

VILLAGE OF BARTLETT

COMMITTEE AGENDA

MARCH 21, 2017

PLANNING & ZONING

Brewster Creek Industrial Park – No Parking

POLICE & HEALTH

New Police Building and Parking Lot

PUBLIC WORKS

Regulation of Small Cell Facilities



Agenda Item Executive Summary

Item Name Brewster Creek Industrial Park No Parking Committee
Ordinance or Board Committee

BUDGET IMPACT

Amount: \$ Budgeted

List what fund N/A

EXECUTIVE SUMMARY

As you know, the Brewster Creek Industrial Park has been very successful and is currently ~76% occupied. With the success at the business park, it has brought truck parking and employee parking on the public streets. At times, this has created an unsafe condition making it difficult for emergency vehicles to access the roadways. We have also been asked by one of the businesses within the park to prohibit parking near their business to force their employees to park in their parking lot. We believe restricting parking will make it safer, clean up the business park, and prevent premature damage to the streets. The attached ordinance amends the Municipal Code to prohibit parking within the Brewster Creek Industrial Park.

ATTACHMENTS (PLEASE LIST)

- Ordinance

ACTION REQUESTED

For Discussion Only

Resolution _____

Ordinance

Staff: Dan Dinges

Date: 3/14/17

ORDINANCE 2017 - _____

**AN ORDINANCE AMENDING TITLE 6, CHAPTER 11-1300,
SECTION 6-11-1303.1: OF THE BARTLETT MUNICIPAL CODE TO PROHIBIT
PARKING ALONG PUBLIC STREETS WITHIN THE
BREWSTER CREEK INDUSTRIAL PARK**

BE IT ORDAINED by the President and Board of Trustees of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, as follows:

SECTION ONE: That Title 6, Chapter 11-1300, Section 6-11-1303.1: SCHEDULE V, NO PARKING ZONES: A. Streets Designated: is amended to add the following streets, to the extent said streets lie within the corporate limits of the Village of Bartlett, upon which it shall be unlawful to park any vehicle at any time:

“BREWSTER CREEK BOULEVARD from Stearns Rd. to Munger Rd.”; and

“HUMBRACHT CIRCLE from Munger Rd. to Munger Rd.”; and

“SCHIFERL ROAD from Brewster Creek Blvd. to Munger Rd.”; and

“HARDT CIRCLE from Humbracht Clr. To Humbracht Crl.”; and

“HECHT DRIVE from Brewster Creek Blvd. to Spitzer Rd.”; and

“HECHT COURT from Hecht Crl. To west end”; and

“SPITZER ROAD from Brewster Creek Blvd. to north end”

SECTION TWO: SEVERABILITY. The various provisions of this Ordinance are to be considered as severable, and if any part or portion of this Ordinance shall be held invalid by any Court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Ordinance.

SECTION THREE: REPEAL OF PRIOR ORDINANCES. All prior Ordinances and Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION FOUR: EFFECTIVE DATE. This Ordinance shall be in full force and effect upon its passage and approval.

ROLL CALL VOTE:

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

Kevin Wallace, Village President

ATTEST:

Lorna Giles, Village Clerk

CERTIFICATION

I, the undersigned, do hereby certify that I am the Village Clerk of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, and that the foregoing is a true, complete and exact copy of Ordinance 2017 - _____ enacted on _____, 2017, and approved on _____, 2017, as the same appears from the official records of the Village of Bartlett.

Lorna Giles



Agenda Item Executive Summary

Item Name	New Bartlett Police Building and Parking Lot	Committee or Board	Committee
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BUDGET IMPACT

Amount:	N/A	Budgeted	N/A
List what fund	N/A		

EXECUTIVE SUMMARY

The New Bartlett Police Building and Parking Lot application requires the following:

Rezoning from the SR-4 (Suburban Residence) District to the P-1 (Public Lands) District and **Site Plan Review** for the New Parking Lot west of Oak Avenue (0.44 acres);

Site Plan Amendment for the New Police Building in the Municipal Complex; and the following **Variations**:

- (a) 10' reduction from the 25' front yard along Oak Avenue (east side) to allow for parking,
- (b) To allow a 6' high fence to be located in the front yard along Oak Avenue (east side),
- (c) 20' reduction from the 25' side yard along the south property line in the new parking lot along Oak Avenue (west side) to allow for parking,
- (d) 17' reduction from the 25' side yard along the north property line in the new parking lot along Oak Avenue (west side) to allow for parking,
- (e) 10.5' reduction from the 30' rear yard in the new parking lot along Oak Avenue (west side) to allow for parking,
- (f) 10' reduction from the 25' front yard in the new parking lot along Oak Avenue (west side) to allow for parking; and
- (g) Elimination of the required curbed planting islands at the end of a parking row within the new parking lot along Oak Avenue (west side)

ATTACHMENTS (PLEASE LIST)

CD Memo, Letter, Application, Location Map, Approved Site Plan, Phasing Plan, Parking Logistics Plan, Building Rendering, Site Plan, Building Elevations, Floor Plans and Landscape Plan

ACTION REQUESTED

- For Discussion Only - To discuss the requests and forward to the Zoning Board of Appeals and the Plan Commission for further review and to conduct the required public hearings.
- Resolution
- Ordinance
- Motion

Staff:	Jim Plonczynski, Com Dev Director	Date:	March 10, 2017
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COMMUNITY DEVELOPMENT MEMORANDUM

17-43

DATE: March 10, 2017
TO: Paula Schumacher, Acting Village Administrator
FROM: Jim Plonczynski, Community Development Director
RE: **(#17-02) New Bartlett Police Building and Parking Lot**

PETITIONER

Paula Schumacher and Police Chief Ullrich on behalf of the Village of Bartlett

SUBJECT SITE

228 S. Main

REQUESTS

Rezoning from the SR-4 (Suburban Residence) District to the P-1 (Public Lands) District and **Site Plan Review** for the New Parking Lot west of Oak Avenue (0.44 acres), **Site Plan Amendment** for the New Police Building in the Municipal Complex; and the following **Variations**:

- (a) 10' reduction from the 25' front yard along Oak Avenue (east side) to allow for parking,
- (b) To allow a 6' high fence to be located in the front yard along Oak Avenue (east side),
- (c) 20' reduction from the 25' side yard along the south property line of the new parking lot along Oak Avenue (west side) to allow for parking,
- (d) 17' reduction from the 25' side yard along the north property line of the new parking lot along Oak Avenue (west side) to allow for parking,
- (e) 10.5' reduction from the 30' rear yard in the new parking lot along Oak Avenue (west side) to allow for parking,
- (f) 10' reduction from the 25' front yard in the new parking lot along Oak Avenue (west side) to allow for parking; and
- (g) Elimination of the required curbed planting islands at the end of a parking row within the new parking lot along Oak Avenue (west side).

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Sites	Municipal/Vacant	Municipal/Institutional	P-1/SR-4
North	Commercial/Residential/	Municipal/ Village Center Residential	B-1/ SR-4
South	Single Family/Commercial	Village Center Residential	SR-3/SR-4/B-1
East	Municipal Complex/ Commercial	Municipal/Institutional/	P-1/PD/B-1
West	Single Family	Village Center Residential	SR-4

ZONING HISTORY

The existing Police Building was built in 1991 as part of the original Village Hall Addition/Expansion and Police Headquarters construction. The Police Building was approximately 21,677 sq. ft. in area and included both the 1st floor and basement area.

The **Site Plan** for the existing Municipal Complex was approved in 2004 by Ordinance #2004-81 (An Ordinance Rezoning the Bartlett Municipal Center Property, Granting a Special Use Permit for Building Height, Variances for Parking in the Front, Side and Rear Yards and to allow the Building within the Front Yard Setback and Site Plan Approval for the New Bartlett Municipal Center.) This plan included the complete demolition of the Village Hall, the approval of a new two-story building with a revised parking layout for both the village employees and police personnel and the rezoning of all the Village owned parcels to the P-1 (Public Lands) Zoning District.

DISCUSSION

1. The Petitioners are requesting a **Rezoning** from the SR-4 (Suburban Residence) Zoning District to the P-1 (Public Lands) Zoning District and a **Site Plan Review** for the newly acquired 0.44 acre property along the west side of Oak Avenue. This property was purchased to provide additional parking for the Police Department and would now become part of the overall Municipal Complex.
2. A **Site Plan Amendment** is also being requested for the Municipal Complex site to provide for the demolition of the existing Police Building in phases, the construction of a new two-story Police Building, new parking areas and minor revisions to the parking area in front of the new Police Building and Village Hall.
3. The new Police Building would be approximately 48,982 square feet in area with a proposed 1st floor of 23,233 square feet, which would primarily include the lobby, office space, interrogation rooms, the booking area and roll call. The 2nd floor, consisting of approximately 10,891 square feet, would contain administrative offices, a conference room, training room and break room. The lower level or basement area would be approximately 14,858 square feet and would include police storage for files and evidence, the personnel lockers and changing areas, as well as the gun range and mechanical room.
4. The architect has designed the new Police Building to not only complement the existing Village Hall, but to also continue the overall architectural theme established by the Town Center. This new building will utilize similar building materials and colors, such as brick and stone accent features along the front façade, while also incorporating the use of natural stone as part of the proposed archway over the new entrance to the Police Building. In addition, the patterned accent feature, shown on the tower, will also be duplicated above this new arch. The new two-story building with its pitched roof and building height of 39' 3" will match the existing Village Hall height and with the inclusion of the arched entry feature will provide a visual balance to the front elevation of the Municipal Complex.

5. Parking for police personnel would be located in three general locations – the new parking lot west of Oak Avenue, as well as a parking area north and south of the new building. Ten (10) additional spaces in the existing parking lot would also be designated for police personnel. Both the north and south parking areas have provided a space for turnarounds so that if these parking areas are full, vehicles would not have to back out of these parking lots.

The new parking lot west of Oak and the north parking lot would both be secured parking areas with each having an electronic arm that would prohibit vehicular access without proper security. As an added security measure, the north parking area would contain a six (6) foot high black aluminum fence, located west of the existing police storage garage to enclose this area. East of the garage, a six (6) foot high solid, PVC fence would be utilized to enclose and secure the remainder of the parking spaces.

Metal canopies are also proposed for this north parking area that would protect police vehicles from inclement weather. These structures would be approximately 9' tall, providing 7' of clearance along the north property line, while taller vehicles would be able to park under the canopies attached to the building, which would be approximately 14' tall, providing 12' of clearance.

6. The parking lot west of Oak Avenue would contain 29 parking spaces and vehicular movements would consist of a one-way pattern counter clockwise around the site. The existing dilapidated fence located on the site along the north property line and a portion of the west property line (southwest corner) was built by the former property owner and will be removed and replaced with dense landscaping to screen this property from adjacent residential properties. (Please note: Existing fences along the west property line on the adjacent residential properties will remain, as they will provide additional screening for this parking lot.)
7. Ingress/egress to the new Police Building would consist of three curb cuts which would replace two existing curb cuts located along the east side of Oak Avenue - the aforementioned north parking lot entrance, the relocated southern curb cut for the south parking area and the sallyport curb cut which is an exit-only.
8. The new parking lots proposed for the Police Department will contain 63 parking spaces. With the additional ten (10) existing spaces being designated for police personnel, the total number of parking spaces for the Police Department will be 73. Minor changes to the parking area in front of Village Hall and the Police Building will also occur. With the incorporation of the new security planter/seating wall, the new building and outdoor public space, the required one (1) additional accessible parking stall and the relocation of two (2) accessible spaces, there will be an elimination of seven (7) parking spaces. According to the Zoning Ordinance, the Village Hall would require 100 parking spaces based upon the office space and maximum capacity of the council chambers ($55 + 45 = 100$). The Police Department would only require six (6) spaces, based upon the 1,628 square feet of public access areas within the new building. **This would result in an overall requirement of 106 parking spaces for the Municipal Complex. A total of 153 parking spaces have been**

provided, including the required five (5) accessible parking spaces, which exceeds the Zoning Ordinance requirement.

