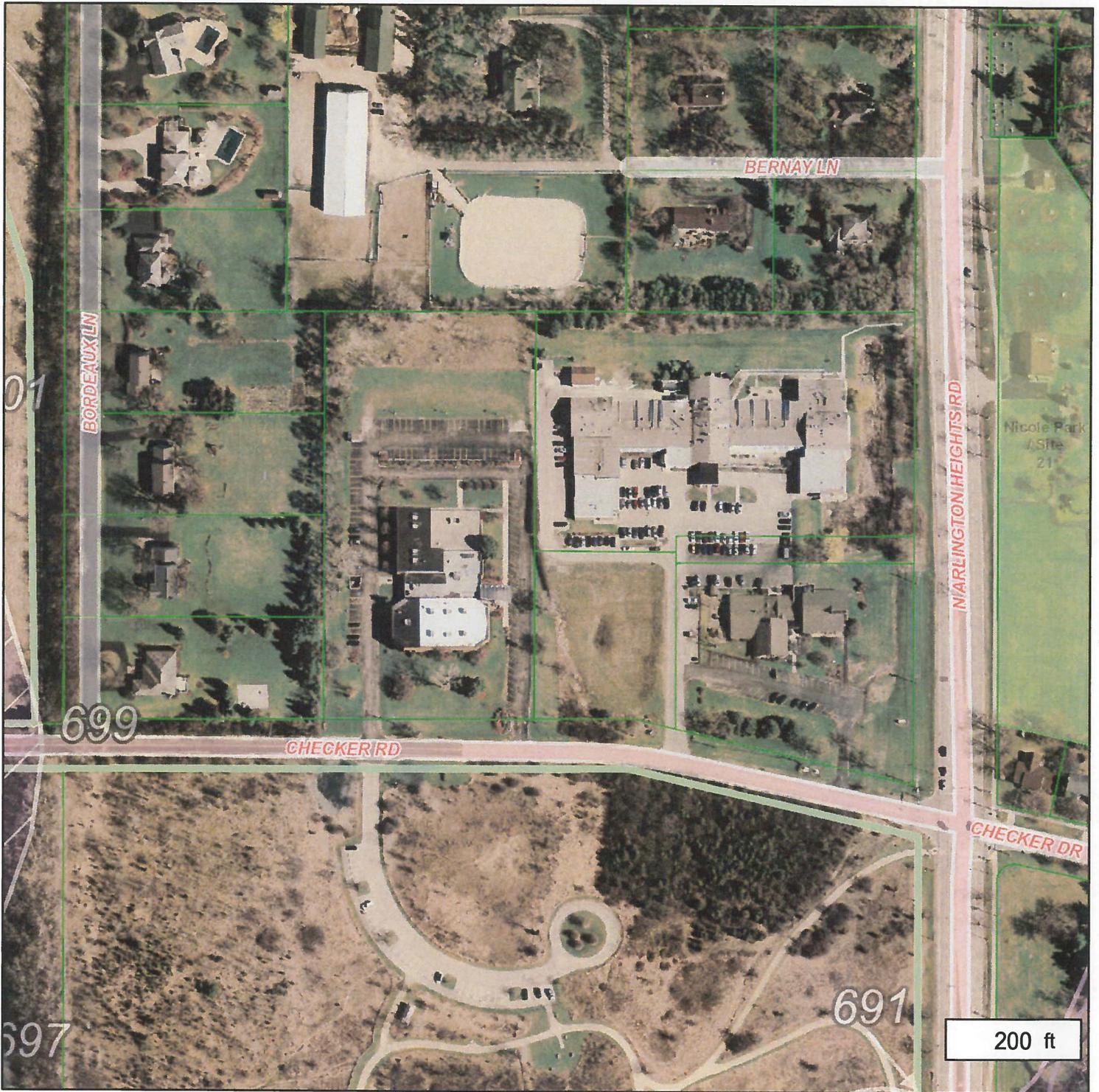
 Tax Parcels

 Forest Preserves

Disclaimer:

The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.

