



Village of Oak Park

STAFF REPORT

TO: Zoning Board of Appeals

MEETING DATE: June 5, 2024

FROM: Project Review Team

PREPARED BY: Mike Bruce, Zoning Administrator

PROJECT TITLE

CALENDAR NUMBER: 10-24-Z The Zoning Board of Appeals ("ZBA") will conduct a public hearing on a special use permit application filed by the Applicant, DISH Wireless, LLC to install wireless telecommunications antennas pursuant to Section 8.3 (Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance at the property located at 715 Lake Street, Oak Park, Illinois, Property Index Number 16-07-224-004-0000 ("Subject Property").

APPLICANT INFORMATION

APPLICANT: DISH Wireless LLC.
5701 South Santa FE Drive
Littleton, CO 80120

PROPERTY OWNER: J&T Building MGT
715 Lake Street
Oak Park, IL 60301

CONTACT: Ariel Stouder – Fullerton
1100 Woodfield Rd. #500
Schaumburg, IL 60173

PROPERTY INFORMATION

EXISTING ZONING: DT- 2 (Downtown Zoning District)
EXISTING LAND USE: Commercial/Office (Medical Arts Building)
PROPERTY SIZE: 20,184 SF (116' x 174')
COMPREHENSIVE PLAN: Neighborhood Commercial/Mixed-Use

SURROUNDING ZONING AND LAND USES:

NORTH: Lake Street followed DT-2 Downtown Zoning District (AT&T Building)
SOUTH: DT-2 Downtown Zoning District (Euclid Terrace)
EAST: DT-2 Downtown Zoning District (Commercial Building)
WEST: DT-2 Downtown Zoning District (Commercial Building)

A n a l y s i s

Submittals

This report is based on the following documents, which were filed with The Zoning Administrator – Development Services Department:

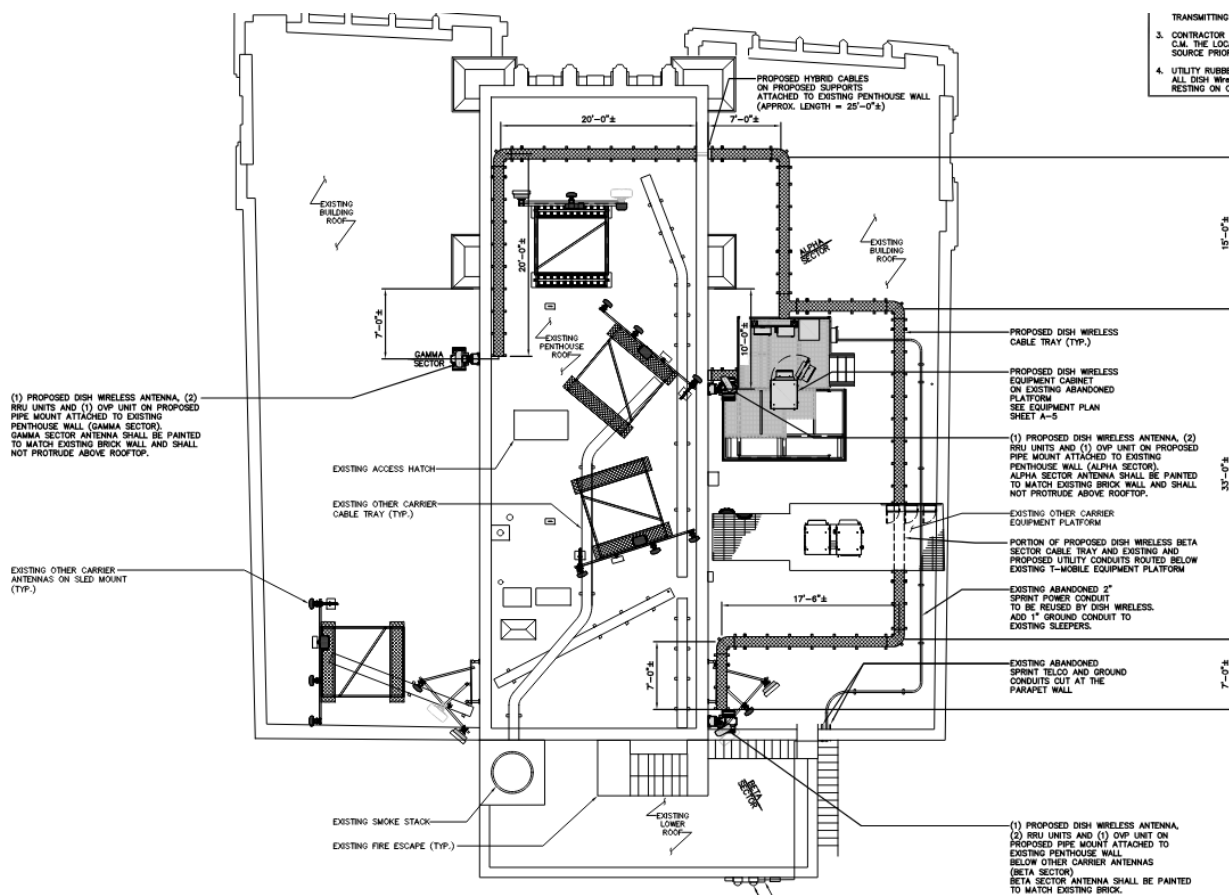
1. Cover Letter;
2. Application for Special-Use Permit;
3. Responses to the standards for receiving a Special Use Permit, as conveyed in Section 14.2 (E);
4. Project Summary;
5. Drawings;
6. Photo Simulations; and
7. Site Plan