9. New LED lights on a motion sensor and timer are being proposed for the new parking lot west of Oak. These lights would turn on when any motion is detected and then dim after a certain period of time so as not to disturb the residential properties adjacent to this parking lot. In addition, the Village's decorative street lights will be installed within the right-of-way of the Municipal Complex properties along Oak Avenue to incorporate the lighting utilized at Village Hall and to continue the downtown lighting theme.
10. As part of the overall upgrades to the front façade of the Municipal Complex, the pavers at the existing entrances will be removed and replaced with stamped concrete. The pavers have become a "tripping hazard" and require continued maintenance and Staff believes the new stamped concrete will improve the overall safety and aesthetics of the outdoor public space. In addition, a new large planter and seating wall will be constructed in front of the new Police Building to not only soften the large area of hardscape, but to continue the landscaped, seating area theme existing in front of the Village Hall. This planter area will also serve as a security feature to prohibit a vehicle from potentially damaging the new building. Additional security bollards along with two landscaped security planters will also be placed along the curb line in front of the remaining outdoor space adjacent to the building for security purposes.
11. As part of the development review for the Municipal Complex and New Police Parking Lot, the following **variances** are being requested: (a) a 10' reduction from the 25' front yard setback along Oak Avenue (east side) to allow for parking, (b) to allow a 6' high fence to be located in the front yard along Oak Avenue (east side), (c) a 20' reduction from the 25' side yard along the south property line in the new parking lot along Oak Avenue (west side) to allow for parking, (d) a 17' reduction from the 25' side yard along the north property line in the new parking lot along Oak Avenue (west side) to allow for parking, (e) an 10.5' reduction from the 30' rear yard in the new parking lot along Oak Avenue (west side) to allow for parking, (f) a 10' reduction from the 25' front yard setback in the new parking lot along Oak Avenue (west side) to allow for parking; and (g) elimination of the required curbed planting islands at the end of a parking row within the new parking lot along Oak Avenue (west side) .
12. The trash receptacle and loading area would be located along the west elevation of the new Police Building. The receptacle area will be screened with an enclosure constructed of the same brick utilized in the construction of the building. It would also have the required gate to secure the enclosure and landscaping would also be incorporated around the perimeter as required by Village code.
13. Engineering and Landscape plans are currently being reviewed by the Staff.

RECOMMENDATION

1. The Staff recommends forwarding the requests to the Zoning Board of Appeals and the Plan Commission for further review and to conduct the required public hearings.
2. Background information is attached for your review and consideration.

rbg/attachments

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THE VILLAGE OF
BARTLETT

228 S. MAIN STREET
BARTLETT, ILLINOIS 60103
PHONE 630.837.0800
FAX 630.837.7168
www.village.bartlett.il.us

VILLAGE PRESIDENT

Kevin Wallace

VILLAGE CLERK

Lorna Giles

TRUSTEES

T. L. Arends

Michael E. Camerer D.C.

Vince Carbonaro

Raymond H. Deyne

Adam J. Hopkins

Aaron H. Reinke

February 24, 2017

Village of Bartlett President and Board of Trustees
228 South Main St.
Bartlett, IL 60103

Re: New Bartlett Police Building and Parking Lot

Dear Village President and Board of Trustees:

Attached for your review is the Site Plan, Zoning and Variance application for the new Bartlett Police Building and accompanying Police Parking Lot (on Oak Avenue). This new facility will be located within the general vicinity of the current police building and will continue to be part of the overall Bartlett Municipal Complex. It will architecturally tie into the existing Village Hall with similar design elements and features that will also complement the overall theme created by those buildings that have been redeveloped in downtown and emphasized within the Town Center.

The new building will be approximately 48,982 square feet and will be built in two phases. The first phase of development will occur along the north half of the site where the existing police parking area is located. This will enable the primary core responsibilities and day-to-day operations of the Police Department to continue to fully function within a majority of the existing building while construction begins for Phase 1. Once the north half of the building is completed, the staff and operations will relocate to the new building so that demolition of the southern half of the existing building can take place and construction of Phase 2 will commence.

A parking logistics plan has been designed that will allow both police and village personnel to park within close proximity to the facility while still providing residents ample parking in the front of the building. Staging for construction equipment and construction employees has also been provided for in this plan both on the construction site itself and across the street on the future police parking lot on the west side of Oak Avenue.

Construction of the new Police Building demonstrates a long range commitment to the community that will be both fiscally responsible and effectively managed. The modern technology incorporated into the building will enable the Police Department to continue to provide our residents with outstanding service while improving efficiency within the work environment. It will provide the vital space necessary for the Police Department to grow and move forward into the future all while maintaining the status of the Village as one of the safest communities in the State.

I know this will be a project the Village residents, Board and staff will be proud of now and into the future and I respectfully request your review of this application.

Sincerely,

VILLAGE OF BARTLETT

Paula Schumacher
Acting Village Administrator



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only

Case # 17-02

PROJECT NAME New Bartlett Police Building/Parking Lot

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Village of Bartlett

Street Address: 228 S. Main

City, State: Bartlett, IL 60103

Zip Code: 60103

Email Address: rgrill@vbartlett.org

Phone Number: 630.540.5935

Preferred Method to be contacted: Email

PROPERTY OWNER INFORMATION

Name: Village of Bartlett

Street Address: same as above

City, State: _____

Zip Code: _____

Phone Number: _____

OWNER'S SIGNATURE: Paula Schumacher **Date:** 3/10/17
(OWNER'S SIGNATURE IS REQUIRED or A LETTER AUTHORIZING THE PETITION SUBMITTAL.)

ACTION REQUESTED (Please check all that apply)

- Annexation
 - PUD (preliminary)
 - PUD (final)
 - Subdivision (preliminary)
 - Subdivision (final)
 - Site Plan (please describe use: commercial, industrial, square footage): _____
Site Plan Amendment
 - Unified Business Center Sign Plan
 - Other (please describe) _____
- Text Amendment
 - Rezoning SR-4 _____ to P-1
 - Special Use for: _____
 - Variation: Parking in Setbacks

SIGN PLAN REQUIRED? No

(Note: A Unified Business Center Sign Plan is required for four or more individual offices or businesses sharing a common building entrance or private parking lot.)

PROPERTY INFORMATION

Common Address/General Location of Property: 228 S. Main/222 S. Oak

Property Index Number ("Tax PIN"/"Parcel ID"): 06-34-409-037 &-038, 06-34-408-012 &-029

Zoning: Existing: SR-4 / P-1
(Refer to Official Zoning Map)

Land Use: Existing: Residential/VACANT/MUNICIPAL

Proposed: P-1

Proposed: Institutional/Municipal

Comprehensive Plan Designation for this Property: Suburban Residential/MUNICIPAL/INSTITUTIONAL
(Refer to Future Land Use Map)

Acreage: 19,228 sq. ft (New)
3.5 ACRES (EXISTING)

For PUD's and Subdivisions:

No. of Lots/Units: 2

Minimum Lot: Area _____ Width _____ Depth _____

Average Lot: Area _____ Width _____ Depth _____

APPLICANT'S EXPERTS (If applicable, including name, address, phone and email)

Attorney Bryan Mraz

630-529-2541

Engineer V3 and Robert Allen (Village Engineer)

630-837-0811

Other _____

FINDINGS OF FACT FOR SITE PLANS

Both the Plan Commission and Village Board must decide if the requested Site Plan meets the standards established by the Village of Bartlett Zoning Ordinance.

The Plan Commission shall make findings based upon evidence presented on the following standards: **(Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the Plan Commission and Village Board to review.)**

1. The proposed use is a permitted use in the district in which the property is located.

The proposed municipal parking lot and Police Building are permitted uses in the P-1 Public Lands Zoning District.

2. The proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.

The proposed parking lot will be fenced and screened with landscaping in accordance with all applicable Village Codes (building and landscape ordinance). The Police Building will be compatible with the existing uses in the area and will meet all applicable Village Code requirements (i.e. drainage, landscaping, building, lighting).

3. The vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well.

The proposed parking lot and Police Building will provide efficient and safe movement of police vehicles in and around the site(s) and will not disrupt traffic in the area.

4. The site plan provides for the safe movement of pedestrians within the site.

The existing pedestrian movement on the Municipal Complex site will remain unchanged for residents and visitors and continue to be safe and efficient.

5. There is sufficient mixture of grass, trees and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public. Any part of the site plan area not used for buildings, structures, parking or accessways shall be landscaped with a mixture of grass, trees and shrubs. (All landscape improvements shall be in compliance with Chapter 10-11A, Landscape Requirements)

The parking lot and Police Building will provide screening and landscaping in accordance with the Landscape Ordinance including fencing and perimeter landscaping where required.

6. All outdoor storage areas are screened and are in accordance with standards specified by this Ordinance.

The proposed trash enclosure at the Police Building shall be screened with fencing/gate in accordance with the Zoning and Building Codes.

FINDINGS OF FACT FOR VARIATIONS

Both the Zoning Board of Appeals and the Village Board must decide if the requested variation is in harmony with the general purpose and intent of the Zoning Ordinance and if there is a practical difficulty or hardship in carrying out the strict letter of the regulations of the Zoning Ordinance.

The Zoning Board of Appeals shall make findings based upon evidence presented on the following standards: **(Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the ZBA and Village Board to review.)**

1. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

The parking encroachments into the building setbacks are needed to provide an adequate number of off-street parking spaces for the police department vehicles and police personnel both east of Oak Avenue as well as west of Oak Avenue.

2. That conditions upon which the petition for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classifications.

The Municipal Complex site is unique in this neighborhood in the fact that it encompasses not only the Village Hall but the Police Department which requires more of a secure environment for not only their vehicles but their personnel as well.

3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property.

The proposed setback variation requests are strictly related to providing the necessary number of off-street parking spaces for the Police Department and not to make the subject site more profitable.

4. That the alleged difficulty or hardship is caused by the provisions of this Title and has not been created by any person presently having an interest in the property.

The hardship is created strictly by the Zoning Ordinance requirement that requires off-street parking lots to also adhere to the required building setbacks and thereby limiting the number of parking spaces that could be designed within the new parking lots for the Police Dept.

5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.

The granting of the parking setback variations will not be detrimental to the public welfare or injurious to other properties in the neighborhood. The parking lot will be well landscaped and the existing fences will continue to screen this property from adjacent properties.

6. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.

The proposed parking setback variations will not impair light or air to the adjacent properties and all parking will be located off-street so as not to increase traffic congestion in the neighborhood.

7. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.

The granting of the parking setback variations will not provide special privileges on the applicant. Other non-residential properties in the Downtown and throughout the Village have been granted parking setback variations to allow necessary and required parking as required for their developments.

ACKNOWLEDGEMENT

I understand that by signing this form, that the property in question may be visited by village staff and Board/Commission members throughout the petition process and that the petitioner listed above will be the primary contact for all correspondence issued by the village.

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the above signatures.

Any late, incomplete or non-conforming application submittal will not be processed until ALL materials and fees have been submitted.

SIGNATURE OF PETITIONER: Paula Schumacher

PRINT NAME: Paula Schumacher, Acting Village Administrator

DATE: 3/10/2017

REIMBURSEMENT OF CONSULTANT FEES AGREEMENT

The undersigned hereby acknowledges his/her obligation to reimburse the Village of Bartlett for all necessary and reasonable expenses incurred by the Village for review and processing of the application. Further, the undersigned acknowledges that he/she understands that these expenses will be billed on an ongoing basis as they are incurred and will be due within thirty days. All reviews of the petition will be discontinued if the expenses have not been paid within that period. Such expenses may include, but are not limited to: attorney's fees, engineer fees, public advertising expenses, and recording fees. Please complete the information below and sign.

