



Village of Arlington Heights
Building Code Review Board
Commissions Room 2nd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005

April 30, 2015
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - May 8, 2014

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Variance Request for Monopole Height at 1000 S. Arlington Heights Rd.

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 - May 8, 2014

Department: Building

ATTACHMENTS:

Description

Minutes - May 8, 2014

Type

Minutes

DRAFT

BUILDING CODE REVIEW BOARD

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

May 8, 2014

MEMBERS PRESENT:

Carl Baldassarra, Chairman
Richard Bondarowicz
John Scaletta (Trustee)
Scott Smith

ADMINISTRATION PRESENT:

James McCalister, Director, Building & Health Services
Paul Butt, Fire Safety Inspector Supervisor
Bernie Lyons, Deputy Chief
Charley Craig, Plan Reviewer
Paul Dumais, Fire Safety Inspector
Patty LeVee, Recording Secretary

OTHERS PRESENT:

Sean Chen of Divinity Design, Architects & Engineers, LLC
Kal Noman, Staff Architect, of Divinity Design, Architects & Engineers, LLC

SUBJECT:

- **Petitioner, Sean Chen, requesting a variance from the modified Section 903.2 of the 2009 International Building Code that requires an automatic sprinkler system in all buildings.**
 - **Continued discussion from the February 24, 2014 meeting regarding Fire alarm/smoke detection system retrofit requirement per the Village Amendment to the 2009 International Fire Code, Section 4603.6.6.**
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There being a quorum present, Chairman Baldassarra called the meeting to order at 7:05 PM. All stood for the Pledge of Allegiance.

APPROVAL OF MINUTES

TRUSTEE SCALETTA MOVED TO APPROVE THE MINUTES OF THE FEBRUARY 24, 2014 MEETING, SECONDED BY MR. BONDAROWICZ, THE MOTION PASSED UNANIMOUSLY.

NEW BUSINESS

Petitioner, Sean Chen of Divinity Design Architects & Engineers, LLD, on behalf of Dr. Chao Chung Hsu requesting a variance from Village modified Section 903.2 of 2009 International Fire Code.

Mr. Chen said it was brought to his attention during permit review that there was a new amendment that requires a new garage to be equipped with a full automatic sprinkler system. They have proposed to build a two car garage on the back of a dental office. It is approximately 140' 0" from the street line, from the water line. The existing driveway leads to the back of the parking lot and garage. It would be extremely expensive to connect the new sprinkler line to the back. They are not sure if they have enough pressure for the sprinkler system. They are seeking a way to avoid putting in the sprinkler system.

Chairman Baldassarra responded that it is the Petitioners job to present an alternative.

Mr. Chen said they are proposing a fire rated wall of all of the exterior walls and also the ceiling. This is a non-residential, it is a garage and he thinks the levels of hazard inside a garage should be pretty low.

Chairman Baldassarra asked if their proposed alternative is sheathing the walls of the inside and the underside of the ceiling. **Mr. Chen** responded they propose to make the entire exterior wall either one or two hour fire rated.

Mr. Butt commented that he suggested the Petitioner to come before this Board because it is a U Occupancy and based on our amendment it is required to be sprinkled even though it is a U and is such a small square footage of a building. It is in the downtown area and due to the close proximity, as well as the unprotected openings to the residential building, as well as lack of access from the Fire Department, we do not support this variance request. **Deputy Chief Lyons** stated he agrees with Mr. Butt.

Chairman Baldassarra asked if we did not amend the International Building Code (hereinafter "IBC") that requires sprinklers as zero square foot threshold; would the location of this building on the lot in any respect have been in violation of the IBC with its distance of the property line openings of exterior walls or set back from the street.

Mr. Butt replied it is not the set back from the street; that is the concern. It is only set back from the property line 3'-0" to the north, but 5'-0" is required to be in accordance with the Code per Section 406.1.2, Item No. 2., which states:

Section 406.1.2 Area increase:

2. "For a building containing only a Group U occupancy, the *exterior* wall shall not be required to have a *fire-resistance rating* and the area of openings shall not be limited when the fire separation distance is 5 feet (1524 mm) or more."

Chairman Baldassarra asked if it was 3'-0" would the Code have a rating. He asked Mr. Chen if that is an option would they have to move the building. **Mr. Chen** said they discussed this option and they do have the possibility to move the building away from the property line to at least 5'-0" in each direction.

Trustee Scaletta asked if there was any other device inside the garage to alert the Fire Department of a fire inside. **Mr. Butt** said no, it is a standard residential garage. **Deputy Chief Lyons** added their access is very limited, not even a 10' alley way for them to get through.

Mr. Bondarowicz said you would have to have a fire truck pull up to the street to pull fire hoses to the back. He believes this is a common driveway but also is the access to the building to the north. He mentioned the 5' rear set back in the Code, that being a minimum zoning code. **Chairman Baldassarra** said that is a building code issue. **Mr. Bondarowicz** thought it was 5' to the eave line, the drawing shows a 12" overhang.

Mr. Craig said there is some exception to the overhang and would need to research the particular code; he thought there might be a 2'-0" overhead maximum. **Chairman Baldassarra** thought the eave is not included.

Chairman Baldassarra asked Mr. Chen if he was proposing to move it 5'-0" from the north property line and do the sheathing to get the ratings for the walls and ceiling. **Mr. Chen** replied, yes.

Chairman Baldassarra asked besides vehicles, what will the garage be used for. Would there be any other kind of occupancy that you contemplate using for this building. **Mr. Chen** said it will mainly be for car use. The business use of the building is dental. It is a two story building; the 1st floor is a dental office, the second floor is a residential unit.

Trustee Scaletta asked about square footage of the building. **Mr. Noman** (Assistant to Mr. Chen), said it is 60 x 26, or about 1400 sq. feet. **Trustee Scaletta** asked if the garage is going in an open space and asked how many parking spaces presently exist in the back.

Mr. Noman said it is open, paved in the rear, and used for parking. It is all uncovered parking; there is handicapped designated parking. In the last renovation, done very recently, the City asked for handicapped parking within the premises, which is what is indicated in the rear. The City had asked it to be reduced to one parking space less; now there are one handicapped parking and three other parking spaces. The dental owner wanted two of the cars to be parked within the garage. The owner has an apartment upstairs, which has a back rear exit with a rear staircase. It is believed one of the spots in the parking garage will be used by the resident upstairs and the other by the doctor himself. His business has been here 18-20 years.

Trustee Scaletta asked if additional parking space would be lost if you moved the garage to the center of the property. **Mr. Noman** said yes, if they move it to the center they will lose that parking to the south. If they move 2'-0" there will be just barely 8' for the rest of the parking.

Trustee Scaletta asked if there would still be a parking space if they move it over. **Mr. Noman** said by 2'-0" it gives them 5'-0" off from the north property line. The other option they talked about is flagging the parking all the way to the south and keeping 5'-0" from the property line. That would move the parking space now on the south side to the north side of the garage and may be easy to get in and out.

Trustee Scaletta asked for an estimate of the cost to sprinkle the garage. **Mr. Noman** did not know. **Trustee Scaletta** said we do not take cost into consideration but you said it is too costly to do it and yet you do not know the approximate cost. **Mr. Noman** said they estimated that cost against doing a rated wall around the garage. They did speak with the State Fire Protection who gave a rough estimate of \$20,000 just for sprinkler work, but did not have anything in writing. **Trustee Scaletta** suggested getting a second bid; you stated it is costly and yet you have no number in hand to show us.

Mr. Noman said because they work with fire sprinkler systems and testing for flow and pressure in other towns like Evanston, they have a sense that it would be prohibitive for a two car garage. If it were something else they would be looking for hard numbers.

Trustee Scaletta asked what the additional cost would be to make it a one or two hour fire rated garage. **Mr. Chen** thought approximately \$1,500. **Trustee Scaletta** asked for the cost to put in some type of smoke or fire detector. **Mr. Chen** thought \$200.00 to \$300.00.

Mr. Bondarowicz did not think that the \$20,000 number to sprinkle this garage is outrageous. The cost would be substantial and there is an issue of whether this is going to be a dry or wet system. **Chairman Baldassarra** said it would be a dry system.

