Agenda
Village of Arlington Heights
Building Code Review Board
Village Hall, Second Floor, Commissions Room
33 S. Arlington Heights Road, Arlington Heights, IL 60005
July 25, 2016
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes from 4/30/15

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. Variance from Section 23-302, R309.1 of Chapter 23, Minimum Garage Width

VII. OTHER BUSINESS

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.

Item: Minutes from 4/30/15

Department: Building Services

Minutes from 4/30/15

ATTACHMENTS:

Description	**Type**
April 30, 2015 BCRB minutes	Minutes

DRAFT

BUILDING CODE REVIEW BOARD

**MINUTES OF A MEETING BEFORE THE
VILLAGE OF ARLINGTON HEIGHTS
BUILDING CODE REVIEW BOARD**

April 30, 2015

MEMBERS PRESENT:
Carl Baldassarra, Chairman
Richard Bondarowicz
John Carrato
John Scaletta (Trustee)
Scott Smith

ADMINISTRATION PRESENT:
James McCalister, Director of Building & Health Services
Charley Craig, Assistant Building Official
Patty LeVee, Recording Secretary

OTHERS PRESENT:
Peter Aimaro – Petitioner

SUBJECT:

- **Petitioner, Peter Aimaro, requesting variation from the requirements of Section 23-1303(a) to allow the installation of a 100 foot tall monopole antenna. Section 23-1303(a) restricts ground based antennas to a maximum of 75 feet above grade.**

There being a quorum present, Chairman Baldassarra called the meeting to order at 7:00 PM. All stood for the Pledge of Allegiance.

APPROVAL OF MINUTES

TRUSTEE SCALETTA MOVED TO APPROVE THE MINUTES OF THE MAY 8, 2014 MEETING, SECONDED BY MR. BONDAROWICZ, THE MOTION PASSED UNANIMOUSLY.

OLD BUSINESS

Chairman Baldassarra inquired on what has happened with the Ordinance that was amended on fire alarms. The Board will be forwarded a copy of the letter sent November 24, 2014 regarding the Fire Alarm/Smoke Detection System Requirement.

NEW BUSINESS

Chairman Baldassarra introduced the request for a variance for the antenna at 1000 S. Arlington Heights Road.

Mr. Aimaro introduced himself and his Company, National Wireless Ventures, a site acquisition company. They work with all the major cell phone carriers in the Chicagoland area putting up cell towers. T-Mobile is the Company that they are representing today and APC Towers. APC is the tower company; they will be making the initial investment. T-Mobile has entered into an agreement with them; they are going to be the first tenant on the monopole providing it gets built.

Basically, they are asking for 100 feet, aware that 75 feet is the maximum in the Ordinance. Maps were distributed showing T-Mobile coverage and antennas. New site and coverage was pointed out.

Mr. Aimaro stated the big reason why they asked for 100 feet is for more marketability for co-location. At 75 feet, they probably would not get any co-locators on there. The carriers that want to co-locate might be forced into building a new tower. You would have two towers coming in as opposed to one.

Chairman Baldassarra clarified asking T-Mobile today, but there may be other companies that would take a piece of this? **Mr. Aimaro** said other companies would jump on the antenna. At the start T-Mobile, as first tenants, would get 100 feet, and AT&T for example might want to expand and would get 90 feet and so on. He believes they can fit two to three additional carriers. They are asking for 100 feet so they can market to other carriers and let them know there is room for co-location. He mentioned most carriers want to do that anyway, it is a smaller investment than building a new facility. New facilities are anywhere from $400,000 to $500,000.

Chairman Baldassarra asked if there was calculation of the percentage covered by 75 foot antenna v. 100 foot antenna, it would be what percent of the 100%? **Mr. Aimaro** did not have those. He said, at 100 feet they are looking to connect with other networks. The 100 feet is really needed to do that, at 75 feet they are not giving the customers full service.

Chairman Baldassarra asked if any other sites were considered. **Mr. Aimaro** replied they did, but this was the only viable location that was within their search range. It is approximately a ¼ mile radius. The middle of the search range is on the corner of Arlington Heights and Central. Maximum coverage at 100 feet is there.

Trustee Scaletta asked that according to the application, you want 100 feet because you might have future operators that want to join your pole? **Mr. Aimaro** replied, yes, future cell phone companies will want to co-locate.

Trustee Scaletta asked, but at 75 feet, you can still operate? **Mr. Aimaro** said they can, they would be operating at half the power, or half the service. They would want to give their customers the full service and at 100 feet, they would be able to do that in terms of connecting to the other sites that are around there. They need the height to connect to the network.