NAME OF PERSON TO BE BILLED: N/A

ADDRESS: _____

PHONE NUMBER: _____

EMAIL: _____

SIGNATURE: _____

DATE: _____

ZONING/LOCATION MAP

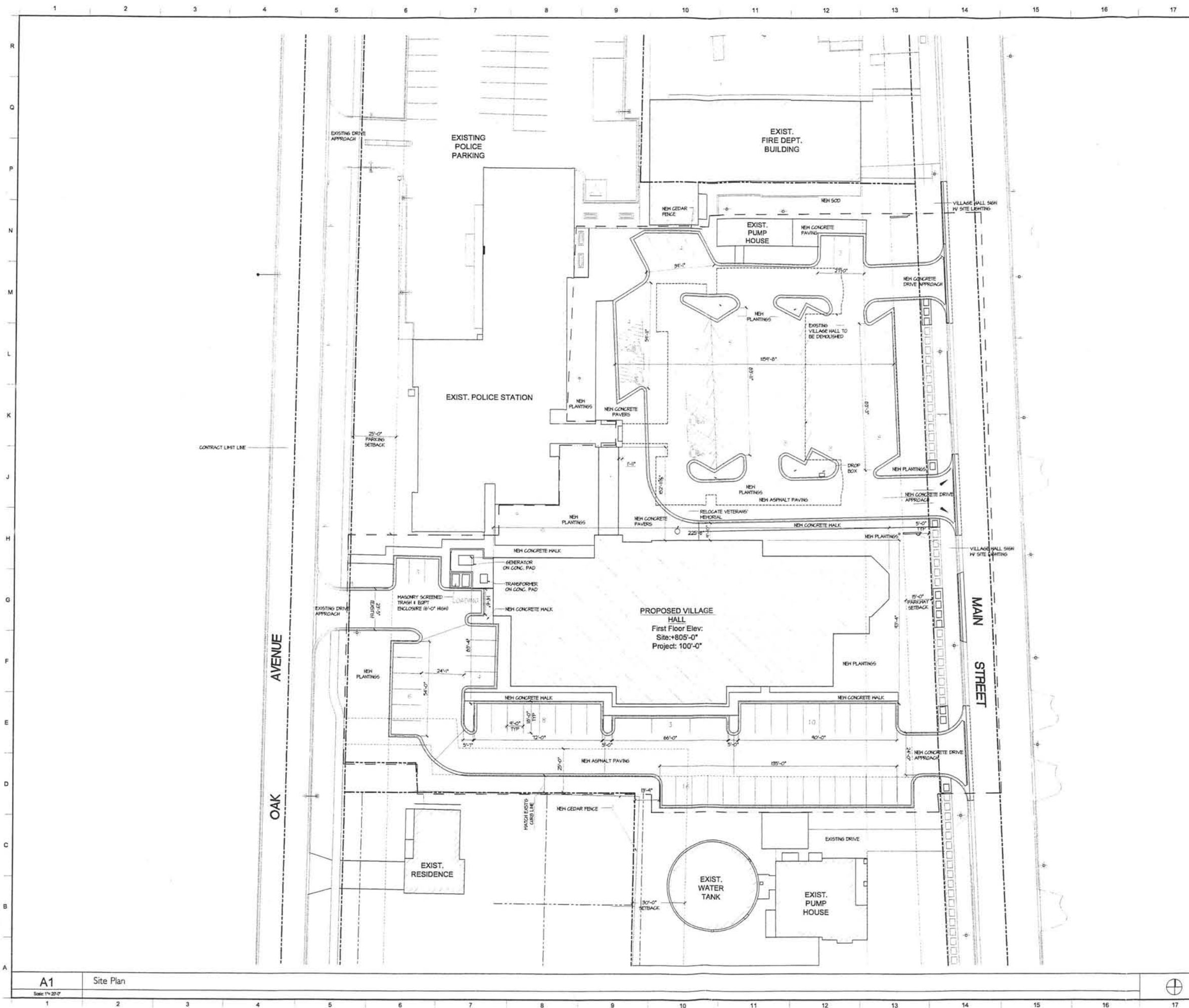
Bartlett Police Department

Case #17-02

PINs 06-34-409-037, 06-34-409-038,
06-34-408-012 & 06-34-408-029



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, GIS User Community



NOTES:

TIE-INS FOR BUILDING STORM AND SANITARY SEWER TO BE EXTENDED TO MIDDLE OF MAIN STREET

POWER TIE-IN TO BE TAKEN FROM OVERHEAD LINES @ SOUTH PROPERTY LINE TO ELECTRICAL TRANSFORMER AS SHOWN. SEE SURVEY

GAS AND WATER TIE-INS TO BE TAKEN FROM OAK STREET PROPERTY LINE. SEE SURVEY DATED FEB 4, 2003.

PROJECT DATA

Building Floor Area:
 First Floor Area 16,290 SF
 Second Floor Area 12,775 SF
 Total Building Area 29,065 SF
 Not included:
 Basement 16,290 SF
 Penthouse Area 1,200 SF

Building Footprint Area: 16,290 SF

Building Height:
 Base elevation 100'-0" = +805.0'
 Height of first floor 114'-0"
 Height of second floor 128'-0"
 Ave. height of roof above grade plane +33'-6"
 Height of mech. penthouse at roof 11'-0"
 Total Building Height ±37'-0"
 Top of Tower ±46'-0"

Parking Calculations

Public Office Buildings to follow applicable requirement for like uses (Business Office Building):
 1 parking space for every 275 SF.
 100 spaces required.
 Include 55 spaces for existing Police Station.
 155 total spaces required.
 100 new spaces provided.

Floor Area Ratio: Maximum of 1.0
 Actual: 0.275

Police Station: 13,625sf
 New Village Hall: 29,065sf
 Total building area: 42,590sf
 Total site area: 154,810sf

Fire Lane:

The proposed parking drives are adequate for fire department access. The building owner will designate specific "fire lane" and "no parking" areas at a later date.

PROJECT ELEV. 100'-0" = (SITE ELEV) 805'-0"

3MAY04	REISSUED FOR MUNICIPAL REVIEW
23APR04	ISSUED FOR DD PRICING
19MARCH	ISSUED FOR MUNICIPAL REVIEW
25AUG04	Schematic Design Pricing
Drawn by:	CGTB
Checked by:	TSVG
Project no.:	2002-17-00

NagleHartrayDankerKaganMcKayPenney
 ARCHITECTS

Phone 312.425.1000
 Fax 312.425.1001
 www.nhdkmp.com

30 West Monroe Street
 Chicago, Illinois 60603

Bartlett Village Hall
 228 Main Street
 Bartlett, Illinois

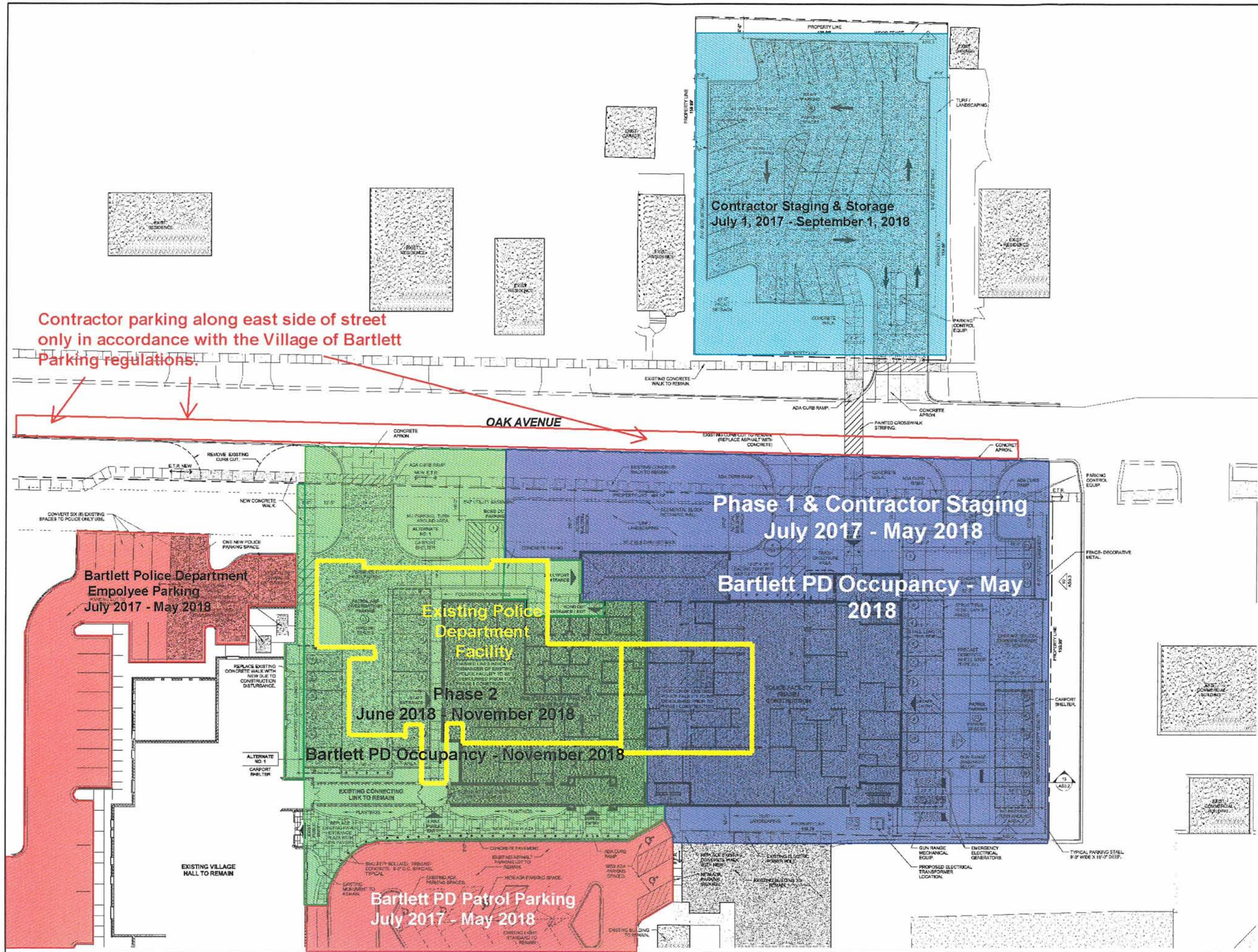
Site Plan

A1

Site Plan

DD01

APPROVED SITE PLAN



Contractor parking along east side of street only in accordance with the Village of Bartlett Parking regulations.

Contractor Staging & Storage
July 1, 2017 - September 1, 2018

Phase 1 & Contractor Staging
July 2017 - May 2018

Bartlett PD Occupancy - May 2018

Existing Police Department Facility

Phase 2
June 2018 - November 2018

Bartlett PD Occupancy - November 2018

Bartlett Police Department Employee Parking
July 2017 - May 2018

Bartlett PD Patrol Parking
July 2017 - May 2018

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NEW POLICE STATION
 BARTLETT POLICE DEPARTMENT
 228 SOUTH MAIN STREET
 BARTLETT, ILLINOIS 60103

RECEIVED
 COMMUNITY DEVELOPMENT

MAR 06 2017
 VILLAGE OF
 BARTLETT

NEW POLICE STATION
 BARTLETT POLICE DEPARTMENT
 228 SOUTH MAIN STREET
 BARTLETT, ILLINOIS 60103

DATE: 22 FEBRUARY 2017
 DRAWN: JAO
 CHECKED: SEL

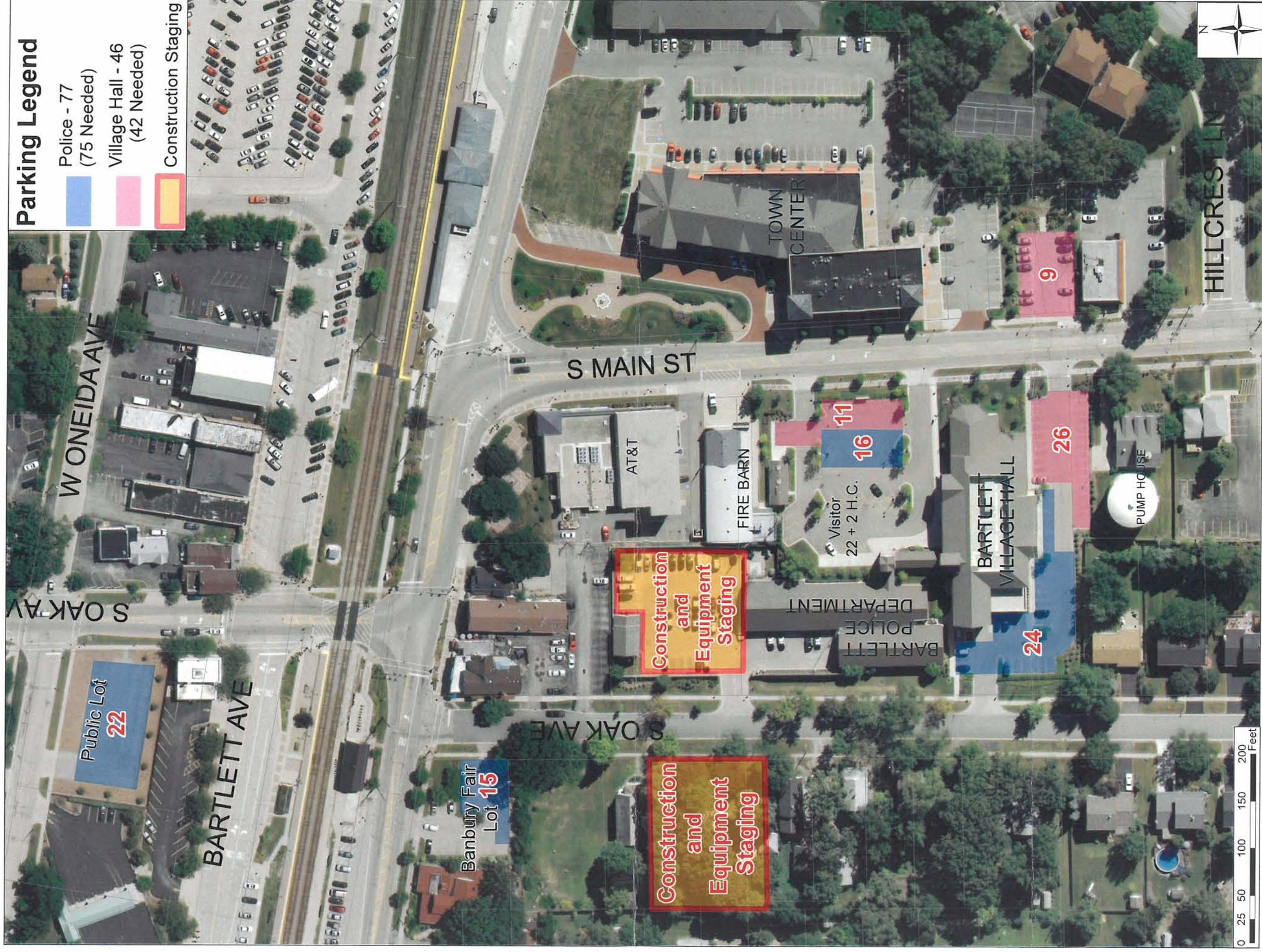
GRAPHIC NORTH

WILLIAMS ARCHITECTS
 ARCHITECTURE PLANNING INTERIORS
 500 West Broadway, Suite 600, Chicago, IL 60610
 Phone: (312) 221-1277 Fax: (312) 221-1255