Mr. Bondarowicz asked where are the controls, where does the water come in and are you heating the structure? You are not only talking about the sprinkler system, you are talking about heating and creating a room within this to create a heated space where the water comes in, etc. A \$20,000.00 number, from a contractor's perspective, is probably not outrageous. He told the Petitioners they should have been more prepared with a number, and thinks that number could be \$20,000.00-\$30,000.00 after you heat it and put in the water line. It would also depend on what the existing water service is; more research is needed.

Mr. Bondarowicz added that we just talked about putting in fire detection, he is not familiar with the Commercial Code for fire detection, but in our next subject tonight we are talking about putting in a system that has heat, smoke detectors, that goes into a commercial panel. That is not a \$300.00 system; that is several thousand dollars. A possible alternative in doing this as fully sprinkled system would be putting in a commercial panel that is monitored and has heat and smoke detection in it.

Mr. Butt said he would not put smoke detection in a garage. **Mr. Bondarowicz** commented, then a heat detection system, with a commercial panel that is monitored. **Mr. Butt** said it is not required in all commercial buildings.

Chairman Baldassarra said you would have to have a panel to monitor the sprinkler system anyway, that would have to be added to the cost, as well. There has to be a transmission to the system in the building.

Mr. Bondarowicz said with a different kind of detection system, could this be more than a two hour assembly, could this be a full masonry built garage. Can we build this as solid block masonry with a three hour roof assembly?

Chairman Baldassarra said he never would have imagined that we ever intended to require sprinklers in free standing two car garage when we adopted the ordinance in this Village. He was not an advocate for zero square foot thresholds and this is one of the reasons.

Mr. Smith stated he believes in our last meeting all of the garages at the Market Development are going to be unsprinklered as well. **Mr. Bondarowicz** believed they are unsprinklered, and there are two hour assembly or two hour walls.

Mr. Smith said the difference is that there is easier access to those garages. The other issue discussed was the fact that every other building in that development was sprinklered.

Chairman Baldassarra said the Village Code was changed to require sprinklers in this type of building that would otherwise not have required it. He personally thought these were the kind of things we would ask people to bring to us and we would then make a reasonable judgment about whether or not this was a major threat to the safety or property protection; this is why we are here. He thinks with the rated walls and ceiling of this building it would be fine.

Mr. Bondarowicz said the garage next door is legal non-conforming and has been renovated and updated in the last five years.

Trustee Scaletta asked if there are any requirements for this property being in the downtown and for parking. **Mr. Butt** was unaware of that information. **Trustee Scaletta** said, looking at the back, it appears you could fit more than four cars throughout the whole property. He is asking because otherwise, what is the change. If there are no requirements, the change is we are going to put up a building that was sprinkled next to one that is not sprinkled. He is looking for common area, and is disappointed that the Petitioners came forward asking to do it one way because it was the cheapest way, but really didn't exhaust all of your remedies. It does not always come down to cost; our decisions are based on common sense and good judgment. The most important charter of this Board is safety. That is what we have to balance, that is why we do not take cost into consideration. How can you balance life safety vs. cost?

Mr. Bondarowicz asked if anyone knew if the existing building has either sprinkler or fire detection. **Mr. Chen** and **Mr. Noman** said there is none. **Mr. Bondarowicz** thought if there was an existing panel; it could be tied into the garage.

Chairman Baldassarra asked about a security system. **Mr. Chen** said there may be an ADT system; it does have smoke detector on that system but no sprinkler.

Chairman Baldassarra said it would be technically possible to have a wireless detector in this garage wired into that panel.

Trustee Scaletta said his biggest concern is that this is right next to huge multi-family residential. It is brick, but the view appears to be somewhat tight.

Mr. Bondarowicz mentioned there are a lot of windows and the balconies. He asked **Mr. Butt** to enlighten on what happens with a fire panel in an existing building where you are not sprinkling the building. For instance, in unincorporated Cook County, if the building is not sprinkled, they do not require to be sprinkled but you can have a fire panel that has smoke and heat sensors. What are the Village rules on that? Is it any new building that is commercial has to be sprinkled?

Mr. Butt said yes, any new building that is built per the IBC is going to be sprinkled. Because of that you have to put a fire alarm system in to monitor that system. That does not necessarily mean that you need smoke detection because you are just going to monitor the flow switch.

Mr. Bondarowicz asked, on existing commercial buildings, is there any requirement on fire, heat, smoke? **Mr. Butt** replied no. **Mr. Bondarowicz** asked, so we currently do not have a requirement? **Mr. Butt** said, correct. **Deputy Chief Lyons** asked, regardless of size?

Chairman Baldassarra said we are talking about the retrofit. **Mr. Butt** said beyond the retrofit. **Mr. Bondarowicz** said that's multi-family, but commercial? **Mr. Butt** said commercial no, for example, B use, mercantile, assembly, no, it is not required to have smoke detection/heat detection. **Mr. Bondarowicz** said this is an example of it; this structure is a mixed use property that does not have any detection system in it at all right now, according to Petitioner.

Mr. Noman said they have done a renovation recently, the doctor added another exam room for dental patients, so they know there is no sprinkler system there.

Mr. Bondarowicz questioned, there is no detection system in the current mixed use two story structures? **Mr. Butt** said there is not a commercial listed fire alarm system in that building. What is probably there is an ADT Security System which has a smoke detector part on it.

Mr. Smith asked if the building indicated on the plat of survey, the one story brick and stucco, is Javier's? **Mr. Noman** said it is. It's solid wall, other than one door where you see a little concrete paved block or stoop, there is a door there. Apparently, from what he knows, no one uses that, but there is a door there. **Mr. Smith** commented then this is right next door to a restaurant that he suspects is sprinklered. **Mr. Butt** confirmed Javier's is fully sprinklered.

Mr. Bondarowicz asked the architects what the next step up from the two hour wall is in this situation. Your two hour wall is two layers of 5/8th drywall; what makes it a three or four hour wall. **Mr. Noman** said for the ceiling they would have put a lot of layers of 5/8" of drywall. **Mr. Bondarowicz** added, or you would have to do steel bar joist and a steel deck.

Chairman Baldassarra asked if they had looked at a non-combustible structure. Even light weight, not necessarily masonry but something else. **Mr. Bondarowicz** mentioned something like 2x6 steel stud framing.

Chairman Baldassarra called for the sense of the Board on this.

Mr. Smith said he is comfortable with the alternative construction for the fire rating. His only concern is the Fire Department's access. He is uncomfortable if the Fire Department is uncomfortable with the access, but is wondering if the Fire Department is comfortable with early detection to offset, so that they are there quicker. Is that something that makes them more comfortable?

Deputy Chief Lyons said the question put to them is whether this project would merit a variance. It's not whether that it should be sprinklered, or not sprinklered, detected or not detected, it seems like those decisions were already made a couple of years ago. The question before the Fire Department was, does it merit a variance. At the last meeting we discussed the St. Viator project asking approval of a variance for their garage proposal. The question was, does their garage proposal deserve a variance. We decided that because it is non-combustible, there is no electricity, no heat, no life safety threat, nothing around it; we said yes.

Mr. Bondarowicz added it was all concrete masonry units (CMU) and believes it was an all fire rated structure because they discussed steel framing, CMU.

Deputy Chief Lyons stated the focus was what was in it and what was around it. With this garage, there is going to be electricity and cars in it, and it's going to be around a multi-family building. From the Fire Department perspective, it would not merit a variance. If Chairman Baldassarra is saying that he or the Board feel that some other code does not quite fit this, maybe we should look at the code, but he does not think it merits a variance, otherwise, what would you have to put up that wouldn't get a variance.

Chairman Baldassarra said he could think of other examples that he would find more hazardous than this. **Deputy Chief Lyons** said this is right up against a seven story building and has a 9'-0" corridor for access. He could not think of very many worse situations for the Fire Department, although he understands the line of thinking that it is a two car garage and many other communities have it.