Description

DISH Wireless LLC., will be deploying a new broadband network. As part of the network, DISH Wireless is proposing to install a new telecommunications facility and associated equipment on a rooftop site of 715 Lake Street. 715 Lake Street is located in a DT-2 Downtown Zoning District. The property is improved with the Medical Arts Building. The rooftop has historically been used as a structure for telecommunication facilities.

The proposal includes installing (3) antennas, (6) radios, antenna mounts, and cabling on three (3) antenna sectors. The equipment cabinet would be installed on an existing steel platform on the roof. Specifically, two (2) wireless antennas would be mounted at a centerline height of 106.5 feet and one (1) wireless antenna at a centerline height of 95.5 feet mounted on the brick portions of the penthouse. The antennas would be painted to match the color of the penthouse masonry. According to the Applicant, this project would help support the connectivity needs of residents, businesses, and first responders.

Site Plan showing location of antenna sectors.



Compliance with the Zoning Ordinance

The Zoning Ordinance stipulates that a special use permit shall be required for any wireless telecommunications antennas electronic transmitting and receiving device(s) used to transmit and/or receive radio-frequency signals, microwave signals, or other signals transmitted to or from other antennas.

Standards for Special Use Permit

The listing of a use as a special use within a zoning district does not constitute an assurance or presumption that such special use will be approved. Rather, each special use must be evaluated on an individual basis, in relation to all applicable standards of this Ordinance. Such evaluation will determine whether approval of the special use is appropriate at the particular location and in the particular manner proposed. The recommendation of the Zoning Board of Appeals and decision of the Village Board must make findings to support each of the conclusions listed below.