Trustee Scaletta stated, the Moorings is within ¼ mile, and the hospital is within ¼ mile. **Mr. Aimaro** said the Moorings was out of their search range, meaning, it could have been rejected by the RF Engineers at T-Mobile. He explained his company makes a recommendation to T-Mobile and suggest that they can go here or there and give them a couple of candidates. RF Engineers then do an analysis and find out where the best site would be for the coverage needs. They make the recommendation; RF comes back with an answer.

Trustee Scaletta asked what they said about the Hospital. **Mr. Aimaro** said that one did not come up for them. **Trustee Scaletta** stated that it came up at Plan Commission and a Mr. Stapleton did most of the talking, was he coming tonight? **Mr. Aimaro** stated, no.

Trustee Scaletta asked of intentions if they do not receive approval this evening; are they still going with a 75 foot tower. **Mr. Aimaro** replied that is something they will have to report back to the Tower Company and see what they want to do. They will make a business decision on that. He would think they would probably want to still go forward, but could not say for sure.

Mr. Carrato said it would have to be a tall tower over at the hospital. **Trustee Scaletta** said if the hospital is 15 floors, aren't you already about the 100 feet and then whatever tower is put up is a 75 foot one on top of the hospital? **Mr. Carrato** thought the 75 feet is from the ground.

Mr. Craig commented that antennas can be put on top of the roof. **Mr. Aimaro** stated they can put the antennas on top of the buildings but the tower cannot be on the roof, they need a 20 ft. foundation. He believes the issue was that T-Mobile tried to go there before and the negotiations did not pan out. He thought the rent they wanted was above market, and does not know the specifics of what happened.

Mr. Smith asked if 75 feet is typical for the communities in the area. **Mr. Craig** replied it is specific for Arlington Heights for a number of years and not sure of other towns having restricted this or what their restrictions might be.

Mr. Carrato asked if we knew what the rationale for this was. **Mr. Craig** did not. **Chairman Baldassarra** said it has been there a long time.

Mr. Bondarowicz asked staff to explain where these towers are. Are they strictly in any zoning that is B Zoning? **Mr. Craig** said that would be a zoning issue, but is sure they would be allowed in any business area, industrial, mercantile etc.

Mr. Bondarowicz asked, if in particular we do not zone for areas within the community that say you can have power within this area, it just happens to be that this property is Zoned B-2? **Mr. Craig** thought they were prohibited in strictly residential.

Mr. Bondarowicz commented that theoretically someone could put another tower right next to this one. **Mr. Craig** said yes, he has seen some locations where they have three or four towers in fairly close proximity.

Mr. Aimaro said where you see that, it was probably ten years ago or more, probably late 1990's, early 2000's. Towers were getting put up in communities and jurisdictions did not know what to do as far as writing ordinances for this, this was right when the boom happened with wireless. Before they were making 250' towers and putting them five miles apart from each other. Back then not many had cell phones and now with everyone having all of these devises, they are going shorter and spreading out connecting with the existing networks.

Chairman Baldassarra said he has seen these antennas installed on five and six story buildings. Do you mean that those need to be closer together if they are not very tall? **Mr. Aimaro** said that is right. It depends on who the carrier is; they all use different kinds of technologies. Not being a tech guy, he does not know a lot about the antennas and exactly how they work. **Chairman Baldassarra** commented it would have been useful to have someone here that did.

Mr. Bondarowicz commented that on the sheet distributed, LE-3 has a north elevation of the tower with the antenna platform at the top. Aesthetically, it does not look all that bad regardless of the height. Looking at this tower, if it was to be allowed at 100 feet and you have your first platform, hypothetically we have three or four more platforms underneath that. There would be a solid mass of something in the air from 75 feet potentially to 100 feet. **Mr. Aimaro** answered that that tower is most likely, at its fullest, to have three antennas. **Mr. Bondarowicz** asked how tall each of those antenna arrays are? **Mr. Aimaro** thought about 5 feet.

Mr. McCalister mentioned that it was stated there would be other carries jumping on too and they would have the same thing.

Mr. Bondarowicz inquired about permits. There would be a permit, but not necessarily approval for the aesthetics, it would be for the install.

Trustee Scaletta asked what other towers were looked at in the area. **Mr. Aimaro** could not answer. He thought they looked at existing towers but where he comes into this is the leasing and zoning stage. His job is to negotiate the lease with the property owner and handle the permitting process.