Chairman Baldassarra said the base IBC allows a building like this to be built a certain distance from the property lines of this type of construction and size without any protection. The consensus of our leaders of the Building and Fire Committee is that this is a reasonable risk; we wanted to go a little bit better in our Village. He is alright with that idea, but if we are going to ask someone to spend a \$20,000.00 upgrade on a building that might cost \$20,000.00, it seems unreasonable. He could postulate a scenario where there is a fire and it exposes that other apartment building; but that is taking into consideration the IBC and the International Residential Code. The IBC, when it was written, stated that those distances are reasonable to allow time for intervention by the Fire Department. If he would have ever thought that we would be requiring something like this in the Village when we adopted the sprinkler ordinance, he would not have been in favor of that provision of it. He never would have thought we would be requiring sprinklers in free standing two car garages.

Mr. Butt said it's only because it's labeled as a utility (U) use. If they were to be separated out, and called it a two car garage in a business type atmosphere, then we may be able to break that up.

Chairman Baldassarra asked what you would call it if you don't call it a U. **Mr. Butt** said it would be up to the IBC to figure that out. **Deputy Chief Lyons** added, and then we could also put provisions on that. A setback, a certain amount, size, it would have to have a certain amount of construction.

Trustee Scaletta said we are going back to the concern about the building, and whether or not we could do an approval with your two hour rating but just have some kind of detection inside of that space. It does not seem that unreasonable and if that would at least get the Fire Department there earlier to be able to get into a more difficult area and before the flames are now up on the building; that might be something that is a little bit more reasonable than just changing the rating. Eventually it is all going to be on Fire anyway, and then it is too late because you have all multi-family up there.

Trustee Scaletta asked the Petitioner, are you willing to live with the variation that requires you to put in a two hour fire rated structure and put in heat detection?

Mr. Chen stated they talked to the owner and he is willing to do a two hour enclosure, but he has not talked to him about the heat detector.

Trustee Scaletta said this does not come down to money with this Board, we are trying to work with you, but the Deputy Chief of the Village of Arlington Heights Fire Department is telling us this is not in our best interest. We need to find a way to help

you, but make him happy at the same time. We are reliant on him taking care of all fires and fire safety in the Village.

Mr. Bondarowicz suggested adding to the details of what is on the drawing. They show essentially vinyl siding on this. You have something that is going to melt quickly. He suggested even hardy board that was a cementitious wall.

Chairman Baldassarra mentioned viewing a comparative video at UL where they had prebuilt mock ups of three exterior walls of houses, two stories tall, with an attic. There was vinyl siding on wood studs with fiberglass insulation, vinyl siding on foam insulation board with insulation with fiberglass, and vinyl siding with a spray on foam. The vinyl siding without any additional insulation, without the backer, was not bad. It took 30 minutes to get the fire to the attic space, but with the polyiso it was about 6 minutes into the attic space. So, that does make a difference, but the vinyl itself is not bad. It is what you put behind it.

Mr. Bondarowicz said his comment would be to look at this structure being two hour plus and detection. That would make him more comfortable.

Deputy Chief Lyons reiterated that the question to the Fire Department was not whether it should be sprinklered or not; it was whether it deserved a variance. It seems that the Board feels that maybe a garage like this should not always have to be sprinklered. He suggested meeting with the Chair and Mr. Butt to look at the fire protection issues, look at something we would want in lieu of sprinklers and make that for all two car garages. Instead of a variance, we are making a small change in the code. This way, instead of one variance it is for everybody.

Trustee Scaletta said we should table this to a future meeting where we have more feedback from the Fire Department and Village staff.

TRUSTEE SCALETTA MOVED TO TABLE THIS REQUEST TO A DATE DETERMINED IN THE FUTURE. SECONDED BY MR. BONDAROWICZ, MOTION CARRIED.

OLD BUSINESS

Discussion from the February 24, 2014 meeting regarding Fire alarm/smoke detection system retrofit requirement per the Village Amendment to the 2009 International Fire Code, Section 4603.6.6.

Mr. Butt presented the information requested from the last meeting (Exhibit A). He explained the first item was the number of buildings that would be affected as it is written in the original language of the code; buildings more than three stories is 24 buildings; and buildings with more than 16 units, 61 buildings would be affected. There would be some overlap. **Mr. Dumais** explained that is because some buildings are four

stories or more, and have more than 16 units. **Mr. Butt** said they estimate that there would be no more than 85 buildings affected.

Chairman Baldassarra said because there is overlap there will be something less. **Mr. Butt** said there might be 10, maybe less. The number is not exact, but it will not exceed 85.

Trustee Scaletta asked, out of how many total buildings? **Mr. Butt** answered, without alarms it would be 527, all multi-story residential occupancies.

Mr. Bondarowicz summarized, there are 527 buildings that currently do not have alarm systems. **Mr. Butt** answered, according to the table, correct. **Mr. Bondarowicz** stated, with the revision of the Ordinance, 85 of the 527 would be required. **Mr. Butt** answered, correct.

Chairman Baldassarra asked Mr. Butt to cover the difference between what is in the IFC un-amended and the proposed language (Exhibit B). **Mr. Butt** stated the first portion is the current language as written in the 2009 IFC. The second section is how we amended the language a few years ago; this is how it currently reads in our Municipal Code. The last section is the proposed revision. A change was made to remove the word "manual" to keep it an automatic fire alarm system. The language of more than three stories was not changed, as well as more than 16 dwelling or sleeping units. The last sentence was added stating, "In addition, automatic smoke detection in all common areas of the buildings where not protected by an automatic sprinkler system."

Chairman Baldassarra asked if it is intended that the new language apply to the buildings that are subject to the requirement; that is those that are more than three stories or more than 16 dwelling units. **Mr. Butt** answered, correct.

Chairman Baldassarra asked **Deputy Chief Lyons**, if deleting the manual and adding smoke detection; would you be concerned about false alarms. **Deputy Chief Lyons** stated he would not be any more concerned about them than other false alarms.

Chairman Baldassarra asked, when you say automatic fire alarm system, the devices that activate the system automatically are those in the corridor that we are talking about, that's it. **Mr. Butt** added, or if the building is sprinkled, it would have to be a water flow switch.

Chairman Baldassarra asked if he has a sprinklered building, does he still need smoke detection in the corridors? **Mr. Butt** said, no.

Trustee Scaletta asked for clarification of what automatic and manual fire alarm systems are. **Mr. Butt** responded that an automatic system is when no human intervention is required for it to activate the system, sprinkler, smoke detection, heat detection. A manual system is a manual device, a pull station.

Chairman Baldassarra stated that the concept of this provision is no automatic detection in the units that connect to the system. Only the smoke detection in the common areas would activate this system. **Mr. Butt** said that is correct.

Chairman Baldassarra asked, if a building has, and he has seen these kind of geometries, the smallest foyer you could ever imagine, two doors, just enough room to open the door into the other door, would have a smoke detector? That would be all that's needed? And it activates the alarm in the common areas, or wherever it takes to get the sound levels? **Mr. Butt** answered, correct on all three questions.

Mr. Bondarowicz asked what would actually have to happen in the units. **Mr. Butt** said there would be audible notification devices, which would have to give 75 decibels throughout the entire apartment/condominium unit.

Mr. Bondarowicz continued, on visualizing a common corridor on a four story building, would it be audible and visual? **Mr. Butt** said, audible and visual in the common areas, only audible in units, unless it's an adaptable unit for accessibility or somebody that is hearing impaired or sight impaired.

Trustee Scaletta asked, why do we want to have an amendment at all to the IBC? **Mr. Butt** replied, because he is trying to give an additional layer of protection to the buildings that have no protection at all.

Trustee Scaletta asked what kind of issues have we seen in the past 5-10 years? **Mr. Butt** answered that in the last meeting he believed we had numbers of fires we had in multi-family residential. The precise information was not available at this meeting.

Mr. Bondarowicz said the specific question is statistics on fires and multi-family structures in the last 10 years. We have a total of 11,300 apartments/condominium units, 707 buildings. Can you give us a sense in general of fires in the last 12 months? **Deputy Chief Lyons** said off the top of his head he could not think of one where we had a fire at a three story building where it was not protected.

Mr. Bondarowicz said this would be for all units, not just two, three or four stories, because this would be all 11,299 units, all 707 buildings.

Mr. Butt suggested keeping in mind that the additional detection is going to be a minimal cost because in an unsprinklered building if you would not require the automatic smoke detection he would then ask for a manual activation. You still have to run a signal line circuit through the building.