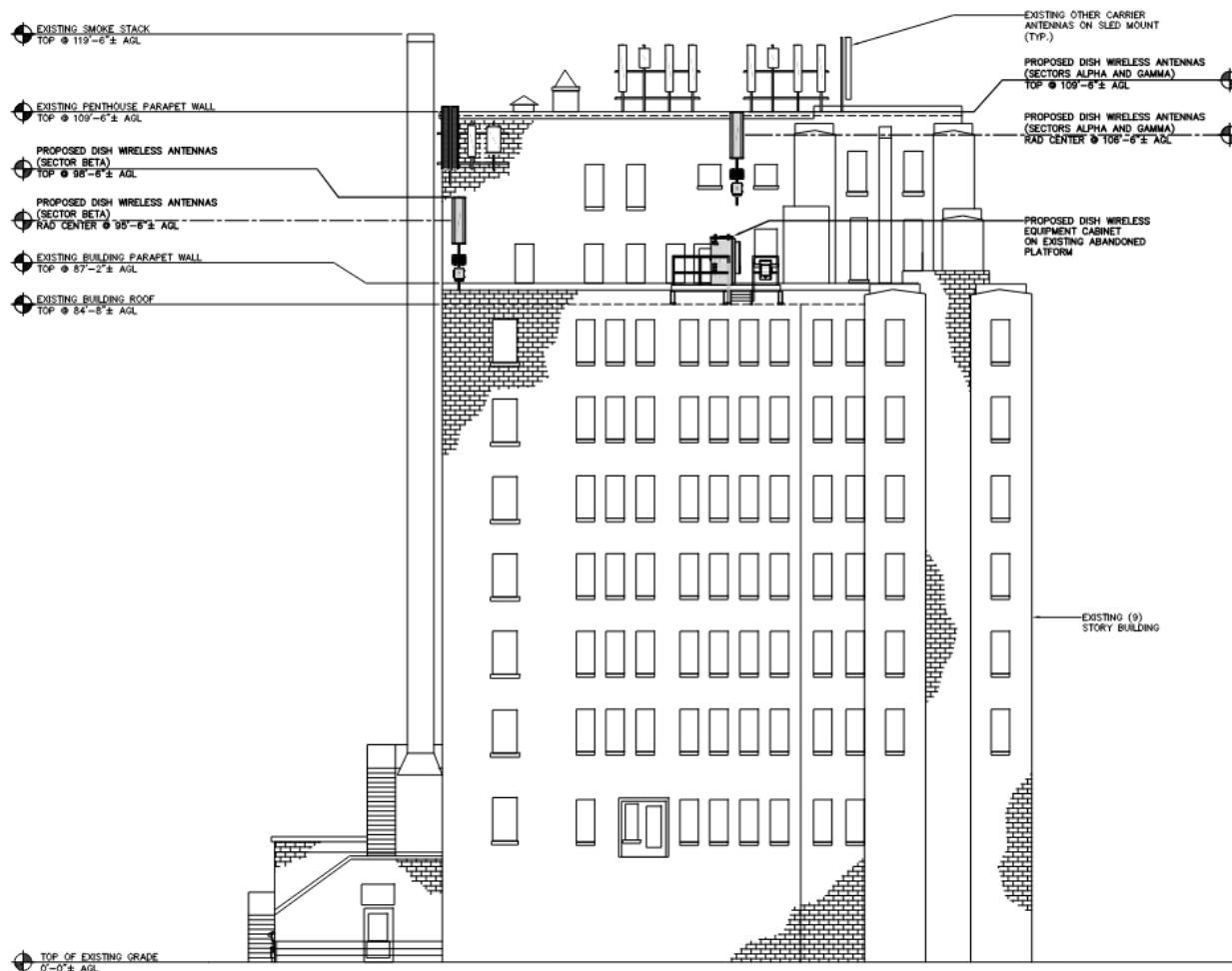
1. The establishment, maintenance, and operation of the proposed special use will not have a substantial or unduly adverse impact on the neighborhood or endanger the public health, safety, or welfare.
2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.

3. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance, adopted land use policies and the Comprehensive Plan.
4. The special use meets the requirements for such classification in this Ordinance.

The Applicant has responded to the above standards in their application. The ZBA will provide a recommendation for the special use permit that will be forwarded to the Village Board.

Compatibility with the neighborhood

There is an existing carrier on top of the Medical Arts Building, and this rooftop has been historically used to house other telecommunication facilities. The addition of DISH Wireless antennas and associated equipment will be compatible with the existing carrier's equipment. Please note that per SHPO comments, the Alpha and Gamma antenna sectors have been relocated more south of Lake Street and attached to the brick portions of the penthouse to minimize their visibility on the secondary facades. In addition, the plans show that the antennas would be painted to match the color of the masonry penthouse. For the above reasons, the proposal should be compatible with the neighborhood.



G e n e r a l I n f o r m a t i o n

Project Review Team

The Village Project Review Team met to review the proposal. The Team consists of representatives from various departments and divisions within the Village government. As stated above, the Project Review Team is requesting that a condition be placed on the approval of the special use permit that the antenna be painted to match the color of the penthouse masonry. The Zoning Board of Appeals may recommend, and the Village Board may impose, such conditions and restrictions upon the establishment, location, construction, maintenance, and operation of the special use as may be deemed necessary for the protection of the public health, safety, and welfare. Otherwise, the Team had no objection to the proposed special use permit.

End of Report.

- c. Applicant
 Zoning Board of Appeals members
 Rasheda Jackson, Zoning Board of Appeals, Attorney
 Mike Bruce, Zoning Administrator / Staff Liaison to the ZBA
 Craig Failor, Village Planner
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