ARCHITECTURAL SITE PLAN
 PHASE 2
AS0.1
 NOT FOR CONSTRUCTION

Parking Legend

- Police - 77 (75 Needed) 
- Village Hall - 46 (42 Needed) 
- Construction Staging 





EAST ELEVATION

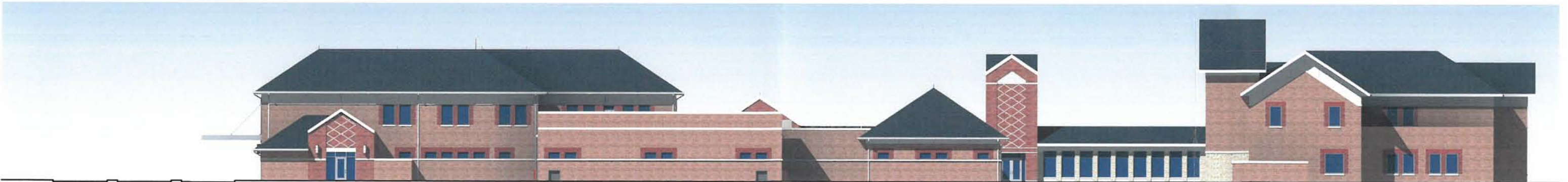
MAIN STREET VIEW



NORTH ELEVATION



SOUTH ELEVATION

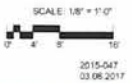


WEST ELEVATION

OAK AVENUE VIEW



BARTLETT POLICE DEPARTMENT
NEW POLICE FACILITY



2015-047
03.06.2017

100 Park Boulevard, Suite 500
Bartlett, IL 60143
Phone: 630.221.1212
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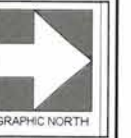
MAR 06 2017

VILLAGE OF
BARTLETT

**NEW POLICE STATION
BARTLETT POLICE DEPARTMENT
228 SOUTH MAIN STREET
BARTLETT, ILLINOIS 60103**

WA No: 2015.047
Date: 06 MARCH 2017
Drawn: JAO
Checked: SEL

NO.	DATE	REVISIONS	DESCRIPTION



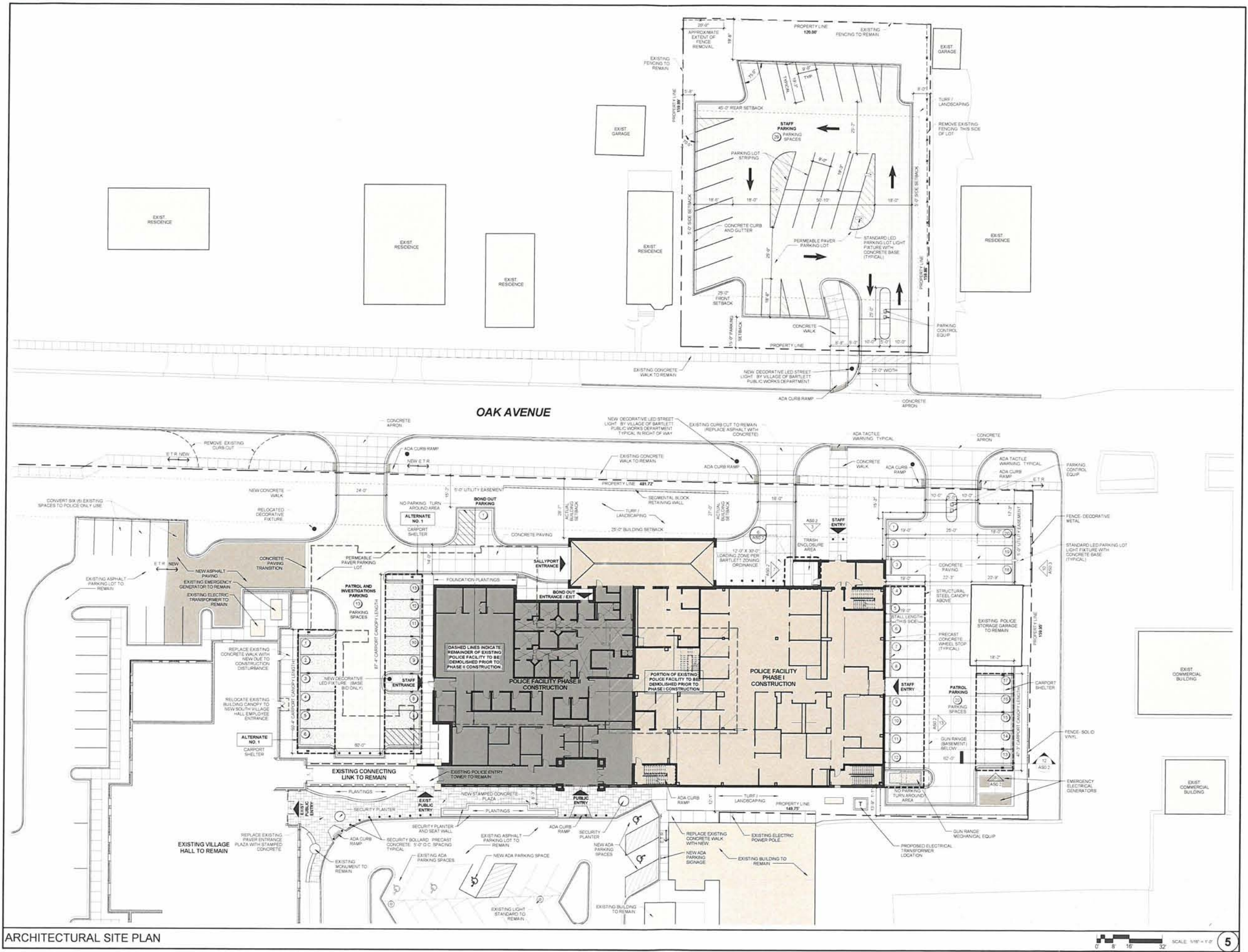
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ARCHITECTURE / PLANNING / INTERIORS
300 Park Boulevard, Suite 200, Naperville, IL 60563
Phone: 630.201.1171 / Fax: 630.201.1125



ARCHITECTURAL
SITE PLAN

**PHASE 2
AS0.1**

NOT FOR
CONSTRUCTION



ARCHITECTURAL SITE PLAN

NEW POLICE FACILITY
BARTLETT POLICE DEPARTMENT
 228 SOUTH MAIN STREET
 BARTLETT, ILLINOIS 60103

W.A. No. 2017.047
 Date: 06/28/2017
 Drawn: JMD/CJS/TKK
 Checked: SEL

NO.	DATE	REVISIONS	DESCRIPTION

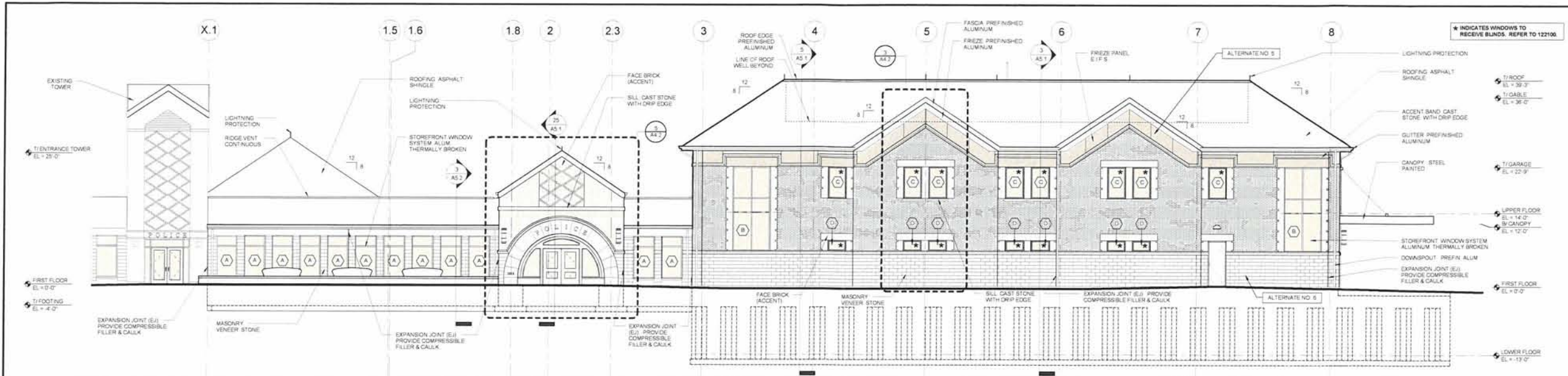
WILLIAMS ARCHITECTS
 ARCHITECTS
 ARCHITECTS PLANNING INTERIORS
 800 WEST MONROE STREET
 CHICAGO, ILLINOIS 60602-2511
 Phone: 312-221-1717 / Fax: 312-221-1220