Trustee Scaletta said your comments right now are based on the newly amended language, the last section. **Mr. Butt** said the bottom section is what he proposes we change from the current amended language.

Trustee Scaletta asked, and you believe that this is less costly than the language above it. Is that what you are saying? **Mr. Butt** said, no, he is saying that just the additional smoke detection on a fire alarm system, because the infrastructure needs to be there for the system anyway to operate with the notification appliances and the manual pull stations. Just popping in smoke detection will be a minimal cost because you still have to run conductors down the hallway regardless. You are still going to have to run either conduit or wire mold, somehow you have to get down that corridor. It would just be a matter of putting another conductor there, 16 gauge, two wire conductor, and running out to the smoke detection, which would be spaced every 30ft. Some of those corridors are not even 30ft. long anyhow. **Chairman Baldassarra** commented, or even more in a corridor.

Trustee Scaletta asked how long people would have to implement this? **Mr. Butt** replied five years and we could change that.

Mr. Bondarowicz reviewed how we got here was because they were concerned about smaller mom and pop buildings to one, two, three story apartment buildings. **Mr. Butt** said it would have been the two stories.

Mr. Bondarowicz said, yes, that would have been substantially affected or you might have two unit or even a four unit building or a small six unit building. **Mr. Butt** said that would have been 398 buildings affected if we included the two stories. So we substantially decreased the allotted numbers, just based on the original language in the code.

Mr. Bondarowicz stated then this is not affecting the cost per unit, it is just less buildings would be required to do it. **Mr. Butt** said, less impact on the Village as a whole. **Chairman Baldassarra** said it is a little more money with automatic smoke detection than manual, but it's in the realm.

Mr. Bondarowicz said it may be safe to say that the four story plus buildings are larger buildings. There are very few four story, six unit buildings. The reality is that four story plus buildings are likely to be 16 – 20.

Trustee Scaletta suggested talking of specific buildings. **Mr. Dumais** replied for 16 or more units and two stories, Tanglewood would be a good example. This would be a big project there. For four stories or more, Stonebridge would be an example. **Mr. Butt** said Stonebridge would have to install. **Mr. Dumais** said there is no option that would not involve them.

Chairman Baldassarra acknowledged we have already adopted this; even the base IBC has something like this. It hasn't been enforced yet, is his understanding. He asked if letters had been sent out yet.

Mr. Butt said that is correct, the base IFC, Chapter 46 is what requires it and no, we have not sent any letters out because we are trying to come up with a determination

and you asked to see a copy of the letter before we sent it out. That is why we are here.

Trustee Scaletta mentioned a particular building where you walk up cement stairs and enter each unit by stair flight. Those common areas are enclosed, are you then suggesting that building would have to be retrofitted. **Mr. Butt** replied, if it is more than 16 units in that building and it's only two stories.

Trustee Scaletta said that the common area part that throws him in this situation. Maybe that is very, very rare in Arlington Heights but he has been to this particular building. When we say common area, is an exterior common area that is not enclosed still considered part of this? **Mr. Butt** said no, not an exterior.

Chairman Baldassarra suggested clarifying to say interior common area. **Mr. Dumais** said that the exterior hallways, like the type of places with the walk up stairs, those are not on the chart, those are only interior corridor situations.

Trustee Scaletta stated there are just so many buildings in this town and when you start trying to think of all of them and how they would impact individual buildings, how do you even limit it to the buildings he's thinking of.

Mr. Bondarowicz asked how many total buildings are impacted by the Ordinance, even amended? **Mr. Butt** replied, no more than 85. **Mr. Bondarowicz** confirmed the other ones are already sprinklered or alarmed. **Mr. Butt** said alarmed, not just sprinkled. They may be sprinkled and they still may have to put the alarm system in.

Chairman Baldassarra said the requirement for corridor smoke detection in this ordinance would not apply to buildings that are sprinklered.

Mr. Bondarowicz asked Mr. Butt how many total units are affected? **Mr. Butt** said it would be 1,354 for greater than three story and 2,512 for more than 16 units.

Chairman Baldassarra said that is a big number, 3800 units. **Mr. Dumais** said it would be somewhere under 3800 units because of the overlap.

Trustee Scaletta inquired about staying with the original IFC. **Mr. Butt** said the numbers would not change or be affected over three units. All we are doing is adding the smoke detection requirement.

Chairman Baldassarra said, and deleting the "or manual" from the IFC unamended; it's no pull station.

Trustee Scaletta asked if we need the interior or is it self-explanatory in the common areas. **Chairman Baldassarra** said he thinks it is a good clarification. Adding, he would delete the words "In addition" at the beginning of the new sentence out. (See Exhibit B.)

Mr. Bondarowicz asked how many buildings and units are not going to have to be alarmed as a result of this amendment. **Mr. Butt** said, looking at the blue column, greater than three stories with alarms – 53, greater than 16 units – 77, and then the orange column is the number of units.

Mr. Bondarowicz rephrased, there are 85 buildings that are going to be affected as a result of this change. If we do not make this change, how many buildings would be affected? **Mr. Dumais** answered Table 1.1 is the impact with our amendment requiring the two story minimum. If you switch to the current revision you back that number out of that.

Chairman Baldassarra said then it would be 180 plus 527, is what it was going to be? **Mr. Dumais** said the impact would have been 527 buildings with our current two story threshold.

Chairman Baldassarra said the middle paragraph would have required this applying to 527 buildings, the amendment scales it back to what the IFC says, would affect something less than 85 buildings.

Mr. Bondarowicz said then some 442 buildings, as a result of this change, would become exempt. **Mr. Butt** said correct.

Mr. Bondarowicz said what is going to happen as a result of this is when everyone gets the letter, there is going to be a lot of phone calls. Part of what we are going to do with this amendment is be able to say there was 442 buildings that have become exempt as a result of this change.

Chairman Baldassarra noted they won't care about that if they are one of the 85. **Mr. Bondarowicz** said the reality is; that this is a big number, 442 buildings that are for the most part mom and pop buildings are not being affected, that is a big number.

Trustee Scaletta acknowledged we went back, reviewed it again, and found a way to tighten it up. **Mr. Butt** said that is what he was directed to do.

Mr. Smith said because we added up the buildings and the units, on doing the calculation, the ones that will be required to conform to this average a little over 44 units per building. We were talking about that being a lot of units, but in doing that calculation it seems that these are big buildings.

Mr. Bondarowicz asked how many units are in Tanglewood? **Mr. Dumais** said there are 18 buildings with 20-40 tenants in each one.

Mr. Smith said on doing the calculation on the buildings that we removed it is somewhere around 4 or 5 units per building. So it seems like we have done exactly what we were talking about. We have removed those buildings that have so very few

units; that would have been not necessarily impacted, but more proportionately impacted by the installation.

Mr. Bondarowicz said the installation of the systems in Tanglewood type buildings are going to be cost effective because it is a big system. It's going to be small cost per unit overall.

MR. SMITH MOVED TO ADOPT THE AMENDMENT WITH FUTHER AMENDMENTS DISCUSSED, STRIKING THE WORDS "IN ADDITION" AND ADDING INTERIOR BEFORE COMMON AREAS. SECONDED BY TRUSTEE SCALETTA, THE MOTION CARRIED.

THE MEETING ADJOURNED AT 8:30PM.

All Multi-Story Residential Occupancies

2/28/2014

Table 1.1

District	Total		W/ Alarms		W/O Alarms	
	Units	Bldgs.	Units	Bldgs	Units	Bldgs
1	2134	112	1434	25	700	87
2	2945	206	1503	45	1442	161
3	3977	191	2331	86	1646	105
4	2243	198	374	24	1869	174
Total	11299	707	5642	180	5657	527
Penetration			50%	25%	50%	75%

Buildings More Than 3 Stories

Table 4

District	>3 Story w/Alarms		>3 Story w/o Alarms	
	Units	Bldgs	Units	Bldgs
1	1348	17	104	4
2	1007	9	272	6
3	1378	21	392	8
4	302	6	586	6
Total	4035	53	1354	24

Buildings More Than 16 Units

Table 5

District	>16 Units w/Alarms		>16 Units w/o Alarms	
	Units	Bldgs	Units	Bldgs
1	1367	18	216	8
2	1207	17	412	11
3	1955	36	1082	28
4	302	6	802	14
Total	4831	77	2512	61

REVISED AMENDMENT TO SECTION 4603.6.6
2009 INTERNATIONAL FIRE CODE

Current Language as written in the 2009 I.F.C.:

4603.6.6 Group R-2. An automatic or manual fire alarm system that activates the occupant notification system in accordance with Section 907.6 shall be installed in existing Group R-2 occupancies more than three stories in height or with more than 16 dwelling or sleeping units.