Trustee Scaletta asked if he looks for and negotiates with other carriers to get on another pole. **Mr. Aimaro** said, yes, sometimes they do if that is where they need to be.

Trustee Scaletta asked how he knows if this has been done. **Mr. Aimaro** replied that RF (Engineers) is pretty extensive. They would rather co-locate than to enter into a first time agreement with a tower company. It is a lot more money and they are paying them at the same time to do the permitting and everything else. For them to do a co-location

straight up is easier for them. Most of the time it's a zoning amendment and then a building permit. They want to get these up fast, so if that was the case, they would have done that.

Trustee Scaletta asked what if it did not make business sense, like the hospital. **Mr. Aimaro** said it could have been too high a price, we usually don't find that on tower companies. Tower companies want people to co-locate; that is how they make money. They want to be reasonable and develop relationships with the carriers, and are not in the business of turning carriers away. If it was available they would have used it because it is easier, cheaper and faster.

Trustee Scaletta asked if there was another carrier in the area that has a different technology that may not have as many towers as T-Mobile. **Mr. Aimaro** did not think so. Referring to pictures provided **Trustee Scaletta** pointed out at least a dozen towers. **Mr. Aimaro** stated those are T-Mobile's antennas.

Trustee Scaletta said then he can assume that in the same area there are a dozen AT&T Towers. **Mr. Aimaro** said he can assume, but would find some of that information out. It is also found on www.antennasearch.com.

Mr. Craig stated that the opinion of the Village, as it applies to our amendment, is that this antenna is a straight forward, 75 foot commercial antenna. In looking to a similar case where we generated an objection to the recommendation for a variance, the reason was due to the close proximity of the residential properties. There is a single family home about 249 feet from the tower. That would be the opinion strictly based on the Building Code. It should also be noted that the Planning Department staff meeting on January 14, 2015, resulted in "The Staff Development Committee is not supportive of this Special Use request." Also, the Plat & Subdivision Committee Report of January 14, 2015 resulted in the recommendation as follows; "The Plat & Subdivision Committee said that while they understand the need, they feel that this is not the best location."

Chairman Baldassarra asked why this came before this Board if they have recommended negative. **Mr. Craig** replied, because they have the right to see if they can clear the Building Code issue. **Mr. Aimaro** explained he had to have this meeting before they can have a hearing for the Special Use. **Mr. Craig** explained, at this point it hasn't been voted down but has been recommended against.

Chairman Baldassarra asked if they were doing anything that would tend to reduce the unsightliness of the 100 foot tall antenna structure. **Mr. Aimaro** said they could flush mount the antennas, but the problem with that is if they flush mount them they are talking off half of the potential antennas, they would not be able to fit everything on. They have done that in some instances, they don't like to do it because again they would not be providing the full service to the customers. It gets pricier the more stealth you go with these.

Mr. Aimaro added that with landlines being decommissioned in the next couple of years, they did get a number from Cook County that said only 8% of people are on landline currently in all of Cook County and in the next couple of years landline will be completely decommissioned. AT&T has 2% a day come off the landline. **Mr. Bondarowicz** said that was probably 8% of total usage of phones, including cell phones, etc. **Mr. Aimaro** said that either way the landline will be decommissioned shortly and FCC wants these towers to go up in a timely manner. They are pushing to get these done, as it does tie into emergency services. That is a big issue right now.

Mr. Carrato stated that in his opinion, he has not heard justification for a variance.

MR. CARRATO MOVED THAT THE BUILDING CODE REVIEW BOARD NOT APPROVE THE VARIANCE. SECONDED BY TRUSTEE SCALETTA, THE MOTION CARRIED.

The meeting adjourned at 7:40pm.

Item: Variance from Section 23-302, R309.1 of Chapter 23, Minimum Garage Width

Department: Building Services

Request

Petitioner, Karen and Willaim Kisance of 1340 S. Evergreen, seeking a variance request from Section 23-302, R309.1 of Chapter 23 of the Arlington Heights Municipal Code regarding minimum garage widths.

Seeking variance to allow for an 18' free standing garage to replace an identical garage that was destroyed by a fallen tree. The Ordinance calls for a 21' wide garage. The wider garage would cover the water line that runs along side the garage. The wider garage would also cover 21" of a 40" wide yard.

Staff Opinion

Building Staff does not feel this is a life safety issue, and therefore has no objection to this request.

