



# Village of Oak Park

## **STAFF REPORT**

**TO:** Zoning Board of Appeals

**MEETING DATE:** January 9, 2019

**FROM:** Project Review Team

**PREPARED BY:** Mike Bruce, Zoning Administrator

### **P R O J E C T   T I T L E**

#### **Cal. No. 01-19-Z: 320 Chicago Avenue, AT&T c/o SAC WIRELESS**

Applicant SAC WIRELESS, as contractor for AT&T Mobility, filed an application pursuant to Section 8.3 (Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance, requesting the issuance of a special use permit authorizing the attachment of a small wireless facility to an existing Com Ed utility pole on private property at the premises commonly known as 320 Chicago Avenue, Oak Park, Illinois.

### **A P P L I C A N T   I N F O R M A T I O N**

**APPLICANT:** SAC WIRELESS  
540 W. Madison Street, 9<sup>th</sup> Floor  
Chicago, IL 60661

**PROPERTY OWNER:** Oak-Leyden Developmental Services, INC.  
320 Chicago Avenue  
Oak Park, IL 60302

**AGENT:** Joe Goldshlack  
SAC WIRELESS  
540 W. Madison Street, 9<sup>th</sup> Floor  
Chicago, IL 60661

### **P R O P E R T Y   I N F O R M A T I O N**

**EXISTING ZONING:** NC Neighborhood Commercial District  
**EXISTING LAND USE:** Oak-Leyden Developmental Services, INC.  
**PROPERTY SIZE:** N/A  
**COMPREHENSIVE PLAN:** Public/Semi-public

#### **SURROUNDING ZONING AND LAND USES:**

**NORTH:** R-3-50 Single-Family District (Single-Family Residential)  
**SOUTH:** Chicago Avenue followed by NC Neighborhood Commercial District (Domino's Pizza)  
**EAST:** NC Neighborhood Commercial District (Apartment Building)  
**WEST:** NC Neighborhood Commercial District (Golo Gas Station)

## **A n a l y s i s**

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### **Submittals**

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

1. Special-Use Permit Application
2. Responses to the standards
3. Title Sheet
4. Partial Site Plan
5. Equipment Details Sheet
6. RFDS Detail
7. Utility Plans and Details
8. Loading Calculations
9. Affidavit of Notice.

### **Description**

The Subject Property is an irregularly shaped zoning lot located in a NC Neighborhood Commercial District. The property is improved with a single-story building owned by Oak-Leyden. The Applicant proposes to attach a small cell wireless facility to an existing Com Ed utility pole that is located in the parking lot at 320 Chicago Avenue. One OMNI Cylindrical antenna will be attached to an existing 29'-2" wood Com Ed utility pole at a height of 36'-2" above grade level. According to the Applicant, the new small cell wireless facility for AT&T Mobility will increase network capacity and data speeds for the surrounding community.

## **C o m p l i a n c e   w i t h   t h e   Z o n i n g   O r d i n a n c e**

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Section 8.3 (Table 8-1: Use Matrix) of the Zoning Ordinance stipulates that a special use permit shall be required for wireless telecommunications antennas within a NC Neighborhood District. In fact, a special use permit is required for wireless telecommunications antennas in all zoning district within the Village of Oak Park, unless said antennas are located on public property.

### ***Standards for Granting a 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 following conclusions:

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.

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### **C o m p a t i b i l i t y   w i t h   t h e   n e i g h b o r h o o d**

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The Applicant has provided the Village with drawings showing how the antennas will be attached to the existing Com Ed pole. Section 8.4 (U) (5) of the Zoning Ordinance indicates that antennas may be located on or in structures already allowed within zoning district, such as utility poles. Since the small cell facility will be located atop an existing utility pole, and not being readily visible from Chicago Avenue or Ridgeland Avenue, the facility will be compatible with the neighborhood.



Existing Com Ed Utility Pole

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

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#### Project Review Team

On December 17, 2018, the Village Project Review Team met to review the proposal. The Team consists of representatives from various departments and divisions within the Village government. The Project Review Team had no objection to the proposed special use permit request.

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#### *End of Report.*

- c. Applicant  
Zoning Board of Appeals members  
Rasheda Jackson, Zoning Board of Appeals, Attorney  
Craig Failor, Village Planner
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