



**ECO-SITE**



**APPLICATION FOR SPECIAL USE PERMIT APPROVAL FOR  
THE PROPOSED NEW TOWER  
AT**

**THE NORTHWEST CORNER OF IL ROUTE 53 AND JOLIET ROAD  
ROMEDEVILLE, IL 60446**

**ECO-SITE # – IL0107  
T-MOBILE # - CH95621D**

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# Letter of Application

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August 26, 2016

Nathan Darga  
Senior Planner – Community Development Department  
Village of Romeoville  
1050 Romeo Road  
Romeoville, IL 60446

RE: Eco-Site Number: IL0107  
T-Mobile Number: CH95621D (LDD Parking)  
Northwest corner of IL Route 53 and Joliet Road  
Romeoville, IL 60446

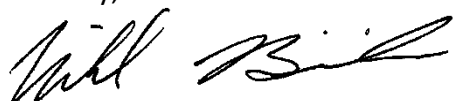
Dear Mr. Darga:

Eco-Site, on behalf of T-Mobile is in the process of finalizing a lease agreement with the landowners of the site referenced above to construct a wireless telecommunications service facility. The proposed facility is designed to house the equipment necessary to provide the technology needed to provide clear and uninterrupted wireless telecommunications services to the residents of the Village of Romeoville

The proposed wireless telecommunications facility will consist of a 120'-0" tall monopole tower to be located within a 50'-0" x 50'-0" lease parcel. The proposed tower will be erected, owned and managed by Eco-Site and upon construction; T-Mobile will locate their equipment on the tower at the top level. The facility is unmanned and will require service technicians, in a pick-up/van sized vehicle, to visit the site approximately once per month.

On behalf of Eco-Site and T-Mobile, LCC Telecom Services has submitted all required documentation for the proposed tower in accordance with Romeoville's Zoning Ordinance. Should you have any questions please feel free to contact me. I look forward to working with you during the approval process in order to provide the residents of the Village of Romeoville the best possible PCS coverage.

Sincerely,



Michael Bieniek, AICP  
Zoning Director

# Site Data Sheet

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**Applicant:** Eco-Site, Inc.  
240 Leigh Farm Road  
Suite 415  
Durham, NC 27707

T-Mobile  
8550 Bryn Mawr Avenue  
Suite 100  
Chicago, IL 60631

**Agent:** Michael Bieniek, AICP  
LCC Telecom Services  
10700 Higgins Road  
Suite 240  
Rosemont, IL 60018

**Tower Owner:** Eco-Site, Inc.  
240 Leigh Farm Road  
Suite 415  
Durham, NC 27707

**Applicant's Interest in the Property:** Leasehold

**Property Owner:** LDD Parking LLC  
8100 W. 47<sup>th</sup> Street  
Lyons, IL 60534

**Address of Property:** Northwest corner of IL Route 53 and Joliet Road  
Romeoville, IL 60446

**Request:** Application for a Special Use Permit and any other approvals to erect a 120'-0" monopole tower to be located within a 50'-0" x 50'-0" lease parcel.

# Legal Description

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Lot 2 in Lamplighter Business Park, a subdivision of part of the West  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 26, Township 37 North, Range 10, East of the Third Principal Meridian, in Will county, Illinois. Excepting therefrom the following: That part of Lot 2 in Lamplighter Business Park, a subdivision of part of the West  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 26, Township 37 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded September 24, 1981, as Document R81-23579, described as follows: Beginning at the Southwest corner of said Lot 2; thence North 2 degrees 53 minutes 03 seconds West along the West line of said Lot 2, a distance of 250.00 feet; thence South 48 degrees 12 minutes 53 seconds East 355.61 feet to the Southeast corner of said Lot 2; thence South 87 degrees 06 minutes 56 seconds West along the South line of said Lot 2, a distance of 252.90 feet to the Southwest corner thereof, being also the Place of Beginning in Will County, Illinois.