ATTACHMENTS:

Description	Type
BCRB Application	Correspondence
Site Plan	Exhibits

VILLAGE OF ARLINGTON HEIGHTS
DEPARTMENT OF BUILDING & HEALTH SERVICES
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
Phone (847) 368-5560
Fax (847) 368-5975
Website: www.vah.com

BUILDING CODE REVIEW BOARD APPLICATION AND PETITION

LOCATION OF PROPOSED PROJECT:

Address: 1340 SOUTH EVERGREEN
ARLINGTON HEIGHTS

PETITIONER:

Name: KAREN AND WILLIAM KISSANE

Address: 1340 S. EVERGREEN E-mail: WILLIAMKISSANE@GMAIL.COM

City: ARLINGTON HEIGHTS State: ILLINOIS Zip Code: 60005

Daytime Phone: 847 439-2513 Fax Number: _____

PROPERTY OWNER (if different from Petitioner):

Name: _____

Address: _____ E-mail: _____

City: _____ State: _____ Zip Code: _____

Daytime Phone: _____ Fax Number: _____

REQUEST:

Variation from Section 23-302, R309.1 MINIMUM GARAGE WIDTH of Chapter 23 of the Arlington Heights Municipal Code.

BRIEF DESCRIPTION OF VARIANCE REQUEST:

ALLOW FOR AN EIGHTEEN FOOT FREE STANDING GARAGE TO REPLACE AN IDENTICAL GARAGE THAT WAS DESTROYED BY A FALLEN TREE THE ORDINANCE CALLS FOR A TWENTY ONE FOOT WIDE GARAGE THE WIDER GARAGE WOULD COVER THE WATER LINE THAT RUNS ALONG SIDE THE GARAGE THE WIDER GARAGE WOULD ALSO COVER 2 FEET OF A 40 FOOT WIDE YARD

SUBMITTAL REQUIREMENTS:

The following information must be provided with this application:

☑ $110 Application Fee (Non-Refundable).

☐ 14 sets of drawings and all supporting documentation. All drawings must be folded into 11" by 17" and collated into sets.

The Building Code Review Board may recommend that variations be granted from provisions of the Building Code in cases where the applicant for such variation demonstrates practical difficulty and particular hardship. No variation may be granted without review and final action by the Village Board.

Now comes the Petitioner William Kissane requesting a variation from Section _____ of Chapter 23 of the Arlington Heights Municipal Code for the following reason: THE HIGH COST OF MOVING THE WATER LINE AND SHUT OFF VALVE EXTENDING THE WIDTH OF THE GARAGE FROM 18FT. TO 21FT. WOULD COVER MORE THAN 50% OF THE 40 FOOT WIDE LOT. WOULD VIOLATE ANOTHER ORDINANCE

I hereby state that the following hardship would exist if the variance is not approved: THE COST OF MOVING THE WATER LINE THAT RUNS ALONG THE SIDE OF THE PREVIOUS GARAGE TO THE WIDER GARAGE THE WIDER GARAGE WOULD BE TOO WIDE FOR A 40 FOOT WIDE YARD THE WATER LINE RUNS FROM THE HOUSE TO THE WATER MAIN IN THE BACK OF THE YARD. IT WOULD BE A MAJOR INCONVENIENCE TO THE NEIGHBORHOOD.

I understand that any recommendation from the Building Code Review Board for a variation is subject to review and final action by the Village Board.

William Kissane _____

Petitioner's Signature Date

William Kissane

Petitioner's Printed Name

_____ _____

Owner's (if different from Petitioner) Signature Date

_____

Owner's Printed Name

4950 N. HARLEM
SUITE 102
HARWOOD HTS., ILLINOIS 60656
PHONE: 867-8447

Dean R. Crouse & Associates, Inc.