Lake County, Illinois




Lake County
 Geographic Information System
 Lake County
 Department of Information Technology
 18 N County St
 Waukegan IL 60085
 (847) 377-2373
 Map Printed on 4/21/2016

N

- Tax Parcels
- Forest Preserves
- Wetlands

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Lake County, Illinois



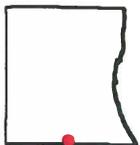
 **LakeCounty**
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18 N County St
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-  Tax Parcels
-  Forest Preserves
-  Minor Contour
-  Major Contour
-  Wetlands



Disclaimer:

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SITE RESTRICTIONS PER ORD.78-O-06

Section 6. Lot 44 Special Restriction. Lot 44 shall be used only for office purposes in conformity with the regulations in the Office Zoning District, Ordinance 77-0-3, of the Village of Long Grove, except that the minimum building setbacks from Lots 5, 6, 43, 45 and 46 shall be 100 feet, the minimum parking lot setbacks shall be 100 feet from Lots 5, 6 and 43 and no setbacks shall be required for parking lots as to Lots 45 and 46, with connecting and/or common drives permitted between Lot 44 and Lots 45 and 46; in addition, specific plans for any office building, including the location, renderings showing the architecture thereof, parking areas and driveway access, shall be submitted to and approved by the Village Board prior to the issuance of a building permit, with ingress and egress to Arlington Heights Road limited to right turns only for southbound traffic. No building permit shall issue until a letter of credit is deposited with and approved by the Village for any public improvements to be constructed thereon.

Section 7. Lot 45 Special Restriction. Lot 45 shall be used only for church and directly related purposes, excluding residences, and no building permit shall be issued for any church building on the property unless and until the specific plans therefor, including the location of the proposed building, renderings showing the architecture thereof, parking areas, and driveway entrances are submitted to the Village Board for review and approval, with ingress and egress to Arlington Heights Road limited to right turns only for southbound traffic. No building permit shall issue until a letter of credit is deposited with and approved by the Village for any public improvements to be constructed thereon.

Section 8. Lot 46 Special Restriction. Lot 46 shall be used only for church and directly related purposes, excluding residences, and no building permit shall be issued for any

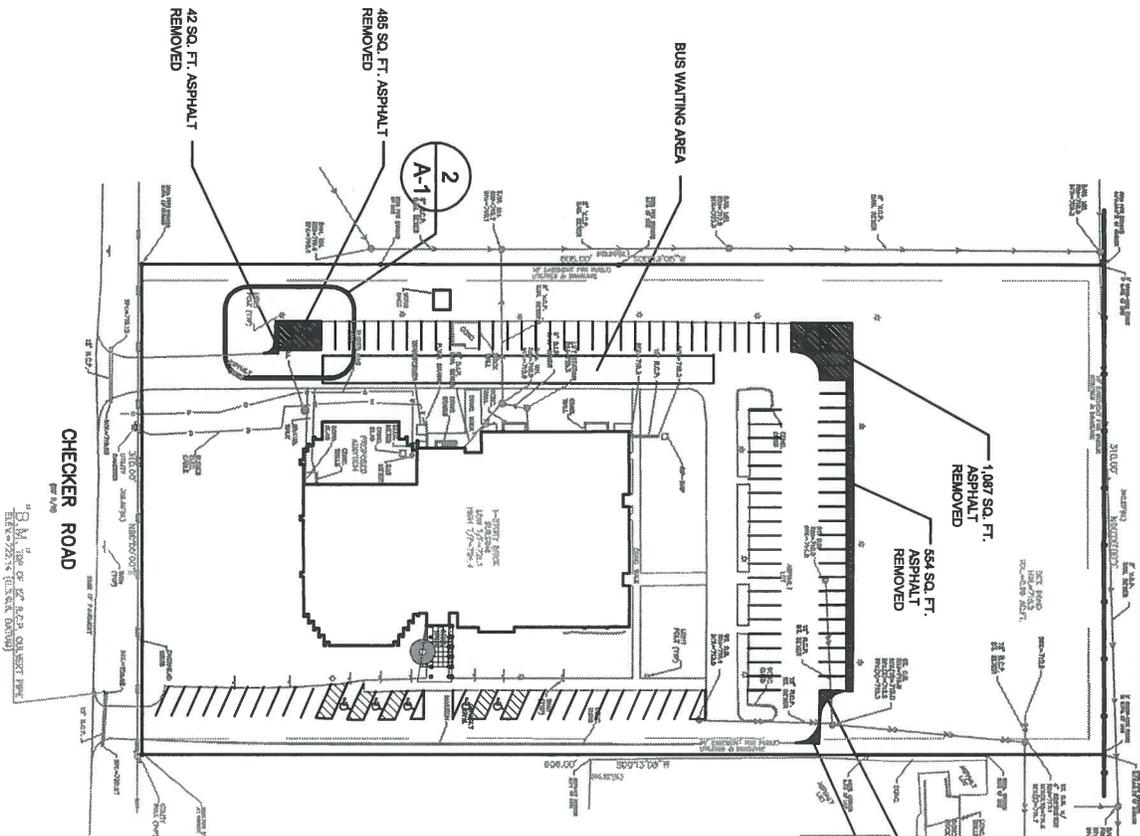
church building on the property unless and until the specific plans therefor, including the location of the proposed building, renderings showing the architecture thereof, parking areas, and driveway entrances, are submitted to the Village Board for review and approval. No building permit shall issue until a letter of credit is deposited with and approved by the Village for any public improvements to be constructed thereon.

