



Agenda Item Summary

File #: ORD 24-131, **Version:** 1

Submitted By

Zoning Board of Appeals through Emily A. Egan, Director of Development Services

Reviewed By

Erin E. Baynes, Assistant to the Village Manager

Agenda Item Title

Concur with the Zoning Board of Appeals' Recommendation and Adopt an Ordinance Granting a Special Use Permit to Attach Wireless Telecommunications Antennas at 408 South Oak Park Avenue

Overview

The applicant, AT&T Mobility, proposes to attach wireless telecommunications antennas atop 408 South Oak Park Avenue, the location of the Oak Park Arms Senior Community. The applicant also requested a variance for height from the Oak Park Zoning Ordinance. This variance was granted by the Zoning Board of Appeals.

Recommendation

Adopt the Ordinance per the Zoning Board of Appeals' recommendation.

Background

The property located at 408 South Oak Park Avenue is an irregularly shaped zoning lot containing approximately 69,785 square feet in a NC Neighborhood Commercial Zoning District. The property is improved with a six-story building, the Oak Park Arms, which was originally built as a hotel in 1927. The applicant proposes to lease space on the roof of the Oak Park Arms and construct a wireless rooftop facility, including 12 antennas, four (4) per sector, at a height of 65'. The proposal features three (3) sectors, each having four (4) antennas, for a total of twelve antennas mounted on top of the building on roof sleds at a height of approximately 65 feet. One sector of four (4) antennas will be located at the northeast corner of the building; one sector of four antennas will be located at the southeast portion of the building; and the third sector of four (4) antennas will be located at the southwest portion of the building.

Fiscal Impact

Village Cost of Public Notice (\$238.00). The cost for this notice was budgeted for in Account # 1001.46202.101.550652.

DEI Impact

N/A

Alternatives

The Board can deny the Application.

The Board can approve the Application with modifications.

Previous Board Action

N/A

Citizen Advisory Commission Action

The Zoning Board of Appeals held a public hearing on May 22, 2024. No one testified in opposition to the requested special use permit. The Zoning Board of Appeals ratified their findings of fact by a 4-0 vote on May 22, 2024. The meeting can be viewed here:

<https://www.oak-park.us/your-government/citizen-commissions/commission-tv>

Anticipated Future Actions/Commitments

N/A

Intergovernmental Cooperation Opportunities

Zoning and land use matters are unique to Village government within the corporate limits of Oak Park. Intergovernmental cooperation opportunities do not exist.