Current Village Amended Language (Amended language in red):

4603.6.6 Group R-2. An automatic or manual fire alarm system, and automatic smoke detection system in un-sprinkled and common areas, that activates the occupant notification system in accordance with Section 907.6 shall be installed in existing Group R-2 occupancies two or more stories in height or with more than 16 dwelling or sleeping units.

Proposed Revision to Current Village Amended Language (Amended language in red):

4603.6.6 Group R-2. An automatic ~~or manual~~ fire alarm system that activates the occupant notification system in accordance with Section 907.6 shall be installed in existing Group R-2 occupancies more than three stories in height or with more than 16 dwelling or sleeping units. Automatic smoke detection shall be provided in all interior common areas of the building where not protected by an automatic sprinkler system.



Item: Variance for Monopole Height - 1000 S. Arlington Heights Rd.

Department: Building

BACKGROUND

Request for a variation from the requirements of Section 23-1303(a) of the Arlington Heights Municipal Code 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. Section 23-1303(a) states: "No ground based antenna shall exceed 75 feet above grade level (commercial or non-commercial)."

The last time the BCRB addressed a tower height variation was October 13, 2009 for Northwest Central Dispatch at 1975 E. Davis. The specifics of this case were very different from the current case at 1000 S. Arlington Heights Rd. First, the proposed 210 foot tower was replacing an existing 180 foot tower which had exceeded its safe carrying capacity. Second, the proposed 210 foot tower was for radio and microwave antennas to cover a long line of sight distance such as into Schaumburg and Hoffman Estates. The variation request was based on these facts which are not closely analogous to the current variation request.

RECOMMENDATION

The Department of Building & Health Services does not recommend approval of this request due to the following:

1. The close proximity of residential properties which will be impacted by the appearance of a 100 foot tall structure within 300 feet of a single family home.
2. The Planning Department's Staff Committee Report of January 14, 2015 resulted in a recommendation of "The Staff Development Committee is not supportive of the special use request." There were six reasons listed on the attached staff report for the finding of non-support.
3. The Plat and Subdivision Committee report of January 14, 2015 (attached) resulted in the following recommendation: "The Plat and Subdivision Committee said that while they understand the need, they feel that this is not the best location."

ATTACHMENTS:

Description

TMobile
Exhibits

Type

Presentation
Exhibits

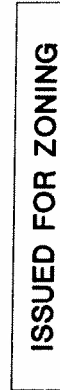
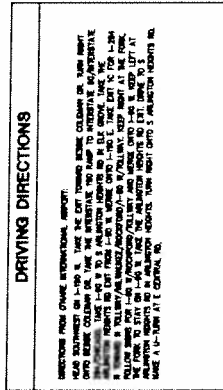
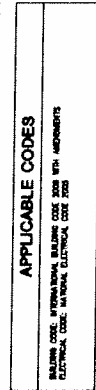
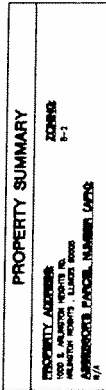
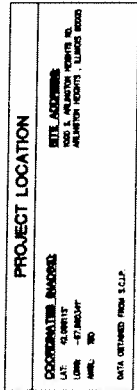
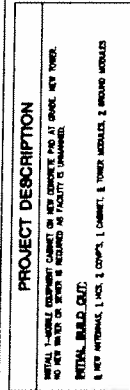
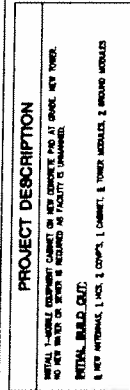
Staff Development Committee Report	Report
Report of Plat & Subdivision Committee	Report



JURISDICTION: VILLAGE OF ARLINGTON HEIGHTS

CITY: ARLINGTON HEIGHTS

COUNTY: COOK COUNTY



CONTACTS

APPLICANT

ART THOMAS 2000 ALBANY, AVE 10
MONTREAL, QUE. H3G 2G6
TEL: (514) 882-3728
CONTACT: ARTI THOMAS

PROPERTY OWNER/CONTACT:

ARTI THOMAS
1000 S. ALBANY AVE. 10
MONTREAL, QUE. H3G 2G6
TEL: (514) 882-3711

TELEPHONE ATR TEL. (504) 437-4227 CABLE: POLARIS	UTILITIES
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PROJECT TEAM	AME B-1 CONSULTATION DESIGN GROUP, LLC 3075 FALLON AVE. S.E. ALBUQUERQUE, N.M. 87106	SITE ACQUISITION NATIONAL WELLING VENTURES C/O JACI BAKER DRIVE SUITE 2108 CHANDLER, ARIZ. 85226
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TEL (819) 606-2746

FIL (254) 282-4333
FAX (254) 282-4444

877-671-0044 877-671-0045

USA

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1. The first group of authors (e.g., [1, 2]) has shown that the use of a single factor model is not sufficient to explain the observed data. They have shown that the use of a single factor model leads to a poor fit of the data, and that the use of a single factor model leads to a poor fit of the data.

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ABC Towers 1000 S. Arlington Heights Arlington Heights, IL 60005	T-Mobile stick together 1000 S. Arlington Heights Arlington Heights, IL 60005	W-T W-T COMMERCIAL TONER FARMER GROUP, LLC 1000 S. ARLINGTON HEIGHTS ARLINGTON HEIGHTS, ILL 60005 TEL: 847.399.1100 FAX: 847.399.1101 WWW.WT.COM	PLATE PREPARED BY: W-T W-T COMMERCIAL TONER FARMER GROUP, LLC 1000 S. ARLINGTON HEIGHTS ARLINGTON HEIGHTS, ILL 60005 TEL: 847.399.1100 FAX: 847.399.1101 WWW.WT.COM	DATE—DESCRIPTION—BY—REV 10/7/94 LOOSE CORN A 1 11/9/94 REVISED LACE CORN B 1 8/23/95 CHANGE DRAWING A 2 10/22/95 REVISED TONING PAPER B 2	SITE INFORMATION IL1204/CH73218 AUTO TECH 1000 S. ARLINGTON HEIGHTS RD. ARLINGTON HEIGHTS, ILLINOIS 60005 SCALE: 1"=30'	TITLE SHEET T-1
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PARENT PARCEL DESCRIPTION
A TOWNSHIP 4 NORTH, RANGE 11 EAST, OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TILES OF COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 191, DISTANT 49.41 FEET EAST OF THE NORTHWEST CORNER THEREOF (SAID POINT OF BEGINNING BEING THE MOST WESTERLY CORNER OF PARCEL #012, AS CONDEMNED BY THE SETTLEMENT OF THE TRANSPORTATION OF THE STATE OF ILLINOIS IN COURT CASE 94-1, 501963); THENCE (1) FOLLOWING THOSE COURSES BEING ALONG THE WESTERLY BOUNDARY OF SAID PARCEL #012), SOUTH 89 DEGREES 12 MINUTES 47 SECONDS EAST, FOR A DISTANCE OF 53.31 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ON THE ARC OF A CIRCLE CONVEX TO THE POINT OF TANGENCY, HAVING A RADIUS OF 40 FEET, FOR A DISTANCE OF 38.66 FEET TO A POINT TANGENT TO THE LAST DESCRIBED CURVE; THENCE SOUTHWESTERLY, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, 33 DEGREES 49 MINUTES 53 SECONDS EAST, FOR A DISTANCE OF 82.45 FEET TO A POINT ON THE PRESENT WESTERLY LINE OF ALNORTH OF SAID PARCEL #012; THENCE SOUTH 00 DEGREES 40 MINUTES 17 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, FOR A DISTANCE OF 85.73 FEET TO A POINT ON THE SOUTH LINE OF LOT 191; THENCE SOUTH 89 DEGREES 35 MINUTES 56 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, FOR A DISTANCE OF 158.92 FEET TO THE SOUTHWEST CORNER OF SAID LOT 191; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 191, FOR A DISTANCE OF 193.83 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 191; THENCE SOUTH 89 DEGREES 51 MINUTES 22 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 191, FOR A DISTANCE OF 49.41 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

