

CHAPTER 10: COMMUNICATION TOWER REGULATIONS

ARTICLE 1: COMMUNICATION TOWER REGULATIONS

10-1.1. CONDITIONAL USE PERMIT REQUIREMENT

All towers must meet or exceed current standards and regulations of the FAA, the FCC, and any other agency of the Federal government with the authority to regulate towers and antennas.

10-1.2. MINIMUM REQUIREMENTS

The placement of wireless communication antennas or towers must comply with the following requirements:

- A. The antennas or tower will not interfere with the purpose for which the property is intended.
- B. The antennas or tower will have no significant adverse impact on surrounding private property.
- C. The user must obtain all necessary land use approvals and permits.

10-1.3. SPECIAL REQUIREMENTS

- A. The placement of wireless telecommunication antennas or towers on water tower sites will be allowed only when the following additional requirements are met:
 1. The applicant's access to the facility will not increase the risks of contamination to the Village's water supply;
 2. There is sufficient room on the structure and/or on the grounds to accommodate the applicant's facility;
 3. The presence of the facility will not increase the water tower or reservoir maintenance cost to the Village; and
 4. The presence of the facility will not be harmful to the health of workers maintaining the water tower or reservoir.
- B. In no case shall towers or antennas be allowed in designated prairie or other conservation or wildlife area unless they are to be installed in areas, which currently contain tower facilities or antennas, and in no case, shall towers or antennas be allowed in areas without road access to the base of the tower, antenna support structure or facilities.
- C. Tower setbacks shall be measured from the property line of the parcel on which it is located to the base of the tower. The setback shall not be less than one hundred ten percent (110%) of the tower height as measured from the ground level.
- D. Towers shall have a color generally matching the surroundings or background that minimizes their visibility, unless a different color is required by the FCC or FAA.
- E. No signals, lights or signs shall be permitted on towers unless required by the FCC, the FAA, or the Village. No banners or similar devices or materials may be attached to the towers, antenna support structure or antennas.
- F. Ground level equipment, buildings, and the tower base shall be screened from public streets and residentially zoned properties and shall not encroach in the building setback. Landscaping shall be required to screen as much of the support structure as possible. The Village may permit any combination of existing vegetation, topography, walls, decorative fences or other features instead of landscaping, if they achieve the same degree of screening as the required landscaping. If the antenna is mounted on an existing building, and other equipment is housed inside an existing structure, landscaping shall not be required.

- G. In the event the use of any tower or antenna has been discontinued for a period of sixty (60) consecutive days, the tower or antenna shall be deemed to be abandoned. Upon such abandonment, the operator of the tower or antenna shall dismantle and remove the tower or antenna. If such tower or antenna is not removed within said sixty (60) days from the date of abandonment, the Village may remove such tower or antenna, in accordance with applicable law, at the facility owner's expense.