# Narrative Overview

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Eco-Site, Inc. ("Eco-Site"), seeks a Special Use Permit and any other necessary approvals in order to install a wireless telecommunications facility on property located at the northwest corner of IL Route 53 and Joliet Road, Romeoville, IL 60446. Eco-Site and its affiliates have acquired the necessary licenses from the Federal Communications Commission ("FCC") to provide Personal Communications Services ("PCS") coverage throughout the United States. These licenses include Romeoville, IL.

The wireless telecommunications facility which Eco-Site is proposing to install on the property is necessary in order to provide uninterrupted PCS services to the residents of Romeoville, including wireless telephone service, voice paging, messaging and wireless internet and broadband data transmission. All registered wireless provider's technology operates at various radio frequency bands allocated by the FCC as part of their license.

PCS systems operate on a grid system with overlapping cells mesh together, forming a seamless network. No one site can function as a stand-alone entity as each site is interconnected, forming the network. The technical criteria for establishing cell sites are very exacting as to the location and height. Within the Romeoville area, cell sites are generally located approximately one (1) to three (3) miles apart. Eco-Site is proposing to erect a 120'-0" monopole within a 50'-0" x 50'-0" lease area. The proposed site at the northwest corner of IL Route 53 and Joliet Road is within the geographic area deemed necessary for T-Mobile and various other wireless telecommunications providers in order to provide uninterrupted services.

In accordance with the Village of Romeoville Zoning Ordinance, Eco-Site has made application to install a wireless telecommunications facility. The proposed wireless telecommunications facility will consist of a 120'-0" tall monopole tower to be located within a 50'-0" x 50'-0" lease parcel.

The facility is unmanned and will require service technicians, in a pick-up/van sized vehicle, to visit the site approximately once per month. Access will be provided via an easement and the proposed property entry at the northwest corner of IL Route 53 and Joliet

Road. The site is entirely self-monitored through a sophisticated alarm system which is connected to a main switch station. The system alerts personnel to any equipment malfunction or breach of security. Additionally, there is no impact on any Village services such as water, sanitation, police and fire. The only services used in connect with the wireless telecommunications facility are power and land-line telephone.

In accordance with FCC regulations, the wireless telecommunications facility will not interfere with any form of communications, including but not limited to, land-line phones, cable and satellite television and radio broadcasts. PCS technology has become a vital part of emergency services, aiding local residents and motorists in a variety of situations, thus helping to protect the general public's health, safety and welfare. The proposed wireless telecommunications facility at this site will further enhance T-Mobile's goals of providing the most reliable network possible in this area.

The proposed wireless telecommunications facility will be designed and constructed to meet all applicable governmental and industry safety standards. Specifically, Eco-Site and T-Mobile will comply with all FCC and FAA rules and regulations regarding construction requirements and technical standards. Any and all RF emissions are subject to the exclusive jurisdiction of the FCC. Any height, lighting or marking issues are subject to the exclusive jurisdiction of the FAA.

LCC Telecom Services, on behalf of Eco-Site and T-Mobile, looks forward to working with the Village of Romeoville to bring the benefits of the proposed service to the entire Romeoville area. The addition of the wireless telecommunications facility will ensure the best uninterrupted wireless services for the citizens of Romeoville.

# Standards for Special Use Approval

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In considering a Special Use Permit application, the Commission shall establish that the following standards and/or criteria shall have been satisfied, together with other requirements of the Ordinance. The standards enumerated herein are intended to promote the intent and purpose of the Ordinance and to ensure that the land use or activity authorized shall be compatible with adjacent uses of land, the natural environment, and the capacities of public services and facilities affected by the land use. In addition, these standards shall also ensure that the land use or activity is consistent with the public health, safety, and welfare of the Village.

1. The establishment, maintenance, or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

**The proposed tower will be designed to protect the health, safety, and welfare of the residents of Romeoville. Wireless communications have proven to be important in emergency situations and in many instances have made landlines obsolete, therefore; improving the existing wireless telecommunications network will enhance the public health, safety and welfare of those living in the area.**

2. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.