NOTES:

1. ON-SITE BENCHMARK -CROSS OUT ON LIGHT POLE BASE SOUTH OF ENTRANCE OFF ARINGTON HEIGHTS ROAD AS SHOWN. ELEVATION = 702.75 (NAVD83)
2. PERMANENT INDEX NUMBER: 08-09-207-008
3. THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISIBLE MARKINGS ONLY.
4. FIELD WORK COMPLETED: 01/17/15
5. SURVEY PREPARED WITH THE AID OF A TITLE REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER 01-4238670-01, DATED 12/24/2014.
6. SURVEY PREPARED FOR: W-T COMMUNICATION DESIGN GROUP, LLC.
7. LATITUDE: LONGITUDE: (NAD 83)
8. BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.
9. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

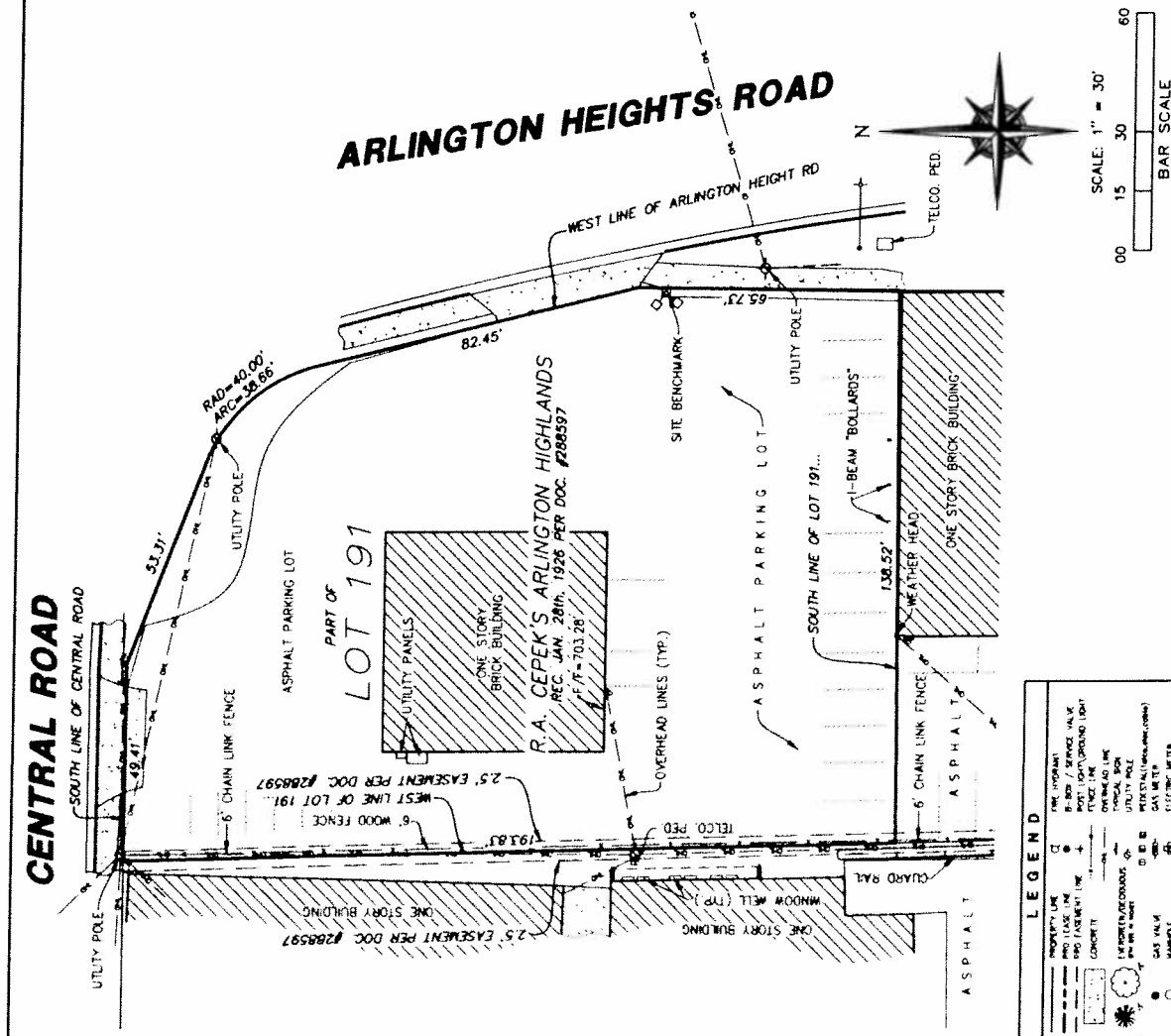
STATE OF ILLINOIS)
COUNTY OF COOK) SS

WE, W-T LAND SURVEYING, INC. DO HEREBY DECLARE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPOSED EASEMENT AREA AND THAT THIS PLAN IS A CORRECT REPRESENTATION OF SAID SURVEY.

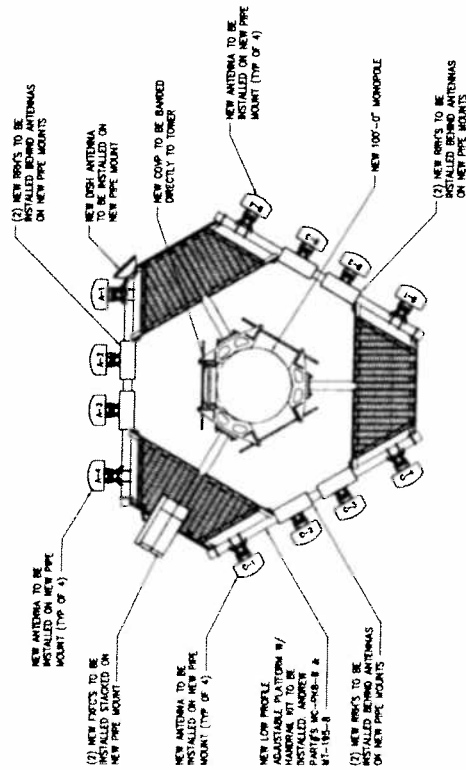
GIVEN UNDER OUR HAND AND SEAL THIS _____ DAY OF _____, 2015
AT CHICAGO, ILLINOIS
W-T LAND SURVEYING, INC. ILLINOIS

PRELIMINARY FOR REVIEW 1/22/15

FRANK J. MATOCC - PLS 0035-003556, EXPIRES 11/30/2016
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-050507