EXTERIOR ELEVATIONS

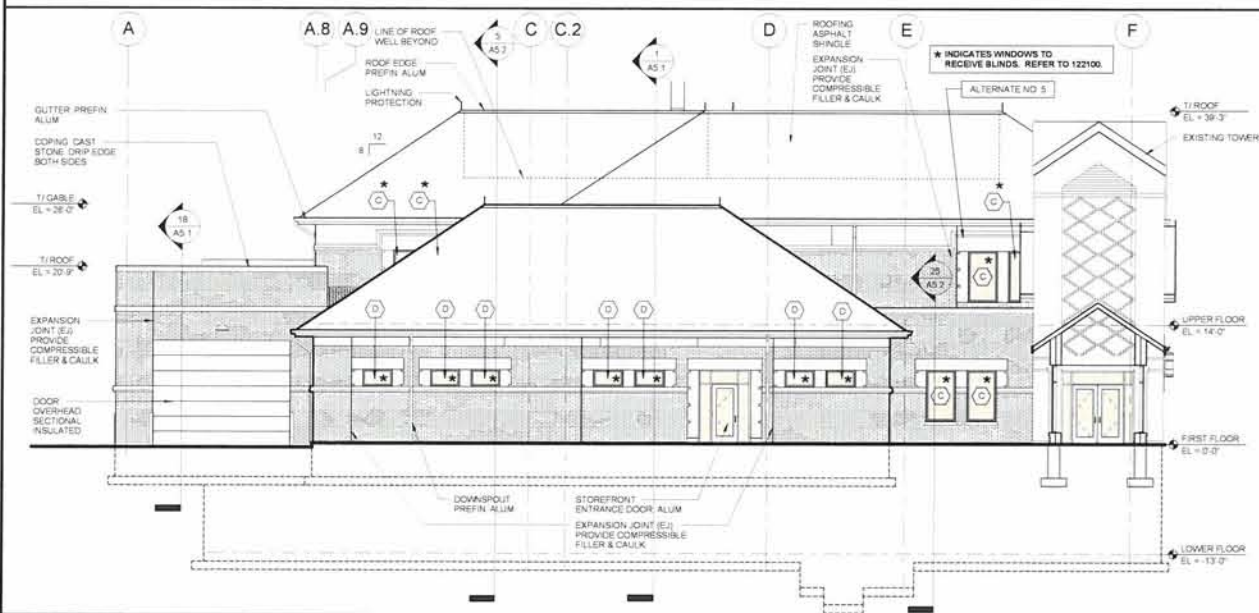
PHASE 2
2-A4.1

NOT FOR CONSTRUCTION



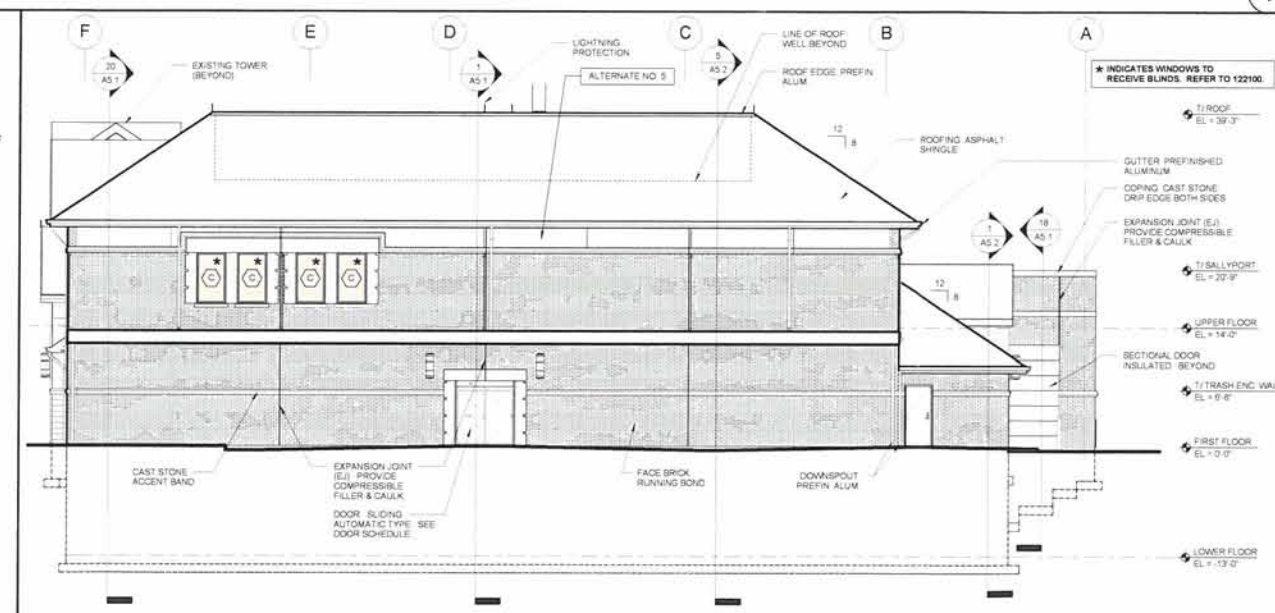
EAST ELEVATION

SCALE: 1/8" = 1'-0" **1**



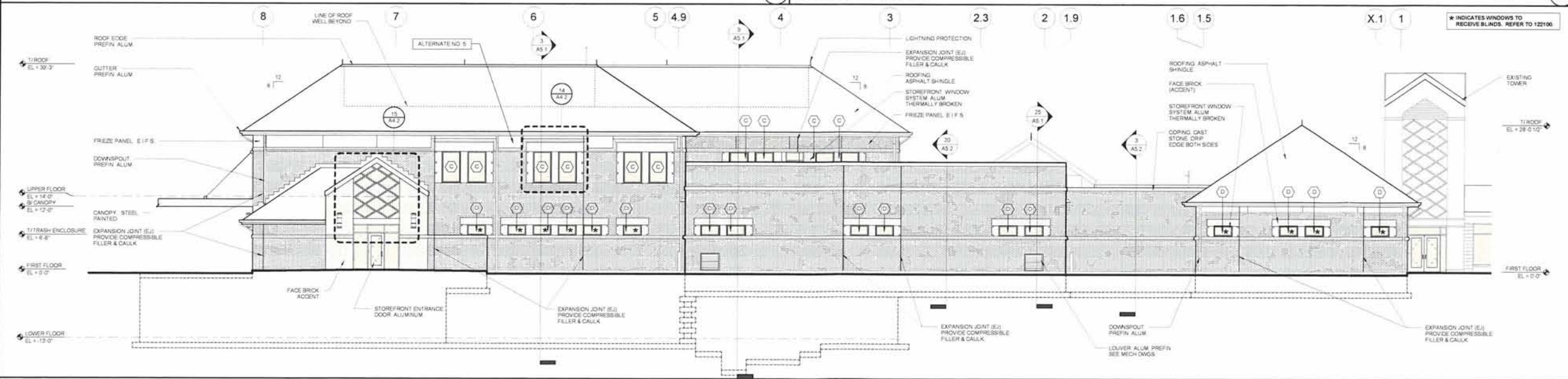
SOUTH ELEVATION

SCALE: 1/8" = 1'-0" **8**



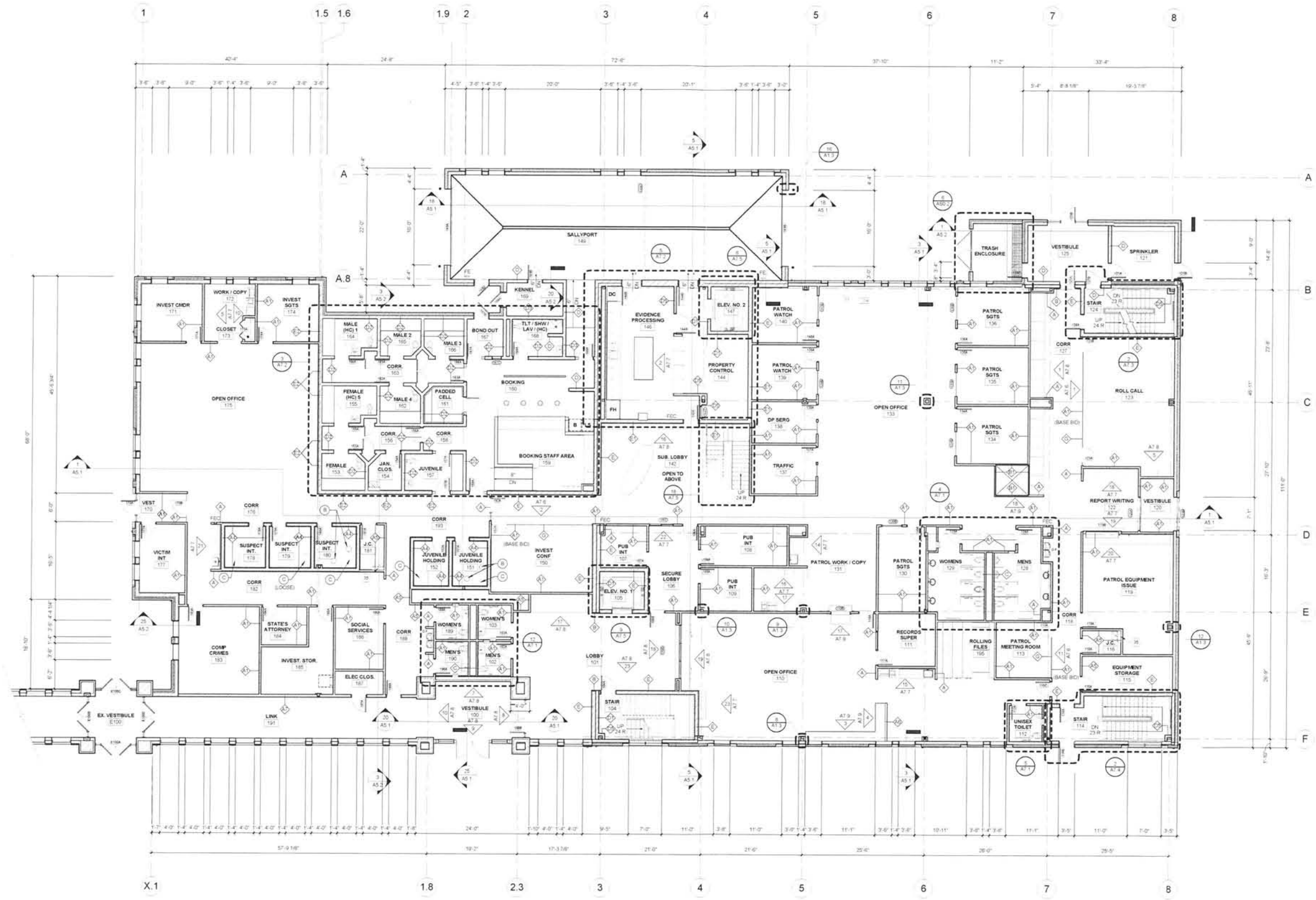
NORTH ELEVATION

SCALE: 1/8" = 1'-0" **2**



WEST ELEVATION

SCALE: 1/8" = 1'-0" **3**



FIRST FLOOR PLAN - 23,233 G.S.F.

SCALE 1/8" = 1'-0" 5

NEW POLICE FACILITY
 BARTLETT POLICE DEPARTMENT
 228 SOUTH MAIN STREET
 BARTLETT, ILLINOIS 60103

WA No. 2015-5417
 Date 08/08/2017
 Draw AND LGS
 Checkd SEL

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WILLIAMS ARCHITECTS
 ARCHITECTURE | TRAINING | ADAPTIVE INTERIORS
 2001 Parkland Square, Suite 100, Oak Brook, IL 60151
 Phone: 630.575.1517 Fax: 630.575.1125



FIRST FLOOR PLAN

**PHASE 2
 2-A1.1**

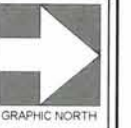
NOT FOR CONSTRUCTION

3/20/17 8:00 AM

NEW POLICE FACILITY
BARTLETT POLICE DEPARTMENT
228 SOUTH MAIN STREET
BARTLETT, ILLINOIS 60103

WA No. 2015-007
Date: 06/MARCH/2017
Drawn: JMD/LCB
Checked: SFL

NO.	DATE	REVISIONS	DESCRIPTION



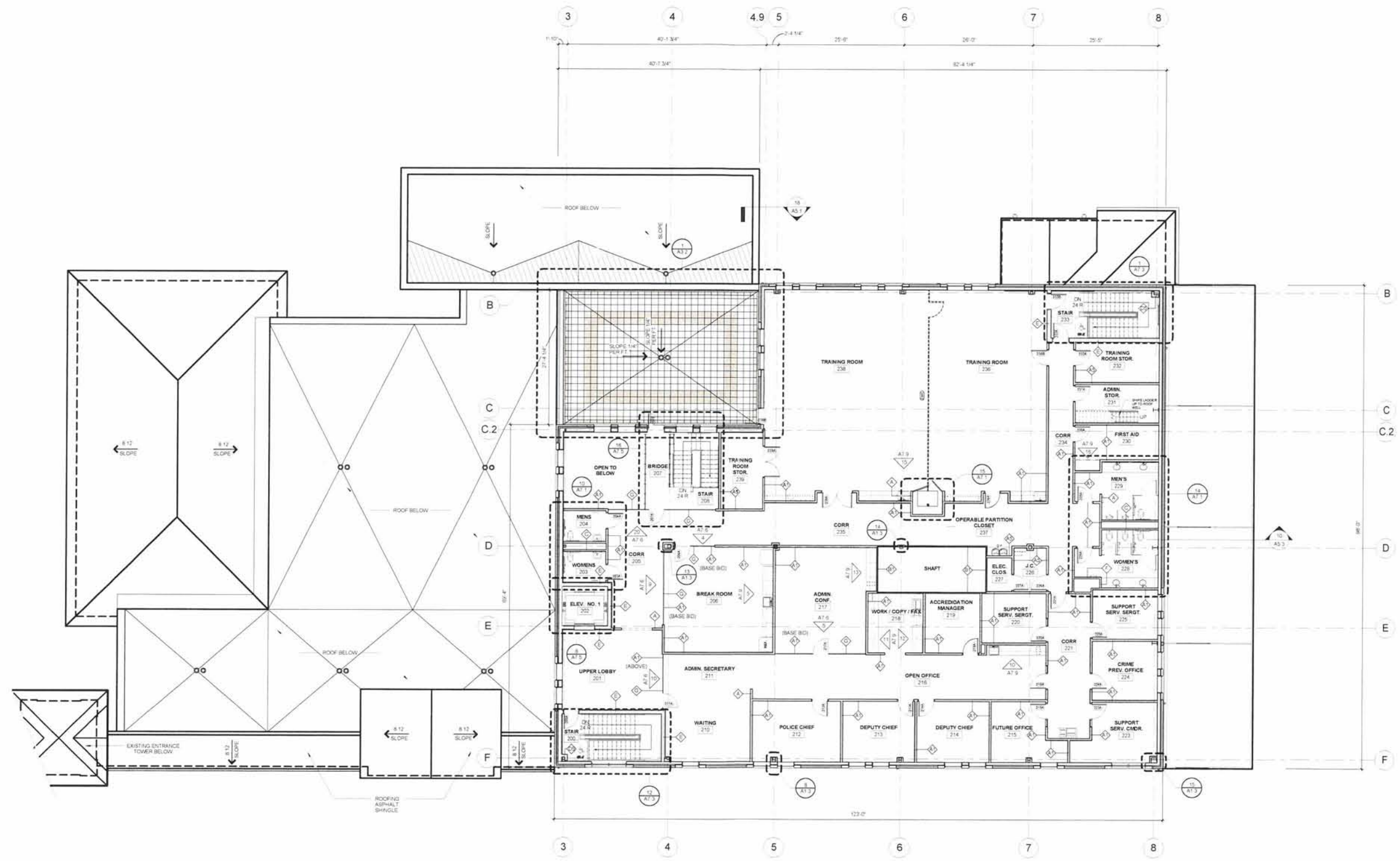
WILLIAMS ARCHITECTS
ARCHITECTURE | TRAINING | ADQUIS | INTERIORS
100 Park Road, Suite 200, Oak Brook, IL 60151
Phone: 630.571.1237 Fax: 630.521.1231