Illinois Registered Land Surveyors

PLAT OF SURVEY

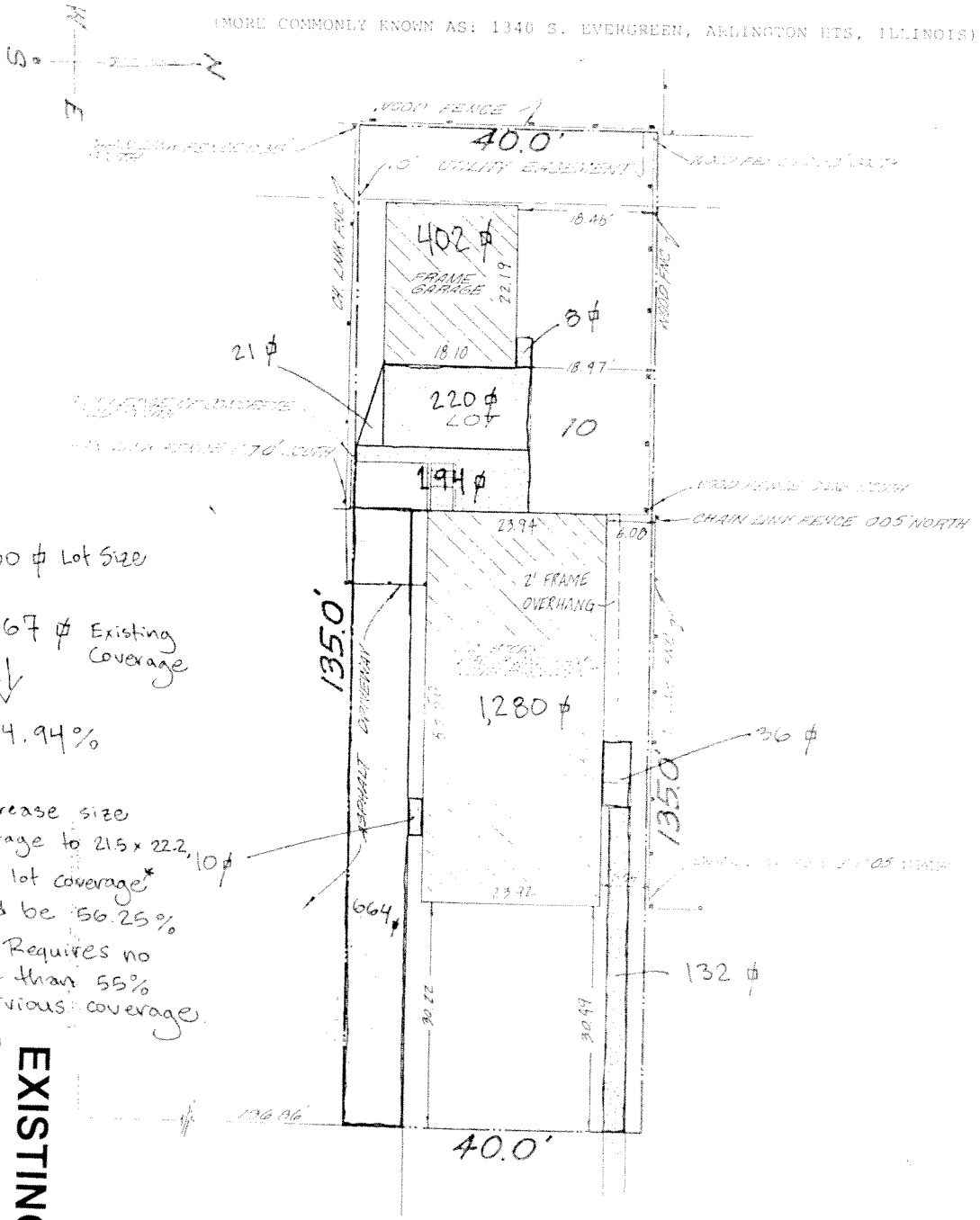
SCALE: [illegible]

DATE: JAN 9 1987

ORDER NO. [illegible]

LOT 10 IN BLOCK 14 IN ARLINGTON HEIGHTS GARDEN HOMESITES, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION [illegible], TOWNSHIP [illegible] NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

(MORE COMMONLY KNOWN AS: 1340 S. EVERGREEN, ARLINGTON HTS, ILLINOIS)



5400 ϕ Lot Size

2,967 ϕ Existing Coverage

⇓

54.94%

To increase size of garage to 21.5 x 22.2, total lot coverage* would be 56.25%

Code Requires no more than 55% impervious coverage.

EXISTING SITE PLAN

* Impervious

State of Illinois
S. S.
County of Cook

I, Dean R. Crouse do hereby certify that I have surveyed the above described property and the plat hereon drawn is a correct representation of said survey.

Dean R. Crouse
Illinois Registered Land Surveyor No. 2156

STATE OF ILLINOIS
DEAN R. CROUSE
2156
REGISTERED LAND SURVEYOR

To be used for Real Estate transaction only.

NOTE:
Refer to title policy for building and easement restrictions.

Dimensions are shown in feet and decimal parts thereof.

The legal description above is a copy of the order and for accuracy M U S T be compared with the D E E D.

Compare all points before building by same and at once report any difference to this company.