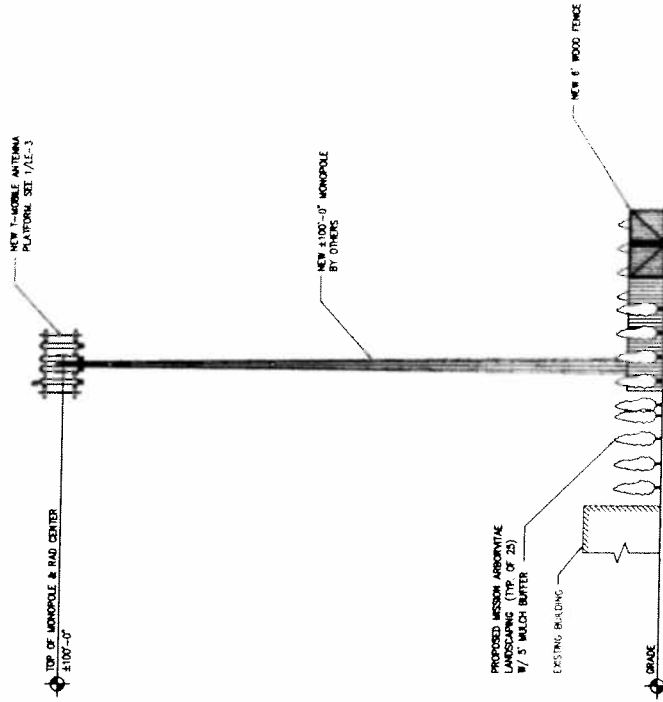


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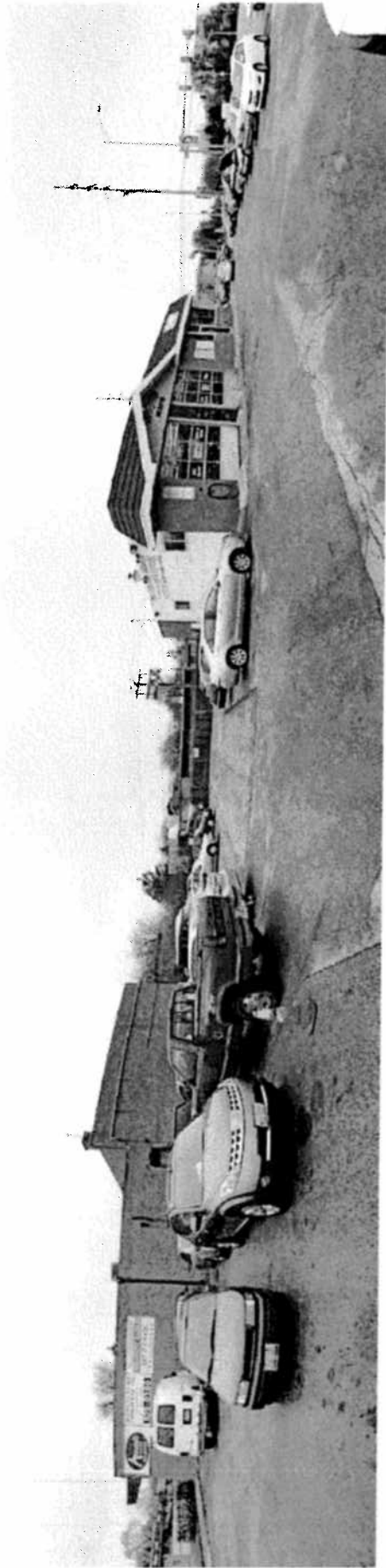
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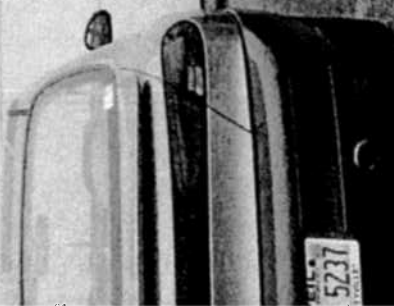
SCALE: 1"=10'-0"

2

 THE ABC TOWER GROUP 1000 S. ARLINGTON HEIGHTS RD., ARLINGTON HEIGHTS, IL 60005	T-Mobile stick together[®] 1000 S. ARLINGTON HEIGHTS RD., ARLINGTON HEIGHTS, IL 60005	W-T W-T COMMUNICATION FISHER GROUP, LLC 1000 S. ARLINGTON HEIGHTS RD., ARLINGTON HEIGHTS, IL 60005	W-T W-T COMMUNICATION FISHER GROUP, LLC 1000 S. ARLINGTON HEIGHTS RD., ARLINGTON HEIGHTS, IL 60005	W-T W-T COMMUNICATION FISHER GROUP, LLC 1000 S. ARLINGTON HEIGHTS RD., ARLINGTON HEIGHTS, IL 60005	W-T W-T COMMUNICATION FISHER GROUP, LLC 1000 S. ARLINGTON HEIGHTS RD., ARLINGTON HEIGHTS, IL 60005
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STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat and Subdivision Committee
Prepared By: Latika Bhide, Development Planner
Meeting Date: January 14, 2015
Date Prepared: January 8, 2015
Project Title: T-Mobile
Address: 1000 S. Arlington Heights Road

BACKGROUND INFORMATION

Petitioner: Pete Aimaro, National Wireless Ventures, LLC. (Agent for T-Mobile)
Address: 505 N. Lake Shore Drive, Suite 2109
 Chicago, IL 60611

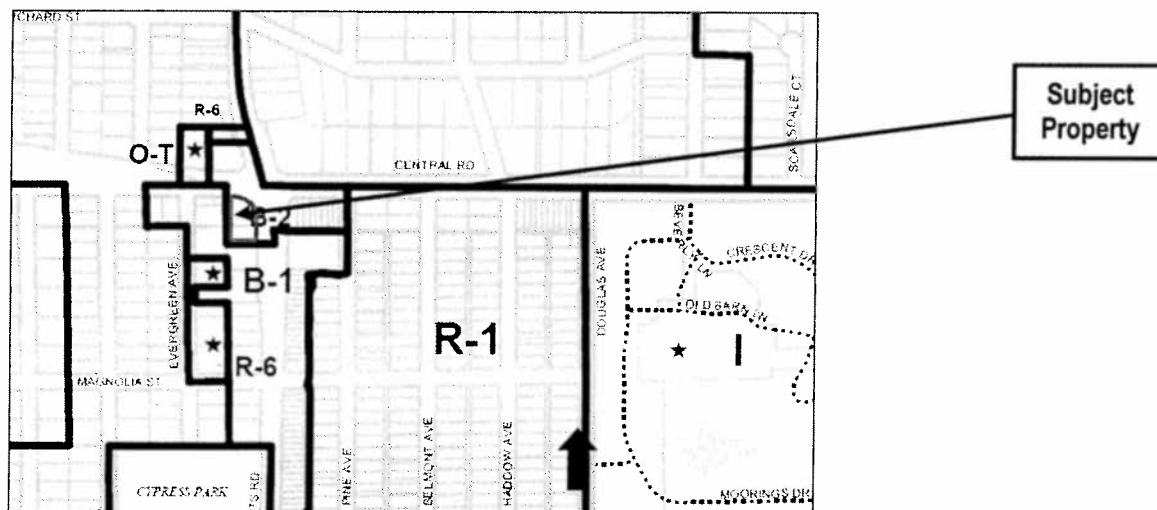
Existing Zoning: B-2, General Business District

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.
- Chapter 28, Section 6.14-2.1, Location, from the requirement that where no minimum yard is established, commercial antenna structures may be located no closer than ten-feet to any lot line or 25-feet to lot line, if adjacent to a residential district, to allow 5 feet.



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 125 feet from Arlington Heights Road and 185 feet from Central Road. The closest residential structure is located approximately 247 feet from the antenna on the west side of Evergreen Avenue. Radio and Telephone Antenna are required to obtain a Special Use Permit in the B-2, General Business District.

The lease area will occupy 4 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. 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. The applicant should address whether they have explored the possibility of co-locating on an existing antenna.

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 must submit a written justification based on 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, 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.**
- **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 Village's Comprehensive Plan designates this property as 'Commercial'.

The Land Use Goals of the Village's Comprehensive Plan state that "incompatible zoning should be avoided"; a 100 foot tall monopole would be incompatible with the residential uses to the east. Additionally, the Land Use Policies of the Comprehensive Plan state that encouragement should be given to commercial uses which have safe access, respect nearby land uses, do not landlock nearby land parcels and which can provide adequate screening and landscaping. As discussed below, there does not appear to be adequate room to provide substantial landscape screening.

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 applicant is proposing a chain link fence enclosing the four parking spaces where the base station and the monopole will be located. 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. It appears that adequate room is not available on the site to provide substantial landscape screening. The proposed chain link fence does not meet the screening requirements of Chapter 28. The applicant should work with staff to adequately address the screening requirement.

The following variations are being requested:

- Chapter 28, Section 6.14-2.1, Location, from the requirement that where no minimum yard is established, commercial antenna structures may be located no closer than ten-feet to any lot line or 25-feet to lot line, if adjacent to a residential district, to allow 5 feet.

- 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.

For the subject property, the side along Central Road is considered as front and the side along Arlington Heights Road is considered exterior side. For properties in the B-2 district, where a side (west property line) or rear (south property line) lot line coincides with a side or rear lot line of a property in an adjacent residential district, a yard equal in dimension to the minimum yard required for a residential use on the adjacent property in the residential district must be provided. Since the side and rear lot line of the subject property does not coincide with the side or rear lot line of the property in an adjacent residential district, therefore, the antenna structure must be located no closer than ten feet to any lot line. A variation is required to allow the antenna to be as close as 5 feet to the rear property line.