**The proposed monopole tower will be designed to protect residents and lot owners adjoining the proposed conditional land use or activity. The proposed tower will be located to the rear of the property and will provide improved wireless telecommunications which will have a positive impact on the properties in the area. More specifically, enhanced wireless services will be a major benefit to businesses in the area including those in the Lamplighter Business Park. Wireless telecommunications has proven to be an asset to economic development efforts throughout the country.**

3. The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

**The proposed monopole tower will be an asset to the normal and orderly development of the area. The proposed tower is located in a business park with other commercial uses. As stated above, enhanced wireless services will be a major benefit to businesses in the area including those in the Lamplighter Business Park.**



4. Adequate utilities, access roads, drainage, or other necessary facilities have been or are being provided.

**The only services used in connection with the wireless telecommunications facility are power and teleco which currently exist at the site. No other public facilities or infrastructure systems will be impacted as a result of the proposed monopole tower. In order to service the site with an access point, Eco-Site has coordinated with the property owner to make sure the access point will serve their future needs. Additionally, Eco-Site has been working with Illinois Department of Transportation to secure the necessary access points meet their design and location standards.**

5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.

**As stated above, Eco-Site has coordinated with the property owner to make sure the access point will serve their future needs. Additionally, Eco-Site has been working with Illinois Department of Transportation to secure the necessary access points meet their design and location standards. A wireless telecommunications facility is unmanned and will be visited by a technician approximately once per month in a van-sized vehicle to ensure all equipment is functioning properly. There will be no impact of the traffic congestion in the area.**

6. The special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as those regulations may in each instance be modified by the Village Board pursuant to the recommendations of the Planning & Zoning Commission.

**The proposed Special Use will be in compliance with other standards in this Ordinance, as well as other applicable Village, County, State and Federal statutes. The proposed new monopole tower will be designed and constructed to meet all applicable governmental and industry safety standards. Specifically, Eco-Site and T-Mobile will comply with all FCC and FAA rules and regulations regarding construction requirements and technical standards. Any and all RF emissions are subject to the exclusive jurisdiction of the FCC. Any height, lighting or marking issues are subject to the exclusive jurisdiction of the FAA.**

# Standards for Special Use Approval for Towers

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In addition to any standards for consideration of Special Use Permit applications pursuant to Section 159.176 of the Zoning Ordinance, the Planning and Zoning Commission shall consider the following factors in determining whether to issue a Special Use Permit, although the Planning and Zoning Commission may waive or reduce the burden on the application of one or more of these criteria if the Planning and Zoning Commission concludes that the goals of this ordinance are better served thereby:

- (a) Height of the proposed tower;

**Eco-Site is proposing to erect a 120'-0" tower which is the minimum height required to provide T-Mobile with the proposed coverage demands needed at this site.**

- (b) Proximity of the tower to residential structures and residential district boundaries;

**The proposed tower is approximately 2,600' from the nearest residential structure and approximately the same distance to the nearest residential district boundary.**

- (c) Nature of uses on adjacent and nearby properties;

**The adjacent uses and nearby properties are a mix of commercial and industrial lots.**

- (d) Surrounding topography;

**The topography of the area is relatively flat with an increase of 50' in height on property located approximately 1,500' southeast of the proposed tower.**

- (e) Surrounding tree coverage and foliage;

**There is a row of mature trees surrounding the perimeter of the parent parcel. Additionally, Eco-Site is proposing an opaque wooden fence along with 6'-0" tall (at planting) arborvitae to screen the expose perimeter of the equipment.**

- (f) Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness;

**Eco-Site is proposing to erect a monopole tower which will reduce or eliminate "visual obtrusiveness". The proposed tower will have all cabling run through the**

**interior of the tower which will minimize the visual impact. As stated above, Eco-Site is proposing an opaque wooden fence along with 6'-0" tall (at planting) arborvitae to screen the exposed perimeter of the equipment.**

(g) Proposed ingress and egress;

**Ingress and egress to the site currently does not exist, however, the Illinois Department of Transportation (IDOT) has an application from Eco-Site for the ingress and egress permit. The site access has been coordinated with the property owner and will include one access point which is proposed to be asphalt. Final approval from IDOT has been granted conditioned upon final approval of the Special Use Permit by the Village and an assignment of the contractor from Eco-Site.**

(h) Availability of suitable existing towers, other structures, or alternative technologies not requiring the use of towers or structures.

