



May 6, 2020

City of Geneva
Community Development
22 South First Street
Geneva, IL 60134

RE: 11-14A-10 Standard for Plans – Randall & Gleneagle
Site Address: 1749 S. Randall Road, Geneva, IL 60134

Dear Planning Commission and Board Members,

11-14A-10 Standard for Plans for Site Plan Approval and SUP Approval

In addition to the requirements of Article 11 "...the plan commission, city council and director of community development shall consider the factors listed.

Applicant to comply with the provisions of the ordinance of the city:

- This application submittal complies with the provisions of City of Geneva's titl and ordinance of the and any other applicable laws.
- The Site Plans/Construction Drawings are complete to meet the city's requirements and are in reasonable conformity with the Comprehensive plan. VzW proposing 80' monopole tower to be construction with antennas at 75' ACL. Proposed 8' x 10' lease equipment on concrete pad and proposed generator on 4.5' x 10' concrete pad. Enclosed by proposed masonry brick wall with metal gate.
- Provisions are made to ensure that the development will be served by all essential public facilities and services such as highways, streets, parking spaces, police and fire protection. Along with draining structures, refuse disposal, water and sewer or septic and schools, if needed.
- Structures will be reasonably accessible to fire, police, emergency and service vehicles.
- Adequate provisions are made to ensure compatibility of the proposed development, including site layout and site design with the character of the surrounding property and the neighborhood.
- Provisions are made to insure that vehicular circulation elements of the proposed development will not create hazards to the safety of vehicular or pedestrian traffic on or off the site.
- Provisions are made to control any shifting, slipping, erosion, accretion snf substance of soils and of structures.
- Provisions are made to control and alleviate contamination or environmental hazards on the land.
- Adequate provisions are made to ensure the location has site signage posted at the site to minimize and have no adverse affect on any adjacent properties.

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Color:

- Proposed equipment installation (antennas, wiring and all related facilities and appurtenances) will be a neutral light gray color. The structure and equipment are as visually unobtrusive as possible.

Height:

- Proposed 80' monopole tower complies with applicable state and federal regulations, including, but not limited to, that of the FCC and FAA. VzW proposed tower will be constructed of noncombustible and corrosive resistant material, erected in a secure and wind resistant manner and must be adequately grounded for protection against a direct strike of lightning.
- Fall Zone letter with proposed 100' monopole tower provided by Sabre Industries, structural engineer, ensure the stability of the proposed tower. It is submitted as evidence and in good faith where efforts are made to ensure the unlikely that the monopole will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Setbacks (Adjacent to Residential Uses):

- The new 80' monopole tower is proposed to be erected follows the regulations required and complies with the City's zoning district setback requirements.
- Proposed accessory facilities on the ground comply with the setback requirements for accessory structures in the underlying zoning district and are measured from the nearest property line or street right of way to the base of the tower.

Lighting: None allowed except as required by the Federal Aviation Administration (FAA).

- Does not apply, as the proposed antennas will an 80' monopole which would comply with City's zoning district requirements.

Fencing and Security:

- Proposed for security, antennas or towers and ancillary facilities shall be enclosed by a proposed masonry brick wall with metal gate not less than six (6) feet in height.

Landscaping and Screening:

- Verizon Wireless proposes new landscaping with a proposed masonry brick wall with metal gate not less than six (6) feet in height, and shall be placed outside the required area on sides facing public rights-of-way and/or commercial areas. The site is located on a parking lot and provides an screens the appearance of the facilities and provides a positive appearance/benefit to the public.

Noise:

- Noise generating equipment shall be sound buffered by means of baffling, barriers, or other suitable means to reduce sound level measured at the property line.

Margie Oliver
Project Manager

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