The overall height of the antenna tower falls under the purview of the Building Code Review Board (BCRB). The BCRB must review and make a recommendation on the height variation prior to the Plan Commission hearing. This recommendation will be forwarded to the Village Board along with the Plan Commission recommendation relative to the land use variation.

The petitioner must submit a response to the following variation hardship criteria.

- The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and
- The plight of the owner is due to unique circumstances; and
- The variation, if granted, will not alter the essential character of the locality.

Traffic & Parking Related Issues

There appear to be 25 parking spaces at the subject property. Because a Plat of Survey has not been provided, it cannot be determined if the spaces meet the dimensional requirements of the Zoning Regulations. Automobile Service Stations are required to provide one space for each employee plus three spaces for each service bay. Autotech Auto Repair has three service bays, requiring nine parking spaces. The number of employees must be confirmed prior to the Plan Commission application to determine the code parking requirement for this site.

Four parking spaces will be removed to locate the antenna and the base station, reducing the total parking spaces on-site to 21 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 analysis should document the impact of the proposed antenna and access easement on parking and traffic circulation on-site. A full parking plan for the site must be provided.

Recommendation

The Staff Development Committee is not supportive of this Special Use request. If the applicant should elect to submit a Plan Commission application, the following must be addressed:

1. Submittal of a Plan Commission application for formal review and public hearing.
2. Provide a propagation report that includes a coverage plot depicting "current coverage" and "proposed coverage" with the addition of this site.
3. What is the height of the proposed chain link fence? Work with staff to adequately address the screening requirement.
4. Provide a parking analysis that includes the impact of the proposed antenna and access easement on parking and traffic circulation on-site. Provide a full parking plan for the site.
5. Provide information regarding the number of employees on the site to determine the code parking requirement for the site.
6. These are preliminary comments only. Additional comments may be provided during formal review.

January 8, 2015

Bill Enright, Deputy Director of Planning and Community Development

REPORT OF THE PROCEEDINGS OF
THE PLAT & SUBDIVISION COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
HELD AT VILLAGE HALL ON:

January 14, 2015

Project Title: T-Mobile
Address: 1000 S. Arlington Heights Road
Petitioner: Pete Aimaro, National Wireless Ventures, LLC (Agent for T-Mobile)
Address: 505 N. Lake Shore Drive, Suite 2109
Chicago, IL 60611

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.
- Chapter 28, Section 6.14-2.1, Location, from the requirement that where no minimum yard is established, commercial antenna structures may be located no closer than ten-feet to any lot line or 25-feet to lot line, if adjacent to a residential district, to allow 5 feet.

Attendees: Pete Aimaro, National Wireless Venture
Robert Stapleton, National Wireless Venture
Bruce Green, Plan Commissioner
John Sigalos, Plan Commissioner
Lynn Jensen, Plan Commissioner
Jay Cherwin, Plan Commissioner
Latika Bhide, Development Planner

Project Summary

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 125 feet from Arlington Heights Road and 185 feet from Central Road. The closest residential structure is located approximately 247 feet from the antenna on the west side of Evergreen Avenue. Radio and Telephone Antenna are required to obtain a Special Use Permit in the B-2, General Business District.

The lease area will occupy 4 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. 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. The applicant should address whether they have explored the possibility of co-locating on an existing antenna.

The Village's Comprehensive Plan designates this property as 'Commercial'. The Land Use Goals of the Village's Comprehensive Plan state that "incompatible zoning should be avoided"; a 100 foot tall monopole would be incompatible with the residential uses to the east. Additionally, the Land Use Policies of the Comprehensive Plan state that encouragement should be given to commercial uses which have safe access, respect nearby land uses, do not land lock nearby land parcels and which can provide adequate screening and landscaping. The Staff Development Committee is not supportive of this Special Use request.

Meeting Discussion:

R. Stapleton stated that he was the past president of the Illinois State Wireless Association and they (National Wireless) were the leasing agents for T-Mobile. He said that they have been retained on behalf of T-Mobile and APC Towers to extend the network. He stated that he had personally visited the property (in question) and that this was needed to cover the customer demand and design for future carriers. He stated that in Cook County, users are disconnected from wireline system providers and they (wireless companies) are providing services inside homes also. He said that wireline systems are petitioning states to go out of responsibility (from providing services). **R. Stapleton** stated that previously the towers were 250 – 300 feet tall and covered a larger geographic area. He stated that the demand was high and there could only put up so many towers. He said that the carriers, AT &T, Sprint, Verizon and T-Mobile have huge build-out plans. He stated that additional radio spectrum was available because of the federal auction. As people disconnect from wireline systems, wireless carriers must determine the location of the 911 caller and make sure that they are connected to the correct dispatch center. **R. Stapleton** stated that there is a tremendous utility infrastructure at this site. He said that there are several cars on the site and they must also provide along with the equipment, generators for back-up service, so that in case of a catastrophic event, they stay on air. He stated that they have looked at other locations and that companies do not like to spend money on towers. There was equipment at Arlington Downs already and they don't have any high towers (nearby) to mount equipment. He stated that they are asking for a 100 foot tall tower.

L. Bhide gave a brief overview of the request. She stated that this was a special use permit for a wireless antenna tower and they were also asking for a variation (which must be reviewed by the BCRB) to allow the antenna to be 100 feet tall. She said that the Staff Development Committee was not supportive of the request.

J. Sigalos asked if the monopole would allow for other carriers. **P. Aimaro** stated that it would allow for 2 additional carriers or possibly 3 additional carriers. He said that the tower would be available for first responders. **R. Stapleton** stated that the propagation maps support the need for this location. He said that there is residential to the north and west and commercial to the south. He said that they were trying to design the site so that their equipment will be fenced in with appropriate landscaping. **J. Sigalos** said that they should remove some asphalt and add landscaping. He said that he is concerned with precedent. **R. Stapleton** stated that in (The City of) Chicago, landscaping is provided on other properties to screen the multi-family. He stated that T-Mobile has a 30-year lease with option. **J. Sigalos** said that he understands the need for improving cellular service. **J. Cherwin** said that a 75-100 foot tower is as high as a 5-6 story building. **R. Stapleton** said that in Chicago you cannot exceed the height by more than 15 feet (than what is allowed) for a building. However, there is nothing of a tall nature around here. He said that the utility poles are 65 feet tall. In answer to **J. Cherwin's** question, **R. Stapleton** said that they are trying to bring the cloud down, cover a smaller area, but more customers. He said that data services are used more and more, and that it was a data world versus a voice world. The subject site at Central Road and Arlington Heights Road is at the center of their search ring. **J. Cherwin** said that he was concerned – he has lived there (close to the site) for 30 years and drives by there every day. He said that the commercial was very thin – just a strip along Arlington Heights Road. He said that it seems like a tough place for a 100-foot tower. He suggested other possible locations, The Moorings, the Hospital, etc. He said that this area is primarily residential. **L. Jensen** asked who determines the height of the tower. Is it them, T-Mobile, or are there industry standards. **R. Stapleton** stated that it was the RF engineers. **L. Jensen** asked if they could move forward with a 75 foot tower. **R. Stapleton** said that that (lower height) would not allow for collocation. **L. Jensen** asked what the basis of the 75 foot requirement was – was it aesthetic or something else? **B. Green** said that he agreed with **J. Cherwin**. He said that the zoning for commercial was very narrow and that there is a lot of residential around this site and he would not like to see a pole here. **L. Jensen** said that the residential was the source of the demand. He asked where the other 100 foot tall towers were located. **J. Cherwin** said that The Moorings would be a great location. He said that we (Village) should look at this (location of towers) from a long term perspective.

RECOMMENDATION

The Plat & Subdivision Committee said that while they understand the need, they feel that this is not the best location.

T-MOBILE, 1000 S. ARLINGTON HEIGHTS ROAD; TEMP FILE 1487

Bruce Green, Chair
PLAT & SUBDIVISION COMMITTEE
Latika Bhide, Recorder