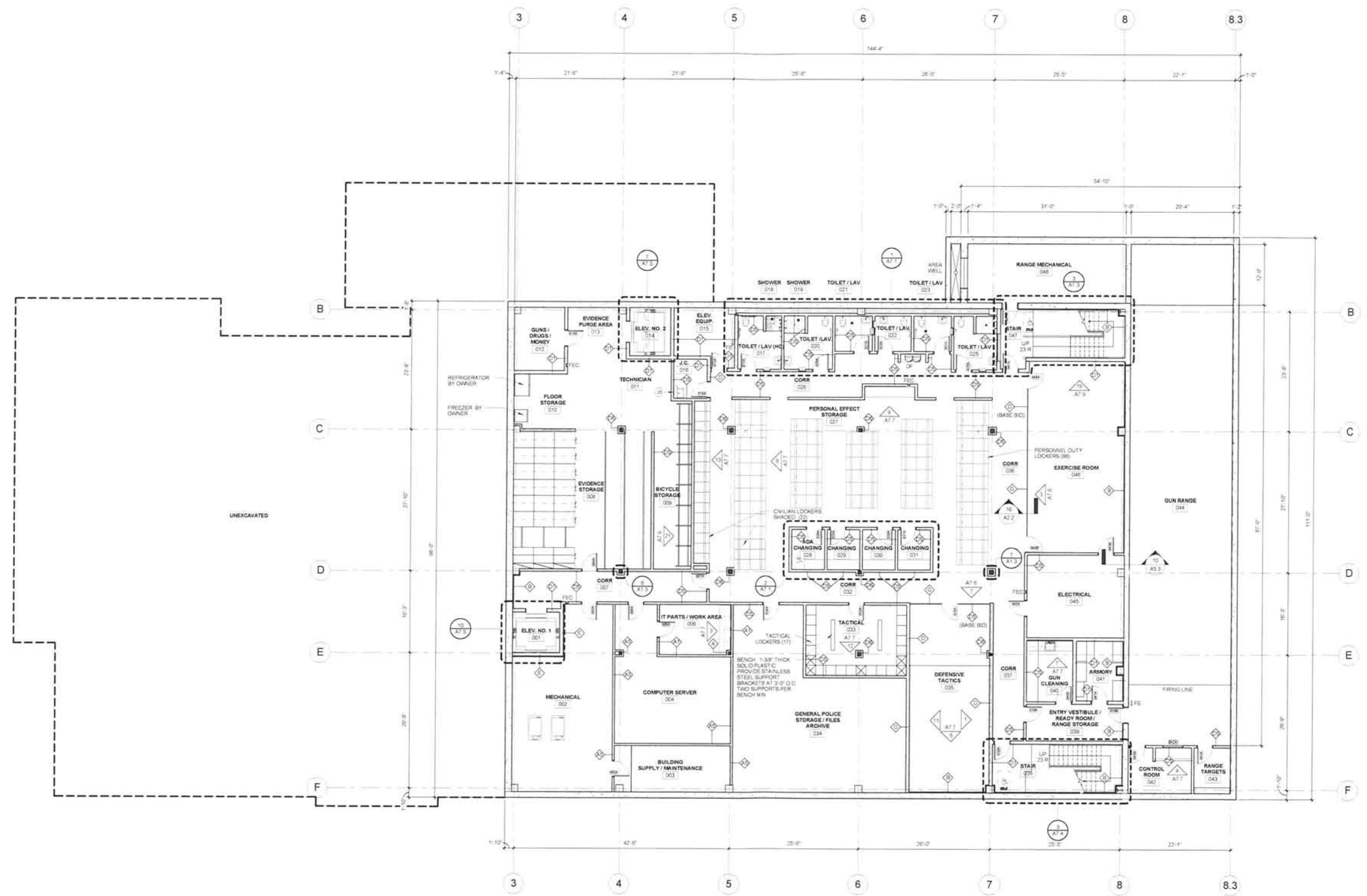


UPPER LEVEL FLOOR PLAN

PHASE 1A
A1.2

NOT FOR CONSTRUCTION





ALT. NO. 1

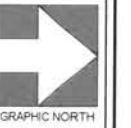
THE FOLLOWING ROOMS SHALL BE PROVIDED WITH REINFORCED CONCRETE MASONRY UNITS (CMU) IN LIEU OF MATERIAL DESIGNATED ON WALL TYPE TAG. HEIGHTS SHALL REMAIN PER WALL TYPE TAG.

1. CORR 020	11. TL / LAV 022
2. CORR 021	12. TL / LAV 023
3. CORR 022	13. TL / LAV 025
4. PERSONAL EFFECT STOR 027	14. SHW 024
5. CORR 026	15. CHANGING 026
6. TL / LAV 017	16. CHANGING 029
7. SHW 018	17. CHANGING 030
8. TL / LAV 020	18. CHANGING 031
9. SHW 019	19. EXERCISE 046
10. TL / LAV 021	

NEW POLICE FACILITY
BARTLETT POLICE DEPARTMENT
 228 SOUTH MAIN STREET
 BARTLETT, ILLINOIS 60103

WA No. 2015.017
 Date: 08 MARCH 2017
 Drawn: JMO / LJS
 Checked: BEL

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 ARCHITECTURE | PLANNING | INTERIORS
 Phone: 630-291-1370 | Fax: 630-291-1320



LOWER LEVEL FLOOR PLAN

PHASE-1A
A1.0

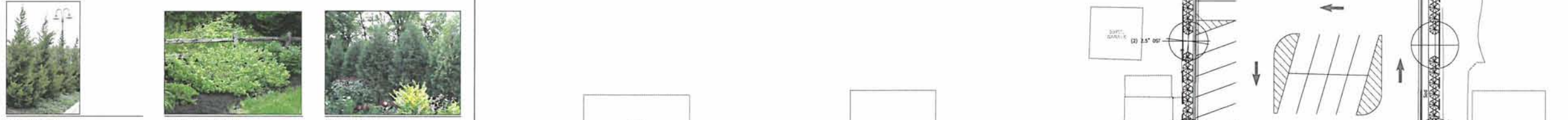
NOT FOR CONSTRUCTION



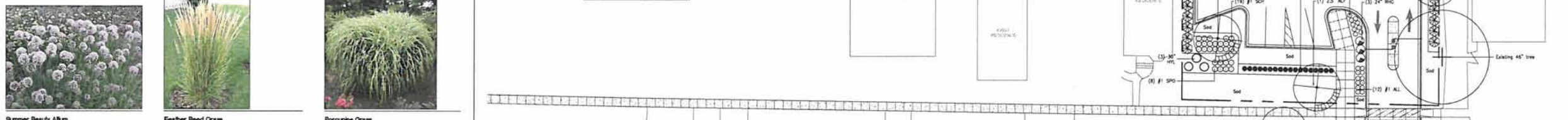
Autumn Blaze Freeman Maple Paperbark Maple Prairie Pride Common Hackberry Skyline Thornless Honeylocust Ironwood Shoshone Brave Baldcypress Fat Albert Blue Spruce Colorado Green Spruce Shadowbox Serviceberry Hika Yew



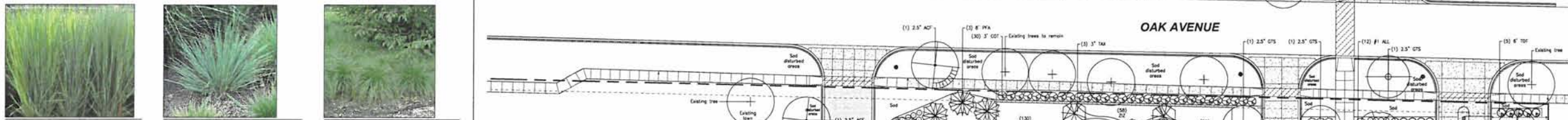
Hummingbird Summersweet Peking Cotoneaster Limelight Hydrangea Oakleaf Hydrangea Sargent Juniper Kaley's Compact Juniper Ann Magnolia



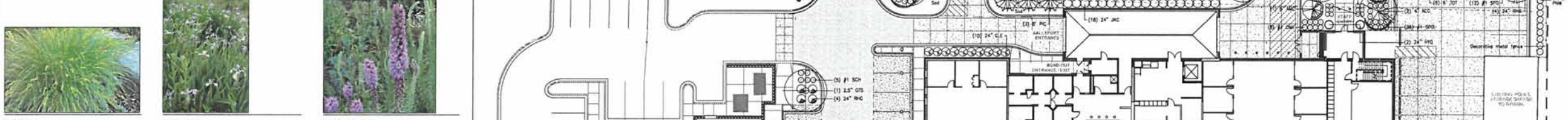
Eastern Redcedar Oro-Low Fragrant Sumac Mission Arborvitae



