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VERIZON WIRELESS ANTENNA FACILITY AT THE SPRINGBROOK GOLF COURSE PROJECT SUMMARY

Petitioner and Proposal

Verizon Wireless is the number one national wireless carrier and in an effort to keep up with the demand for seamless coverage, Verizon has teamed up with Central States Tower (“CST”) and entered into a lease agreement with the Naperville Park District to erect a 130’ monopole tower in the northeast corner of the Springbrook Golf Course located at 2220 W. 83rd Street, Naperville, IL. The details of this proposed site are further described below and in the attached plans and photo’s.

Reason for the petition

The wireless industry is enjoying explosive growth. In 2016, wireless subscribers used over 10 trillion megabytes of data, which was double from 2015 and experts predict it should grow seven (7) times that by 2019. Over half of the users are completely wireless in their homes with an average of 13 wireless devices being used for traditional calls, texting, emailing, streaming videos and movies and accessing the internet. In addition to the many well-known business and personal uses of wireless communications, wireless phone networks have become a critical part of the nation’s emergency communications infrastructure. Recent studies indicate that over 240 million “911” and distress calls were placed on wireless phones in the United States annually and in some places, over 70% are made from wireless phones. Hence, wireless networks not only provide a means for everyday business and personal communications, but have also become an essential part of the public’s health and safety.

Property Description

Verizon and CST executed a lease agreement with the Naperville Park District in February of this year for the proposed wireless facility. The property is zoned R-1, but there are no single-family dwellings on the property. The entire parcel is the Springbrook Golf Course and the location of the proposed facility is in the northeast corner near 83rd and Book roads, which is over 2,400 feet from the neighboring residential subdivisions to the west and south. The proposed facility will consist of a 130’ monopole located in a 60’ x 60’ leased area to enclose the ground equipment. The facility is designed to lease space to three (3) additional carriers. Access to the facility will be via the existing 12’ wide gravel access easement off 83rd Street.

Components and Operations

The proposed facility will be un-staffed and, upon completion, will require only infrequent maintenance visits (approximately one or two times a month) by a service technician. Access to the proposed facility will be

via the existing 12' wide gravel drive off 83rd Street and will not have any material impact on traffic, parking or storm water control.

The proposed facility is entirely self-monitored by sophisticated computers which connect directly to a central office which alert personnel to equipment malfunction or breach of security. Moreover, no material noise, glare, smoke, debris, traffic flow or any other nuisance will be generated.

The proposed facility will be designed and constructed to meet applicable governmental and industry safety standards. Specifically, Verizon and CST will comply with FCC and FAA rules governing construction requirements, technical standards, interference protection, power and height limitations and radio frequency standards.

Nature of Request/Zoning Analysis

CST and Verizon seek a Conditional Use Permit and any other authorizations to allow the installation of its wireless antenna facility. The Naperville Zoning Code states in relevant part:

Section 6-13-3:2.3 -Towers:

2.3. In residential districts other than R4 and R5 districts (excluding historic district properties), as a matter of right up to sixty (60) feet in height, provided:

2.3.1. Such towers comply with all of the requirements in Section 6-13-4, "General Requirements", of this Chapter; and

2.3.2. Such towers are exclusively operated by the residential occupant of the premises on which the tower is located; and

2.3.3. Such towers are occupied exclusively by antennas and/or satellite dishes owned by the residential occupant of the premises on which the tower is located; and

2.3.4. Such towers are an accessory use to the principal permitted use(s) of the zoning district.

Section 6-13-4:10.3- Lot Size, Setbacks, and Separation for Towers:

10.3 Non-guyed structures shall be at least 2 feet for every 1 foot of tower height as measured from the property line abutting the residential property or public right-of-way

We look forward to discussing this proposal and thank you for providing CST and Verizon the opportunity to address the Planning Commission.

Sincerely,
Ray Shinkle
Ray Shinkle
Insite RE, Inc.
Authorized agent for Central States Tower and Verizon
Wireless

Enclosures: Standards for a CUP and a Wireless Antenna Facility

Standards for Conditional Use For Wireless Antenna Facility

Section 6-3-8:2: Standards for Granting or Amending a Conditional Use:

1. The establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the public health, safety and general welfare;

Wireless technology provides convenient, reliable, every day communications to its users in your community and does not interfere with any other form of communication, whether public or private. Importantly, wireless technology affords vital communications in emergency situations and will commonly be used by residents and emergency personnel to protect the general public's health, safety and welfare.

Wireless telephone technology provides many benefits that contribute to the general welfare of the communities it serves. These services include, but are not limited to, the following:

- 911 program allowing motorists to summon aid and report dangerous situations.
- Support for emergency services by providing wireless communications to paramedics, firefighters, and law enforcement agencies.
- The ability to transmit data allowing for immediate access to vital information.
- A backup system to the landline system in the event of a natural or man-made disaster.
- Immediate wireless communication capabilities inside and outside of the home, enhancing the safety of residents by allowing immediate access to emergency assistance.
- Seamless wireless coverage for the busy lives of people in the city reducing stress and increasing productivity.

