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**T-MOBILE ANTENNA FACILITY ON THE ROOF OF 35 S. WASHINGTON -
REQUEST FOR A VARIANCE**

Petitioner and Proposal

T-Mobile is one of the top wireless carriers in the U.S. and to keep up with the demand for seamless coverage, T-Mobile signed a lease agreement with K2 Development LLC to collocate a new wireless antenna facility on the roof of 35 S. Washington Street. The details of the proposed site are further described below and in the attached plans and photos.

Reason for the petition

The wireless industry is enjoying explosive growth with the demand for seamless wireless coverage at an all-time high. Over half of wireless users have “cut the cord” in their homes with an average of 13 wireless devices being used for 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 networks have become a critical part of the nation’s emergency communications infrastructure. Recent studies indicate that over 80% of “911” and distress calls are placed on wireless phones in the U.S. annually. Hence, wireless networks not only provide a means for important everyday business and personal communications but have also become an essential part of the public’s health and safety.

Property Description

35 S. Washington is zoned B-4 and located on the north side of the Downtown District. The proposed facility is located solely on the roof and though the antennas are not placed in the rear of the building, T-Mobile has done a nice job of disguising them, as shown in the attached exhibits. The lease area consists of a 12’ x 17’ platform for the equipment cabinets that will include a screen wall to hide the equipment. The site will also include three sectors of up to three panel antennas per sector (nine antennas total) with the two south sectors hidden behind screen walls as well.

Components and Operations

The proposed facility will be un-staffed upon completion, it will require only infrequent maintenance visits (approximately one or two times a month) by a service technician and will not have any material impact on traffic or parking.

The proposed facility is entirely self-monitored by sophisticated computers that connect directly to a central office which alerts 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, T-Mobile 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

T-Mobile is seeking a variance to the requirement of the antennas being placed in the rear of the roof as stated in section 6-13-10:3.3 of the zoning code. The further the antennas are placed in the rear, the higher they need to go. Also, the way the building is laid out, the antennas and equipment need to be placed where the building can hold the additional loading structurally. T-Mobile is also seeking a setback variance from section 6-13-10:5.2. The code requires 100' setback from any residential use and the property line distance is 95' to the new development being built across the street at 110 S. Washington Street. The Naperville Zoning Code states in relevant parts:

Section 6-13-10:3.3 -Setbacks:

If an antenna is installed on an existing building, the antenna should be mounted on that portion of a roof or wall which faces a rear yard (not facing a public right-of-way) or behind major rooftop elements such as stair and elevator penthouses, parapets, or architectural projections.

Section 6-13-10:5.2 -Setbacks:

Antennas mounted on an existing building must comply with the building setback requirements of the applicable zoning district and must be set back from a lot line abutting or across a public right-of-way from a residential use or district at a distance of not less than one hundred (100) feet.

We look forward to discussing this proposal and thank you for providing T-Mobile the opportunity to address the Planning Commission.

Sincerely,

Ray Shinkle

Ray Shinkle
Insite RE, Inc.
Authorized agent for T-Mobile

Attachments

Section 6-3-6.2: Standards for granting a Zoning Variance:

1. The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan;

The requested variances T-Mobile is seeking are in harmony with the general purpose of the master plan regarding the underlying zoning district and the placement of antenna facilities. T-Mobile is seeking to improve their wireless coverage in the downtown area to keep up with the growing demand for seamless wireless service. Collocation is the placement of wireless antennas on *existing* towers or structures such as buildings, steeples, or towers. Utilizing such structures offers Naperville improved wireless service while minimizing the proliferation of new towers and the preferred option in the city zoning ordinance for the placement of new antenna facilities. T-Mobile is proposing a collocation on the roof of 35 S. Washington and has been working with the State Historic Preservation Office (“SHPO”) and Naperville city staff to design a facility that will have minimum visual impact. The roof is not very large, so placing the antennas in the “rear” of the building as stated in the code is not an option. The antennas need to be placed towards the edge of the building for the signal to clear the edge. The further they go back, they higher they need to be to get the clearance and the more visible they will be. There is also a building limitation since the engineers must place the heavy equipment where the building can handle the additional loading. Because T-Mobile’s license is issued by the FCC, all of their sites need SHPO review and approval, who required the stealth walls on the two sectors to the south. The SHPO letters providing the design direction and their subsequent approval are enclosed. The second variance is for the 100’ distance requirement to the new development being built now at 110 S. Washington. The property line distance is 95’, so we need a 5’ setback. Please note the antenna facility is NOT within 100’.

2. Strict enforcement of this Title would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are genuinely not found on other properties in the same zoning district;

Collocation on existing structures is always the preferred option for new antenna facilities and this property is the best candidate in the area that meets T-Mobile’s coverage objective. Seamless wireless coverage is vital to the Naperville community and placing a new T-Mobile facility in this particular location at this particular height necessary to transmit and receive signals is the unique circumstance. A request to collocate on a Naperville rooftop is not unusual as there are similar installations on surrounding structures such as the Carillon, Edward Hospital, Mainstreet Promenade, and New Hall on North Central College campus. 35 S. Washington is not a very big rooftop and pushing the antennas to the rear would only require them to be higher to get the clearance from the building edge. Though

the current design has them closer to the front of the building, the stealth walls block the view of the antennas. The view of multiple rooftop AC units blend in with the north antenna sector, eliminating the need for the stealth wall and was not required by SHPO. The 100' setback requirement to the new development at 110 S. Washington is very close at 95' to the north property line with the actual antenna facilities exceeding 100'.

3. The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property;

Granting the variances for the wireless antenna facility will enhance this development and the surrounding developments by enabling T-Mobile to provide seamless wireless service. Wireless technology offers vital communications to the Naperville community. T-Mobile has become established and accepted as an integral part of the Nation's communications infrastructure which benefits the public's 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 are not adversely affected by facilities such as the proposed. People understand the need and they have become common among the nation's landscape. The establishment, maintenance, and operation of the proposed facility will be wholly contained on the roof and will not interfere with any other form of communication or utility, whether public or private. T-Mobile has been sensitive in selecting and designing a site that will minimize the impact on the surrounding property. It 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 facility will be unstaffed, and accordingly, there will be no impact on the existing traffic patterns nor will there be any traffic hazards or nuisances generated. Maintenance personnel will visit this site on average once or twice a month, and thus, the safety and efficiency of public streets will be maintained.