



Legislation Text

File #: 18-899, Version: 1

PLANNING AND ZONING COMMISSION AGENDA ITEM

ACTION REQUESTED:

Conduct the public hearing to consider a major change to the Main Street Promenade PUD to permit a deviation to allow for a roof mounted antenna at the subject property located at 55 S. Main Street, Naperville, IL (Main Street Promenade) - PZC 18-1-106

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Gabrielle Mattingly

BOARD/COMMISSION REVIEW:

Official notice for the public hearing for PZC 18-1-106 was published in the Naperville Sun on September 30, 2018.

BACKGROUND:

The PUD for the subject property was recorded in 2004 as a part of Lot 1 of the Main Street Promenade Planned Unit Development. Located north of Van Buren Avenue, west of Main Street, the subject property has a common address of 55 S. Main Street. The lot is currently improved with a commercial building and is zoned B4 PUD (Downtown Core District - Planned Unit Development).

As noted above, the subject property is part of the Main Street Promenade PUD. The petitioner, Chicago SMSA LP, d/b/a Verizon Wireless, is requesting a deviation to the setback requirements of new communication facilities. Per Section 6-13-8:2 (Planned Unit Development: New Communication Facilities), the deviation request requires approval of a major change to the PUD.

DISCUSSION:

Major Change to Amend a Planned Unit Development

The petitioner, has requested a major change to the PUD to permit a deviation to allow for a roof mounted antenna to be located approximately 35' from the northern property line. The proposed antenna will be neutral in color and approximately 7' above the highest point of the building. Per Section 6-13-10:5.2 (General Requirements: Setbacks), an antenna must be located 100' from any property line that is adjacent to a residential zoning district or a residential use. Given the use of the property to the north, 180 W. Benton Avenue (Benton Terrace) as a condominium, the proposed antenna requires a deviation.

Per the petitioner, the goal of the proposed antenna is to improve wireless coverage in the downtown. Given the location of the subject property in the Downtown Core District, staff finds the proposed roof mounted antenna has minimal impact on the overall pedestrian experience as it is out of direct public view from nearby streets, sidewalks, or customer parking areas, while helping provide seamless wireless coverage. In addition, Section 6-13-10:3.3 of the Telecommunications Code states that if an

antenna is installed on an existing building, it should be mounted on that portion of a roof which faces a rear yard. Staff finds the proposed antenna is in line with the purpose of the Telecommunications Code and is in support of the request for a major change.

The petitioner's responses to the Standards for Approving a PUD deviation are attached. Upon review, staff agrees with the petitioner's findings and recommends their adoption by the Planning and Zoning Commission.

Key Takeaways

- The petitioner is requesting a major change to the Main Street Promenade PUD with a deviation to allow for a roof mounted antenna at 55 S. Main Street (Main Street Promenade).
- Staff supports the request because the proposed location has minimal impact on the aesthetics of the downtown area and finds it is in line with the purpose of the Telecommunications section of the Municipal Code.