Section 9. Construction Traffic. Checker Road shall not be utilized by the developer of Lots 1 to 42, both inclusive, or its agents, employees, contractors and subcontractors. The developer shall construct residences on Lots 35 to 42 within one (1) year after the date hereof, first erecting a physical barricade to prevent ingress and egress between Bordeaux Lane and Checker Road for construction traffic. Said Lots are to be served by a temporary road from the North during the construction period. Upon completion of the construction of these houses, the temporary road shall be severed and the barricade removed in its entirety.

Section 10. Checker Road Maintenance. The developer of Lots 1 to 42, both inclusive, and the owners of Lots 44, 45 and 46, at the time of securing building permits for the respective parcels, shall pay to the Village a sum, computed on a frontage foot basis, equal to the then current bid for scarifying and seal coating Checker Road adjacent to such respective parcels for a width of approximately (22) feet, said costs having been determined to be approximately \$2.10 per frontage foot as of July 26, 1977.

Section 11. The provisions of the Long Grove Zoning Ordinance, Subdivision Regulations and Building Regulations,

CURRENT SITE PLAN PER 2004 AMENDMENT



LOT STATISTICS

LOT AREA = 187,859 SF

LOT AREA X 40% = 187,859 SF X .4 = 75,143 SF

EXG. BUILDING = 22,860 SF

NEW BUILDING = 2,485 SF

PARKING = 47,516 SF

EXG. PAVING = 4,170 SF

NEW PAVING = 288 SF

SUB TOTAL = 77,399 SF

MINUS PLAN CHANGES AT LEFT

-1,087 SF

-59 SF

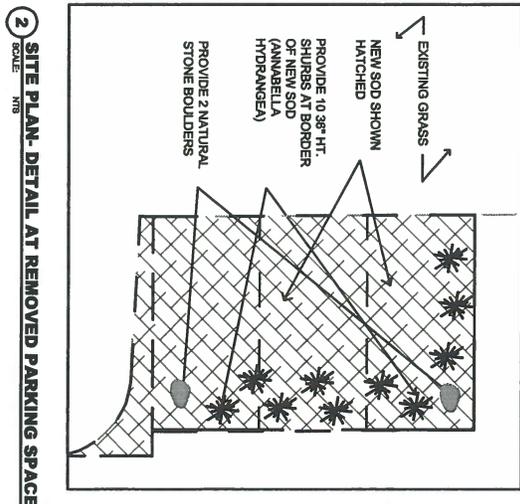
-42 SF

-486 SF

TOTAL = 75,143 SF

75,143 < 75,143 OK

100 PARKING SPACES REMAIN, 5 HANDICAPPED ACCESSIBLE, 95 STANDARD



1 SITE PLAN
SCALE 1" = 30'

Site Plan

ISSUED FOR VILLAGE REVIEW

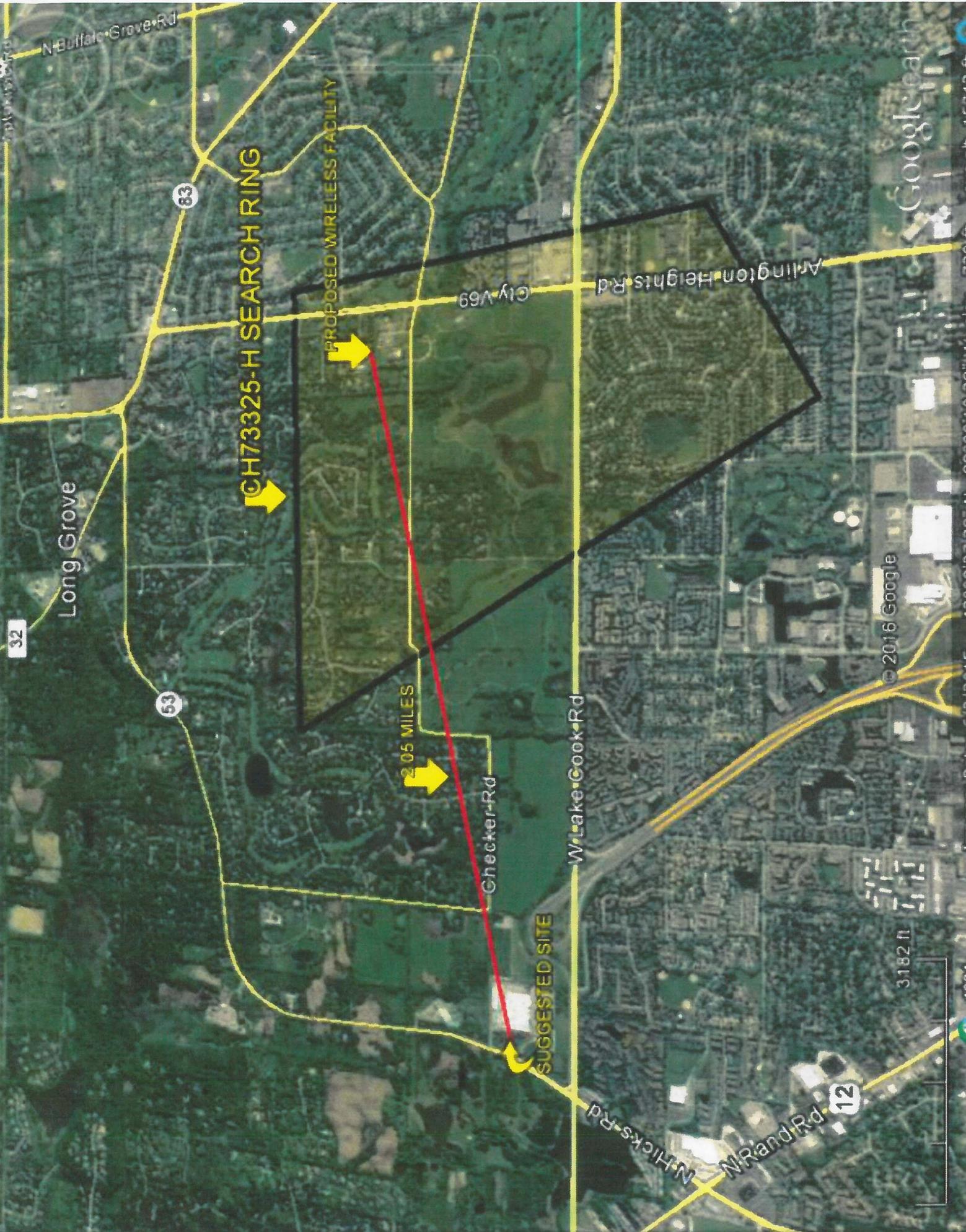
DATE: 07/15/04

Temple Chal
Synagogue Renovations
1670 Checker Road
Long Grove, IL 60047

Nevin Hedlund Architects, Inc.
7985 Lake Street
Evanston, Illinois 60305
(708) 771-7117

