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**VERIZON WIRELESS ANTENNA FACILITY ON THE ROOF OF THE MAIN STREET  
PROMENADE – PUD CHANGE**

**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 is entering into a lease agreement with RPAI Naperville Main LLC to collocate a wireless antenna facility of the roof of the Main Street Promenade located at 55 S. Main Street, Naperville, IL. 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. 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 RPAI Naperville Main LLC entered into a lease agreement for the proposed wireless facility. The property is zoned B-4 PUD and one of the largest buildings in downtown Naperville. The proposed facility is located solely on the roof and well hidden from the street view. The lease area consists of a 10' x 15' platform for the equipment cabinets that will include a screen

wall. The site will also include three sectors of three panel antennas (nine antennas total) located in the rear of the roof on the north side.

### **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 and will not have any material impact on traffic or parking.

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 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**

The property is zoned B4 PUD and Verizon is proposing to install a wireless antenna facility on the roof and locate an antenna towards the rear of the building. Verizon is seeking a major change to the PUD in order to approve a deviation from Municipal Code Section 6-13-10:5.2. The code requires 100' setback from any residential use and Verizon's antenna is located 35'. The Naperville Zoning Code states in relevant part:

*Section 6-13-10:5.2 -Setbacks:*

*2.3. 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 Verizon the opportunity to address the Planning Commission.

Sincerely,

**Ray Shinkle**

Ray Shinkle  
Insite RE, Inc.  
Authorized agent for Verizon Wireless

Attachments

## **EXHIBIT 6: Section 6-4-3:12.1: Standards for Approving a PUD Deviation**

1. Whether the requested deviation would undermine the intent and purpose of the underlying zoning district;

The requested change to the PUD Verizon is seeking is in harmony with the general purpose of the master plan regarding the underlying zoning district and the placement of antenna facilities. Verizon is seeking to improve their wireless coverage in the downtown area and 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 water tanks. Utilizing such structures offers Naperville improved wireless service while minimizing the proliferation of towers and the preferred option in the city zoning ordinance for placement of new antenna facilities. Verizon is proposing a collocation on the roof of the Main Street Promenade and has been working with Naperville city staff to design a facility that will have a minimum visual impact. The design places the antennas in the rear of the roof with the intent to minimize the view from the street and the downtown. However, that does place the antennas closer to the condominiums to the north and triggers the need for a setback variance. While this is a request to deviate from the standard rules of maintaining a distance of 100' from a residential use, the city staff supports the design and the variance since this is harmony with the code for placement of antennas on existing structures by minimizing the view from the surrounding area.

1. Whether the requested deviation would be a detriment to the provision of municipal services and infrastructure;

Collocation on existing structures is always the preferred option and this property is the best candidate in the area that meets Verizon's coverage objective. Seamless wireless coverage is vital to the Naperville community and placing a new Verizon facility in this particular location at this particular height necessary to transmit and receive signals is the unique circumstance. Verizon has similar installations on surrounding structures such as the Carillon, Edward Hospital and the New Hall on the North Central College campus. The Main Street Promenade is the largest building in the downtown taking up an entire block stretching along W. Van Buren Ave. This allows Verizon to move the antennas back to the rear of the building in an attempt to avoid the view from most street levels, but it does place us closer to the 3-story condominium building to the north. Both buildings have similar brick facades, but the condominiums are of residential use. In order for Verizon to meet the 100-foot setback to the north property line, the antennas would have to be moved towards the front of the building along W. Van Buren Ave. Verizon can make this move, but this would make them more visible from the street and downtown Naperville, which is not preferred by the city staff and contrary to the direction spelled out in the code for placement of antennas on buildings.

1. Whether the requested deviation would contribute a planned unit development which offers a superior level of design, amenity enhancement, or environmental benefit; or would enhance community vitality through the inclusion of attainable or barrier free housing.

Granting of the change to the PUD for the wireless antenna facility will enhance this development and the surrounding developments by enabling Verizon to provide seamless wireless service. Wireless technology offers vital communications to the Naperville community and to the city's emergency personnel. Verizon Wireless 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 and 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. 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. Verizon has been sensitive in selecting a site that will minimize the impact on the surrounding property and 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 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.