Summer Beauty Allium Feather Reed Grass Porcupine Grass



Northwest Switch Grass Little Bluestem Prairie Droopseed

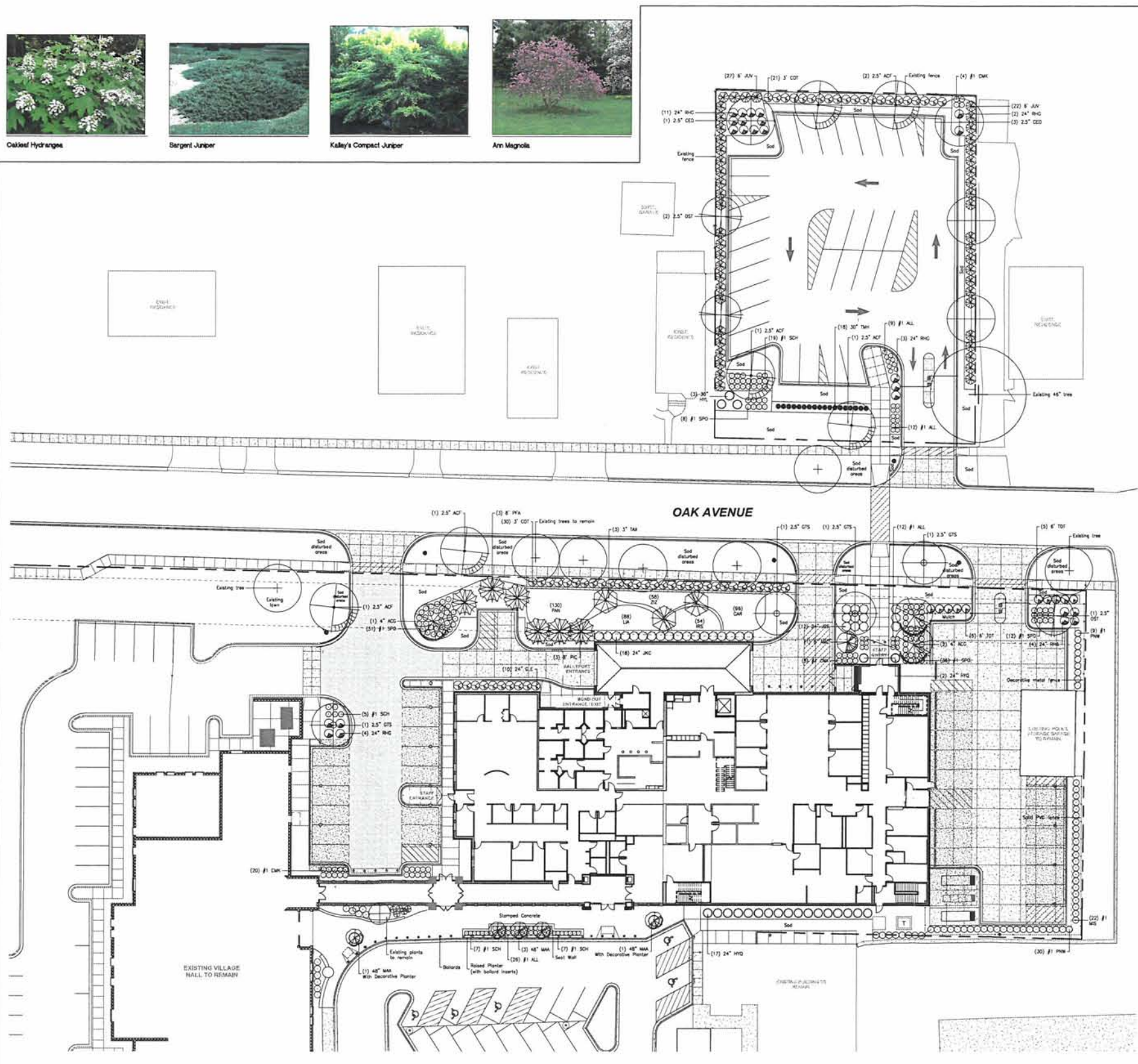


Fox Sedge Blue Flag Iris Prairie Bluetiger



Golden Alexanders

Key	Qty	Size	Botanical Name	Common Name	Remarks
AC	8	2 1/2'	Aster + 'Innocent Autumn Blaze'	Autumn Blaze Freeman Maple	DB
AM	4	4'	Aster 'gracilis'	Paperbark Maple	DB
AC	4	2 1/2'	Gaillardia x 'Golden Flash'	Prairie Pride Common Hackberry	DB
AC	4	2 1/2'	Quercus prinus 'Stuebelii'	Skyline Thornless Honeylocust	DB
AC	4	2 1/2'	Quercus prinus 'Stuebelii'	Ironwood	DB
AC	4	2 1/2'	Thuja occidentalis 'Danica'	Shoshone Brave Baldcypress	DB
AC	4	2 1/2'	Thuja occidentalis 'Danica'	Fat Albert Blue Spruce	DB
AC	4	2 1/2'	Thuja occidentalis 'Danica'	Colorado Green Spruce	DB
AC	4	2 1/2'	Thuja occidentalis 'Danica'	Shadowbox Serviceberry	DB
AC	4	2 1/2'	Thuja occidentalis 'Danica'	Hika Yew	DB
AC	4	2 1/2'	Thuja occidentalis 'Danica'	Hummingbird Summersweet	DB
AC	4	2 1/2'	Thuja occidentalis 'Danica'	Peking Cotoneaster	DB
AC	4	2 1/2'	Thuja occidentalis 'Danica'	Limelight Hydrangea	DB
AC	4	2 1/2'	Thuja occidentalis 'Danica'	Oakleaf Hydrangea	DB
AC	4	2 1/2'	Thuja occidentalis 'Danica'	Sargent Juniper	DB
AC	4	2 1/2'	Thuja occidentalis 'Danica'	Kaley's Compact Juniper	DB
AC	4	2 1/2'	Thuja occidentalis 'Danica'	Ann Magnolia	DB
AC	4	2 1/2'	Thuja occidentalis 'Danica'	Eastern Redcedar	DB
AC	4	2 1/2'	Thuja occidentalis 'Danica'	Oro-Low Fragrant Sumac	DB
AC	4	2 1/2'	Thuja occidentalis 'Danica'	Mission Arborvitae	DB
AC	4	2 1/2'	Thuja occidentalis 'Danica'	Summer Beauty Allium	DB
AC	4	2 1/2'	Thuja occidentalis 'Danica'	Feather Reed Grass	DB
AC	4	2 1/2'	Thuja occidentalis 'Danica'	Porcupine Grass	DB
AC	4	2 1/2'	Thuja occidentalis 'Danica'	Northwest Switch Grass	DB
AC	4	2 1/2'	Thuja occidentalis 'Danica'	Little Bluestem	DB
AC	4	2 1/2'	Thuja occidentalis 'Danica'	Prairie Droopseed	DB
AC	4	2 1/2'	Thuja occidentalis 'Danica'	Fox Sedge	DB
AC	4	2 1/2'	Thuja occidentalis 'Danica'	Blue Flag Iris	DB
AC	4	2 1/2'	Thuja occidentalis 'Danica'	Prairie Bluetiger	DB
AC	4	2 1/2'	Thuja occidentalis 'Danica'	Golden Alexanders	DB



McCALLUM ASSOCIATES
DAVID R. McCALLUM ASSOCIATES, INC.
1100 N. W. 11th St., Suite 100
Fort Lauderdale, FL 33304
Phone: 954-575-1100

NEW POLICE STATION
BARTLETT POLICE DEPARTMENT
228 SOUTH MAIN STREET
BARTLETT, ILLINOIS 60103

Rev. No. 001/01/17
Date 08/08/2017
Drawn DMH
Checked DMH

REVISIONS
NO. DATE DESCRIPTION



WILLIAMS ARCHITECTS
ARCHITECTURE | PLANNING | INTERIORS
500 Park Boulevard, Suite 400, Lincoln, IL 62443
Phone: 618-221-1212 / Fax: 618-221-1220



LANDSCAPE PLAN

L1.1

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COMMUNITY DEVELOPMENT
MAR 06 2017
VILLAGE OF BARTLETT



Agenda Item Executive Summary

Item Name Title 7 -Chapter 8 Regulation of Small Cell Facilities in public property and right of ways Committee or Board Committee

BUDGET IMPACT

Amount: N/A Budgeted N/A
List what fund N/A

EXECUTIVE SUMMARY

There has been an increasing demand to provide wireless telecommunication services from the wireless providers to place small cell, distributed antenna systems and other wireless telecommunication facilities on utility poles and street light poles in the public right of way.

The attached ordinance provides the Village the ability to regulate and restrict these small cell facility installations in the public right of way.

The Illinois Municipal League prepared a model ordinance to regulate the small cell facilities and serve as a guide for local governments to follow in order to regulate their use in the public right of way.

ATTACHMENTS (PLEASE LIST)

Staff Memo and Ordinance amending Title 7 of the Municipal Code to add Chapter 8 regulating small cell facilities and other wireless telecommunication services in the public right of way

ACTION REQUESTED

- For Discussion Only **An Ordinance Amending Title 7 of the Bartlett Municipal Code to add Chapter 8 to regulate small cell facilities, distributed antenna systems and personal wireless telecommunication facilities in the public rights of way.**
- Motion
- Resolution
- Ordinance- Motion

Staff: Jim Plonczynski, Com Dev Director Date: 3/14/2017

COMMUNITY DEVELOPMENT MEMORANDUM

17-045

DATE: March 14, 2017

TO: Paula Schumacher, Acting Village Administrator

FROM: Jim Plonczynski, Community Development Director

RE: **Amending Title 7 of the Municipal Code to add Chapter 8 - Regulation of Small Cell Facilities, Distributed Antenna systems and personnel wireless telecommunication Facilities in the public rights of way.**

The growing demand for personal wireless telecommunications services have resulted in increasing requests from the wireless industry to place small cell distributed antenna systems and other personal wireless telecommunications facilities on utility and street light poles and other structures in the public rights of way.

The Illinois Municipal League prepared a model ordinance to regulate the small cell facilities and serve as a guide for local governments to follow in order to regulate their use in the public right of way.

The Village does have the power and authority under current State and Federal law to approve appropriate regulations and restrictions relative to small cell, distributed antenna systems and other personal wireless telecommunications facility installations.

The staff has already received inquiries from wireless providers about the placement of these type of small cell facilities and antenna systems in the Village's rights of way. In anticipation of the continued increased demand for the placement of these facilities in the right of way, it is in the best interests of the public health safety and welfare of the Village to adopt the attached ordinance in order to establish applicable standards for the construction, installation, use, maintenance and repair of such facilities, systems and installations within the public rights of way.

An Ordinance amending Title 7 of the Bartlett Municipal Code to add Chapter 8 to regulate small cell facilities, distributed antenna systems and personal wireless telecommunications facilities in the public right of way is attached for your review and approval.

ORDINANCE 2017 - _____

AN ORDINANCE AMENDING TITLE 7 OF THE BARTLETT MUNICIPAL CODE TO ADD CHAPTER 8 TO REGULATE SMALL CELL FACILITIES, DISTRIBUTED ANTENNA SYSTEMS, AND PERSONAL WIRELESS TELECOMMUNICATION FACILITIES IN THE PUBLIC RIGHTS-OF-WAY

BE IT ORDAINED by the President and Board of Trustees of the Village of Bartlett, an Illinois municipal corporation of Cook, DuPage and Kane Counties, Illinois, and home rule unit of government, pursuant to its general statutory and home rule powers, as follows:

SECTION ONE: That Title 7 of the Bartlett Municipal Code is hereby amended by adding thereto new Chapter 8 entitled "Small Cell Facilities, Distributed Antenna Systems, and Personal Wireless Telecommunications Systems in the Public Rights-of-Way", as follows:

CHAPTER 8

SMALL CELL FACILITIES, DISTRIBUTED ANTENNA SYSTEMS, AND PERSONAL WIRELESS TELECOMMUNICATION SYSTEMS IN THE PUBIC RIGHTS-OF-WAY

7-8-1: LEGISLATIVE STATEMENT.

7-8-2: DEFINITIONS.

7-8-3: STANDARDS AND REGULATIONS.

7-8-4: GOVERNMENTAL WIRELESS TELECOMMUNICATION FACILITIES.

7-8-5: PERMITS AND APPLICATION FEES.

7-8-6: CONFLICT OF LAWS.

7-8-1: LEGISLATIVE STATEMENT.

The Village uses the public rights-of-way within its Village limits to provide essential public services to its residents and businesses. The public rights-of-way within the Village are a limited public resource held by the Village for the benefit of its citizens and the Village has a custodial duty to ensure that the public rights-of-way are used, repaired and maintained in a manner that best serves the public interest.

Growing demand for personal wireless telecommunications services has resulted in increasing requests nationwide and locally from the wireless industry to place small cell distributed antenna systems and other personal wireless telecommunication facilities on utility and street light poles and other structures in the public rights-of-way. While State and Federal law limit the authority of local governments to enact laws that prohibit or have the effect of prohibiting the provision of telecommunications services by wireless service providers, the Village does have the power, under existing State and Federal law, to approve appropriate regulations and restrictions relative to small cell, distributed

antenna systems, and other personal wireless telecommunication facility installations in the public rights-of-way.

In anticipation of continued increased demand for placement of small cell facilities, distributed antenna systems and other personal wireless telecommunication facility installations within the public rights-of-way, the Village Board finds that it is in the best interests of the public health, safety and general welfare of the Village to adopt an ordinance in order to establish generally applicable standards for construction, installation, use, maintenance and repair of such facilities, systems and installations within the public rights-of-way of the Village so as to, among other things: (i) prevent interference with the facilities and operations of the Village’s utilities and of other utilities lawfully located in public rights-of-way or property, (ii) provide specific regulations and standards for the placement and siting of personal wireless telecommunication facilities within public rights-of-way in the Village, (iii) preserve the character of the neighborhoods in which facilities are installed, (iv) minimize any adverse visual impact of personal wireless telecommunication facilities and prevent visual blight, (v) facilitate the location of personal wireless telecommunication facilities in permitted locations within the public rights-of-way in the Village, and (vi) assure the continued safe use and enjoyment of private properties adjacent to personal wireless telecommunication facilities locations.

7-8-2: DEFINITIONS.

For purposes of this Ordinance, the following terms will have the following meanings:

ALTERNATIVE ANTENNA STRUCTURE	An existing pole or other structure within the public right-of-way that can be used to support an antenna and is not a utility pole or a Village owned infrastructure.
ANTENNA	Communications equipment that transmits or receives electromagnetic radio signals used in the provision of any type of wireless communications services.
APPLICANT	Any person or entity submitting an application to install personal wireless telecommunication facilities or structures to support the facilities within a public right-of-way.
VILLAGE OWNED INFRASTRUCTURE	Infrastructure in public rights-of-way within the boundaries of the Village, including, but not limited to, streetlights, traffic signals, towers, structures, or buildings owned, operated or maintained by the Village.