(i) Availability of Suitable Existing Towers, Other Structures, or Stealth Design. No new tower shall be permitted unless the applicant demonstrates to the reasonable satisfaction of the Planning and Zoning Commission that no existing tower, structure, or alternative technology that does not require the use of towers or structures can accommodate that applicant's proposed antenna. An applicant shall submit information requested by the Planning and Zoning Commission related to the availability of suitable existing towers, other structures or alternative technology. Evidence submitted to demonstrate that no existing tower, structure or alternative technology can accommodate the applicant's proposed antenna may consist of any of the following:

(ii) No existing towers or structures are located within the geographic area which meet applicant's engineering requirements.

**There is one water tank at 1306 Marquette Drive that does meet the radio frequency needs but is not practical as it is further from T-Mobile's target area for the wireless telecommunications facility. Another water tank located at 1376 Joliet Road is outside the defined geographic area defined by T-Mobile.**

(iii) Existing towers or structures are not of sufficient height to meet applicant's engineering requirements.

**The existing water tank located at 1306 Marquette Drive is not of sufficient height to meet T-Mobile's needs. During discussions with the Village regarding the water tank, T-Mobile was informed no antennas could be placed on the top of the next of the water tank; rather they would have to be placed on the neck at a height of 65'-0", which is far below the required height.**

(iv) Existing towers or structures do not have sufficient structural strength to support applicant's proposed antenna and related equipment.

**As mentioned above, there is a water tank within the geographic area but does not meet T-Mobile's radio frequency needs. The water tank was not tested for structural capability due to the fact that this tower was deemed suitable for T-Mobile. If this tower were deemed adequate to meet T-Mobile's needs then a structural analysis would have been completed.**

(v) The applicant's proposed antenna would cause electromagnetic interference with the antenna on the existing towers or structures, or the antenna on the existing towers or structures would cause interference with the applicant's proposed antenna.

**There is no evidence if any equipment on the existing water tank would cause any interference, although it is highly unlikely. The Federal Communications Commission (FCC) allocates the frequencies to be utilized by T-Mobile; therefore the frequency is set up as a distinct frequency from those typically used by municipal entities such as police and fire.**

(vi) The fees, costs, or contractual provisions required by the owner in order to share an existing tower or structure for sharing are unreasonable. Costs exceeding new tower development are presumed to be unreasonable.

**The water tank at 1306 Marquette Drive was explored as a possible option for T-Mobile, however the proposed lease rate was deemed to be higher than the market would allow for T-Mobile to make this site practical. Additionally, as stated above, the water tank is further from T-Mobile's desired location and does not provide the sufficient height needed.**

(vii) The applicant demonstrates that there are other limiting factors that render existing towers and structures unsuitable.

**There are no other towers located within T-Mobile's search area other than the water tank mentioned above, therefore this criteria does not apply.**

(viii) The applicant demonstrates that an alternative technology that does not require the use of towers or structures, such as a cable microcell network using multiple low-powered transmitter/receivers attached to a wireline system, is unsuitable. Costs of alternative technology that exceed new tower or antenna development shall not be presumed to render the technology unsuitable.

**There are no other alternative technologies that would provide adequate**

suitability. The proposed tower is being built on behalf of T-Mobile by Eco-Site to serve as a "capacity site." A capacity site is necessary in this location to off-load some of the demands placed on the existing network in the area.

Wireless networks are built on a grid pattern with sites handing off from one site to the next. As technology has changed over the years, more and more strain has been placed on the existing infrastructure. As a result, capacity sites are being built between existing wireless telecommunications sites to improve the quality of the network by sharing the load on the current sites.