2. The conditional use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, not substantially diminish and impair property values within the neighborhood;

Wireless technology does not have an adverse effect on matters affecting the public health, safety and general welfare. To the contrary, wireless technology affords vital communications to emergency personnel to protect the general public's health safety and welfare. These emergency services, previously mentioned, include 911 service, the ability to transmit vital data, and a backup system to landline phone communication, to name just a few.

The establishment, maintenance and operation of the proposed facility will be wholly contained on the 60' x 60' lease area. Wireless communication technology does not interfere with any other form of communication or utility, whether public or private. CST and Verizon have been sensitive in selecting a site that will minimize the impact on the

surrounding property. The facility will be compatible with the existing environment for the purposes already permitted and will not be injurious to the use and enjoyment of surrounding properties in the community. The wireless facility is unstaffed, and accordingly, there will be no impact to the existing traffic patterns nor will there be any traffic hazards or nuisances generated. Maintenance personnel will visit this site on the average of once or twice a month, and thus, the safety and efficiency of public streets will be maintained.

3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district;

The proposed facility is in the far northeast corner of the golf course behind the maintenance shed. 440' south of the closest single family resident located in unincorporated DuPage County. Over 2,400 feet away to the closest residence to the west and over 2,500 feet away to the closest residence to the south. The proposed site has the Springbrook Prairie to the north and the east where there will be no new development. The tree line along the property lines helps disguise the view of the tower from traffic from 83rd and Books Roads. The enclosed RF maps show the need for the site to ensure seamless wireless coverage and knowing there are no existing structures to collocate on, this is a great site for a tower that will also offer a collocation opportunity to the additional carriers if needed.

4. The establishment of the conditional use is not in conflict with the adopted comprehensive master plan;

While collocation on existing structures is always the preferred option, there are no viable structures in the coverage area. In fact, Verizon is already a tenant on the closest structures surrounding the proposed site. As far as a new tower location in a residential area, this is ideal knowing the distances from the property lines and residential dwellings.

Section 6-13-6: Standards for Granting a Conditional Use for Antennas, Towers or Dishes:

1.4.1. The Council shall determine that the application has met all of the general requirements of this Chapter;

The proposed facility is designed to fill a coverage gap in the Verizon's network. The network operates on a "grid" system, whereby overlapping "cells" (geographic wireless coverage areas) mesh to form a continuous wireless network. In order to provide wireless coverage within the geographic confines of each cell, a wireless facility must be located somewhere near the center of that cell. If the wireless facility is not located within or near the center or the height of the antennas is inadequate, then coverage gaps exist. Coverage gaps result in a weak wireless signal which to the end user means a dropped call or inability to make or receive a call. Therefore, it is deemed necessary for the public convenience at that location. There are no viable collocations in the search area. As mentioned above, Verizon is already a tenant on all the closest existing structures surrounding the proposed site. This proposed facility meets the required setbacks from the property lines as well as far exceeds distances to residential dwellings and is in harmony with the city zoning ordinance for new antenna facilities.

1.4.2. For facilities, antennas and towers, the extent of the deviation of the proposed facility from the requirements of this Chapter, the effect of the proposed facility in

terms of the goals of this Chapter, and the benefits and need for the proposed antenna or tower must be greater than any possible depreciating effects and damage of the neighboring properties;

The enclosed RF maps and narrative from the Verizon RF engineer explain the need for the improved coverage. Knowing there are no viable existing structures and knowing the distances to residential and the property lines, we feel this is the best candidate to address the coverage gap. The proposed site will not be detrimental to the public welfare or injurious to the other lots or improvements in the neighborhood in which the site is located. On the contrary, wireless communication technology provides vital communication in “911” and other emergency situations and is used to promote efficient and effective personal, business and governmental communications. These services have become established and accepted as an integral part of the nation’s communications infrastructure and promote public health, safety, morals, comfort and general welfare. The proposed facility will meet all applicable health and safety standards.

Recent studies have found that the use and value of adjoining properties is not adversely affected by facilities such as the proposed since people understand the need and they have become common among the nation’s landscape.

1.4.3. For satellite dishes, strict compliance with the regulations contained in this Chapter must result in an obstructed reception window and must be beyond the control of the property owner and applicant;

Verizon has shown the need for a new communication facility and that a collocation opportunity does not exist. CST and Verizon approached the Naperville Park District about the facility and after months of discussions on the design and location, the two parties entered into a lease agreement for the best interest of the community. The facility provides needed revenue to the Park District and needed wireless coverage to the Naperville community.

1.4.4. The use of alternative tower structures rather than the construction and erection of a new or additional towers is one of the goals of this Chapter. The depreciating effects and damage to the neighboring properties of antennas and towers shall be presumed to be less when alternative tower structures are used.

Collocation is the placement of wireless antennas on *existing* towers or structures such as buildings, steeples or water tanks. Utilizing such structures offers your community improved wireless service while minimizing the proliferation of towers and the preferred option in the Naperville zoning ordinance for placement of new antenna facilities. Unfortunately, there are no viable existing structures available to Verizon in the search area. In fact, the closest existing towers and structures already lease space to Verizon. The need to locate a wireless antenna facility at a particular location and place the antennas at a particular height that is necessary for the antennas to transmit and receive signals is the unique circumstance causing the need for this Verizon site. A new facility is the only option and we feel we have proposed a site that is in harmony with the City zoning ordinance.