DISTRIBUTED ANTENNA SYSTEM (DAS)	A type of personal wireless telecommunication facility consisting of a network of spatially separated antenna nodes connected to a common source via a transport medium that provides wireless service within a geographic area.
LANDSCAPE SCREENING	The installation at grade of plantings, shrubbery, bushes or other foliage intended to screen the base of a personal wireless telecommunication facility from public view.
MONOPOLE	A structure composed of a single spire, pole or tower designed and used to support antennas or related equipment and that is not a utility pole or a Village-owned infrastructure.
PERSONAL WIRELESS TELECOMMUNICATION ANTENNA	An antenna that is part of a personal wireless telecommunications facility.
PERSONAL WIRELESS TELECOMMUNICATION EQUIPMENT	Equipment, exclusive of an antenna, that is part of a personal wireless telecommunications facility.
PERSONAL WIRELESS TELECOMMUNICATIONS FACILITY	An antenna, equipment, and related improvements used, or designed to be used, to provide wireless transmission of voice, data video streams, images, or other information including, but not limited to, cellular phone service, personal communication service, paging, and Wi-Fi antenna service.
SMALL CELL ANTENNA	A Personal Wireless Telecommunications Facility consisting of an antenna and related equipment either installed singly <i>or</i> as part of a network to provide coverage or enhance capacity in a limited defined area.
TOWER	Any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers, or monopole towers. Except as otherwise provided for by this Ordinance, the requirements for a tower and associated antenna facilities must be those required in this Ordinance.
UTILITY POLE	An upright pole designed and used to support electric cables, telephone cables, telecommunication cables, cable service cables, or to provide lighting, traffic control, signage, or a similar function.

VARIANCE or VARIATION	A grant of relief by the Village Administrator or his/her designee.
WI-FI ANTENNA	An antenna used to support Wi-Fi broadband Internet access service based on the IEEE 802.11 standard that typically uses unlicensed spectrum to enable communication between devices.

7-8-3: STANDARDS AND REGULATIONS.

Personal wireless telecommunication facilities will be permitted to be placed in rights-of-way within the boundaries of the Village as attachments to existing utility poles, alternative antenna structures, or Village owned infrastructure subject to the following regulations:

- A. Number Limitation and Co-Location. The Village Administrator or his or her designee may regulate the number of wireless telecommunications facilities allowed on each utility pole or unit of Village owned infrastructure. No more than two personal wireless telecommunications facilities on Alternative Antenna Structures will be permitted on poles of 90' or less. No more than three personal wireless telecommunications facilities on Alternative Antenna Structures will be permitted on poles of 120' or less. This Chapter does not preclude or prohibit colocation of personal wireless telecommunication facilities on towers or monopoles that meet the requirements as set forth elsewhere in this Chapter or as required by federal law.
- B. Separation and Clearance Requirements. Personal wireless telecommunication facilities may be attached to a utility pole, alternative antenna structure, monopole, or Village owned infrastructure only where such pole, structure or infrastructure is located no closer than 100 feet to any residential building and no closer than 1000 feet from any other personal wireless telecommunication facility. A lesser clearance may be allowed by the Village Administrator or his or her designee as an administrative variance to this Chapter when the applicant establishes that the lesser clearance is necessary to close a significant coverage or capacity gap in the applicant's services or to otherwise provide adequate services to customers, and the proposed antenna or facility is the least intrusive means to do so.
- C. Village Owned Infrastructure. Personal wireless telecommunication facilities can only be mounted to Village owned infrastructure including, but not limited to, streetlights, traffic signal, towers or buildings, if authorized by a license or other agreement between the owner and the Village.
- D. New Towers. No new monopole, Alternative Antenna Structures, or other tower to support personal wireless telecommunication facilities is permitted to be installed on right-of-ways within the corporate limits of the Village unless the Village finds, based on clear and convincing evidence provided by the applicant, that locating the personal wireless telecommunications facilities on property outside of

the right-of-way, or on Village owned infrastructure or utility poles within the right-of-way, shall have the effect of prohibiting the provision of telecommunications services by any wireless service provider.

- E. Attachment Limitations. No personal wireless telecommunication antenna or facility will be attached to a utility pole, alternative antenna structure, or Village owned infrastructure unless all of the following conditions are satisfied:
1. Surface Area of Antenna: The personal wireless telecommunication antenna, including antenna panels, whip antennas or dish-shaped antennas, cannot have a surface area of more than **16** cubic feet in volume.
 2. Size of Above-Ground Personal Wireless Telecommunication Facility: The total combined volume of all above-ground equipment and appurtenances comprising a personal wireless telecommunication facility, exclusive of the antenna itself, cannot exceed **32** cubic feet.
 3. Personal Wireless Telecommunication Equipment: The operator of a personal wireless telecommunication facility must, whenever possible, locate the base of the equipment or appurtenances at a height of no lower than eight (8) feet above grade.
 4. Personal Wireless Telecommunication Services Equipment Mounted at Grade: In the event that the operator of a personal wireless telecommunication facility proposes to install a facility where equipment or appurtenances are to be installed at grade, screening must be installed to minimize the visibility of the facility. Screening must be installed at least 3 feet from the equipment installed at-grade and 8 feet from a roadway.
 5. Height: The top of the highest point of the antenna cannot extend more than **10** feet above the highest point of the utility pole, alternative antenna support structure, or Village owned infrastructure. If necessary, the replacement or new utility pole, alternative support structure or Village-owned infrastructure located within the public rights-of-way may be no more than **10** feet higher than existing poles adjacent to the replacement or new pole or structure, or no more than **50** feet in height overall, whichever is less.
 6. Color: A personal wireless telecommunication facility, including all related equipment and appurtenances, must be a color that blends with the surroundings of the pole, structure or infrastructure on which it is mounted and use non-reflective materials which blend with the materials and colors of the surrounding area and structures. Any wiring must be covered with an appropriate cover.
 7. Antenna Panel Covering: A personal wireless telecommunication antenna may include a radome, cap or other antenna panel covering or shield, to the

extent such covering would not result in a larger or more noticeable facility and, if proposed, such covering must be of a color that blends with the color of the pole on which it is mounted.

8. Wiring and Cabling: Wires and cables connecting the antenna to the remainder of the facility must be installed in accordance with the most current edition of the National Electric Code and National Electrical Safety Code. No wiring and cabling serving the facility will be allowed to interfere with any wiring or cabling installed by a cable television or video service operator, electric utility or telephone utility.
9. Grounding: The personal wireless telecommunication facility must be grounded in accordance with the requirements of the most current edition of the National Electrical Code currently in effect in the Village.
10. Guy Wires: No guy or other support wires will be used in connection with a personal wireless telecommunication facility unless the facility is to be attached to an existing utility pole, alternative antenna support structure or Village-owned infrastructure that incorporated guy wires prior to the date that an applicant has applied for a permit.
11. Pole Extensions: Extensions to utility poles, alternative support structures and Village owned infrastructure utilized for the purpose of connecting a personal wireless telecommunications antenna and its related personal wireless telecommunications equipment must have a degree of strength capable of supporting the antenna and any related appurtenances and cabling and capable of withstanding wind forces and ice loads in accordance with the applicable structural integrity standards as set forth in section 12 below. An extension must be securely bound to the utility pole, alternative antenna structure or Village owned infrastructure in accordance with applicable engineering standards for the design and attachment of such extensions.
12. Structural Integrity: The personal wireless telecommunication facility, including the antenna, pole extension and all related equipment must be designed to withstand a wind force forces and ice loads in accordance with applicable standards established in Chapter 25 of the National Electric Safety Code for utility poles, the American National Standards Institute (ANSI) Rule 250-B and 250-C standards governing wind, ice, and loading forces on utility poles, in TIA/EIA Section 222-G established by the Telecommunications Industry Association (TIA) and the Electronics Industry Association (EIA) for steel wireless support structures and the applicable industry standard for other existing structures. For any facility attached to Village owned infrastructure or, in the discretion of the Village, for a utility pole or alternative antenna structure, the operator of the facility must provide the Village with a structural evaluation of each specific location containing a recommendation that the proposed installation passes the standards described above. The evaluation must be prepared by a professional structural engineer licensed in the State of Illinois.

- F. Signage. Other than signs required by federal law or regulations or identification and location markings, a personal wireless telecommunication facility cannot have signs installed on it.
- G. Screening. If screening is required under section 6 above, it must be natural landscaping material or a fence subject to the approval of the Village and must comply with all regulations of the Village. Appropriate landscaping must be located and maintained and must provide the maximum achievable screening, as determined by the Village, from view of adjoining properties and public or private streets. Notwithstanding the foregoing, no such screening is required to extend more than **8** feet in height. Landscape screening when permitted in the right-of-way must be provided with a clearance of three (3) feet in all directions from the facility. The color of housing for ground-mounted equipment must blend with the surroundings. For a covered structure, the maximum reasonably achievable screening must be provided between such facility and the view from adjoining properties and public or private streets. In lieu of the operator installing the screening, the Village, at its sole discretion, may accept from the operator of the facility a fee of **\$1000.00** for the acquisition and installation of landscaping material by the Village.
- H. Permission to Use Utility Pole or Alternative Antenna Structure. The operator of a personal wireless telecommunication facility must submit to the Village written copies of the approval from the owner of a utility pole monopole, or an alternative antenna structure, to mount the personal wireless telecommunication facility on that specific pole, or structure, prior to issuance of the Village permit.
- I. Licenses and Permits. The operator of a personal wireless telecommunication facility must verify to the Village that it has received all concurrent licenses and permits required by other agencies and governments with jurisdiction over the design, construction, location and operation of said facility have been obtained and will be maintained within the corporate limits of the Village.
- J. Variance Requirements. Each location of a personal wireless telecommunication facility within a right-of-way must meet all of the requirements of this Ordinance, unless a variance has been obtained in accordance with this Ordinance or another chapter of the Bartlett Municipal Code.
- K. Abandonment and Removal. Any personal wireless telecommunication facility located within the corporate limits of the Village that is not operated for a continuous period of twelve (12) months, must be considered abandoned and the owner of the facility must remove same within ninety (90) days of receipt of written notice from the Village notifying the owner of such abandonment. Such notice must be sent by certified or registered mail, return-receipt-requested, by the Village to such owner at the last known address of such owner. In the case of personal wireless telecommunication facilities attached to Village owned infrastructure, if such facility is not removed within ninety (90) days of such notice, the Village may remove or cause the removal of such facility through the terms

of the applicable license agreement or through whatever actions are provided by law for removal and cost recovery.

7-8-4: GOVERNMENTAL WIRELESS TELECOMMUNICATION FACILITIES.

This Chapter will not apply to personal wireless telecommunication facilities owned by the Village.

7-8-5: PERMITS AND APPLICATION FEES.

Permits for placement of personal wireless telecommunication facilities are required. Except as otherwise provided for by in this Chapter, the procedures for the application for, approval of, and revocation of such a permit must be in compliance with Village permit application requirements **of the Bartlett Building Regulations**. Any applications must demonstrate compliance with the requirements of this Chapter. Unless otherwise provided by franchise, license, or similar agreement, or federal, State or local law, all applications for permits pursuant to this section must be accompanied by a fee in the amount of **\$1000.00**. The application fee will reimburse the Village for regulatory and administrative costs with respect to the work being performed.

7-8-6: CONFLICT OF LAWS.

Where the conditions imposed by any provisions of this Chapter regarding the siting and installation of personal wireless telecommunication facilities are more restrictive than comparable conditions imposed elsewhere in any other local law, ordinance, resolution, rule or regulation, the regulations of this Chapter will govern.

SECTION TWO: The findings and recitals herein are declared to be prima facie evidence of the law of the Village and shall be received in evidence as provided by the Illinois Compiled Statutes and the courts of the State of Illinois.

SECTION THREE: SEVERABILITY. The various provisions of this Ordinance are to be considered as severable, and if any part or portion of this Ordinance shall be held invalid by any Court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Ordinance.

SECTION FOUR REPEAL OF PRIOR ORDINANCES. All prior Ordinances and Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION FIVE: EFFECTIVE DATE. This Ordinance shall be in full force and effect upon passage and approval.

ROLL CALL VOTE:

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

Kevin Wallace, Village President

ATTEST:

Lorna Giles, Village Clerk

CERTIFICATION

I, the undersigned, do hereby certify that I am the village clerk of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, and that the foregoing is a true, complete and exact copy of Ordinance 2017-_____, enacted on _____, 2017, and approved on _____, 2017, as the same appears from the official records of the Village of Bartlett.

Lorna Giles