DESIGN BY:	EWR
CHECKED BY:	XXX
APPROVED BY:	NHA
DATE:	07/12/04
SCALE:	1" = 30'
PROJECT:	00-000
DATE:	07/12/04

A-1



CH73325-H SEARCH RING

PROPOSED WIRELESS FACILITY

2.05 MILES

SUGGESTED SITE

Long Grove

83

53

32

City V69

Checker Rd

W Lake Cook Rd

Arlington Heights Rd

N Hicks Rd

N Riand Rd

12

3182 ft

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Google Earth

LEGAL NOTICE
VILLAGE OF LONG GROVE, ILLINOIS
NOTICE OF A PUBLIC HEARING FOR CONSIDERATION OF A SPECIAL USE PERMIT TO ALLOW FOR MODIFICATION OF THE PREVIOUSLY APPROVED SITE PLAN AND PUD ORDINANCE FOR LOT 46 IN THE SAVANNE PUD/SUBDIVISION AND/OR ADDITIONAL RELIEF NECESSARY AND/OR APPROPRIATE UNDER THE ZONING CODE INCLUDING RELIEF OF THE SEPARATION REQUIREMENT FROM RESIDENTIAL DISTRICTS AND PROPERTIES AS WELL AS A TOWER HEIGHT OF 130' AND OTHER SETBACK REQUIREMENTS IN CONNECTION WITH A REQUEST TO INSTALL AND OPERATE A TELECOMMUNICATIONS MONOPOLE AND RELATED FACILITIES AT 1670 CHECKER ROAD AND ZONED UNDER THE R-2 PUD ZONING DISTRICT CLASSIFICATION WITHIN THE VILLAGE OF LONG GROVE, ILLINOIS

PUBLIC NOTICE IS HEREBY GIVEN that on Tuesday, May 3, 2016 at 7:00 p.m., a public hearing will be held at the regular meeting of the Plan Commission & Zoning Board Appeals of the Village of Long Grove, Lake County, Illinois, at the Long Grove Village Hall 3110 RFD, Long Grove, Illinois 60047, (unless otherwise posted) in connection with a petition for, and any other relief necessary, including modification of the previously approved PUD ordinance and site plan for LOT 46 of the Savanne PUD/Subdivision, relief from the 500 foot separation requirement between residential districts and properties as well as a tower height of 130' and other setback requirements to allow the installation, maintenance and operation of a monopole telecommunications tower and related facilities on a portion of the property at 1670 Checker Road and within the R-2 PUD District submitted by PI Telecom Infrastructure T, LLC. No reclassification of the subject property is requested. The subject property is legally described as follows:
Lot 46 in Savanne of Long Grove, being a subdivision of part of the North East quarter and the South East quarter of Section 31, Township 43 North, Range 11, East of the 3rd P.M. according to the plat thereof, recorded May 12, 1978, as document 1916809, in Book 65 of Plats, pages 33 and 34, as corrected by Certificate of Correction recorded September 19, 1978, as Document 1947501, in Lake County, Illinois

Commonly known as:
1670 Checker Road, Long Grove, Illinois, 60047.
PIN: 15-31-201-048

Persons attending the hearing shall have the opportunity to provide written and oral comments and questions concerning the proposal. The above information, together with the plans for the property, will be available for inspection at the Long Grove Village Hall, 3110 RFD, Long Grove, Illinois during regular business hours.
The Plan Commission & Zoning Board of Appeals reserves the rights to continue the hearing to a later date, time and place should that become necessary.

James M. Hogue
Village Planner
Village of Long Grove
Published in Daily Herald April 16, 2016 (4438258)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora

County(ies) of Cook, Kane, Lake, McHenry

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published April 16, 2016 in said **DAILY HERALD**.

IN WITNESS WHEREOF, the undersigned, the said **PADDOCK PUBLICATIONS, Inc.**, has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Laula Baltz*
Authorized Agent

Control # 4438258

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VILLAGE OF LONG GROVE