

Item #1:

Report Of The PCZBA Meeting – 10/04/2016

Petition & New Testimony & Evidence Re:
Telecommunications Monopole At 1670 Checker Road
(Continued From 10/10/2016 Village Board Meeting)

**Long Grove Plan Commission & Zoning Board of Appeals (PCZBA)
Regular Meeting Minutes ---October 4, 2016**

Present: Chairman Fred Phillips, Commissioners Jeff Kazmer, Shelly Rubin, Jodi Smith, Charles Cohn, Helen Wilson, William Peltin.

Also Present: James Hogue, Village Planner, Bob Pickrell, Village Attorney, and members of the public.

1. Call to Order: Chairman Phillips called the meeting to order at 7:03 p.m.

2. Visitor's Business: None

3. New Business:

PUBLIC HEARING: – Consideration of new evidence and testimony regarding a petition for a special use permit, and any other relief necessary, including modification of the previously approved PUD ordinance and site plan for Lot 46 of the Savanne PUD/Subdivision, relief from the 500 foot separation requirement between residential districts and properties as well as a tower height of 130' and other setback requirements to allow the installation, maintenance and operation a monopole telecommunications tower and related facilities on a portion of the property at 1670 Checker Road and within the R-2 PUD District submitted by PI Telecom Infrastructure T, LLC.

Chairman Phillips read the request into the record. He reiterated the previous deliberations of the PCZBA on the matter at the May 3, 2016 Regular PCZBA Meeting. He noted additional information had been presented to the Village Board by the petitioner which could not be considered outside of a public hearing. Therefore the Village Board remanded the petition back to the PCZBA.

Due to the nature of the Public Hearing and the relative location of Chairman Phillips' home to the parcel that is the subject of the Hearing, Chairman Phillips recuses himself from the discussion and vote regarding this matter. Commissioner Smith moves to elect Commissioner Kazmer as *chairman pro tem* for purposes of this meeting agenda item. Commissioner Peltin seconds the motion. On a voice vote, all ayes. Motion carries.

Chairman pro tem Kazmer swore in witnesses who are to give testimony in this matter. Planner Hogue was asked to summarize the staff report prepared for this request. He notes that petitioner for the Temple Chai cell tower request attempted to present new information to the Village Board regarding this request. That action was considered inappropriate as the public hearing on the matter had been closed. The matter was referred back to the PCZBA for further consideration.

Information received to date consists of the correspondence to Mr. Derick McGrew and dated August 17th 2016. No additional information has been received. Additional evidence/testimony may be presented at the hearing.

The approved PCZBA minutes of the May meeting when this request was first heard as well as the staff report presented to the PCZBA at that time were provided. This is for use as a reference by the PCZBA. The staff report sets forth relevant zoning data as well as wireless antenna regulations and special standards for relief as well as issues for PCZBA consideration.

Richard Riley, attorney for petitioner PI Telecom Infrastructure T, LLC, spoke on behalf of

petitioner and discussed his power point presentation. The presentation emphasized the need for cellular coverage in the area, how the site was determined, and how the search ring for maximum coverage in the area was determined. He notes this is tower is needed to provide "infill" coverage. Mr. Riley also explained that T-Mobile has been denied permission to construct the tower in other possible locations such as the Forest Preserve District property to the south. Deliberations continue at the Forest Preserve District regarding the placement of these structures on Forest Preserve District Property. This matter has yet to be resolved. No other suitable structures for co-location of the antenna exist in the area. Mr. Riley explained that this is a grid issue and, similar to a public utility, they are seeking to serve the entire area. The power point photographs and diagrams showed what the "monopine" would look like and is the best option for the area. It is a unique structure that would camouflage the tower and all carrier equipment above ground. He referenced the Hilco letter and indicated based upon that analysis there would be no substantial impact to property values in the area. He reiterated the benefits of the proposed tower at this location namely expanded wireless coverage, a need for greater capacity based upon greater demand.

Mr. Riley then indicates that David Kunkel, Hilco Real Estate Appraisal, was present to explain his correspondence of August 17, 2016 regarding the impact of the proposal on property values in the area. Mr. Suhaib Najeeb, an engineer for T-Mobile is also present to answer questions regarding the proposal.

Mr. David Kunkel, Certified Real Estate Appraiser with 25 years of experience, explained the "Hilco Report". He notes he is not a "hired gun" and has no interest in the tower. He was hired to provide an objective opinion of the proposal on property values one way or the other. He notes based upon past studies of other sites, property values near towers are not negatively impacted. When constructed and established towers tend to "disappear" over time as people become accustomed to them. He has not been able to find a negative correlation between property values and towers. This location is a large piece of property near other commercial properties. Numerous towers exist in a four mile radius of this property.

Mr. Riley then reviewed the standards for tower construction. He cited an impact study done by Olympia Fields is nearly identical to this situation. He concludes with the comment that this is a good site to address a problem which will not go away with this necessary but intrusive infrastructure.

Commissioner Wilson then asked if what is the coverage radius of a tower and with a 125' tower how many miles could be covered ? The petitioner responded that coverage depends on tower height and that taller towers get better coverage. A 125' tower would get approximately 10 miles of coverage, maybe more. It was noted this tower expansion is capacity driven and the goal is to "off load sector" of existing towers on the area.

Commissioner Cohn noted no neighbors in the area were in favor of the request and substantial relief from the existing regulation is requested including the proximity to the adjacent nursing home (setbacks) and lot coverage. He does not see this as a "special case" with regard to the relief requested.

Mr. Riley noted that per the existing village ordinance there was an ability to relax the established standards for "the public good".

Commissioner Wilson noted the relaxation of the 110% separation requirement of tower height from adjacent structures and in particular the nursing home to the east. She was concerned with

the safety of the residents in that structure. She also notes the site presently “built out” in terms of lot coverage.

Commissioner Smith notes the safety and environmental concerns referenced are not sufficient to recommend denial of the request. She is concerned with site and requested relief including lot coverage however.

Mr. Riley responded hazards from fire or structural integrity of these structures and equipment are rare.

Mr. Peltin noted the “Hilco” document conclusions identify issues other than value. He notes examples were specific to certain communities only not and necessarily Long Grove.

William Blackburn, 1647 RFD indicated he had a power point presentation in rebuttal to what the petitioner had presented if the PCZBA needed to see it.

Mr. Jeff Whitehead, representing the Hope Lutheran Church, 1660 RFD, noted that the proposal was not discussed with them. His concerns are with the “monopine camouflage” and aesthetics of the tower. He is opposed to the request.

Mr. Bart Canady, 1650 RFD referenced the height and visibility of the St. Mary’s Steeple which is 90’ tall. He noted the tower is taller and less attractive than the steeple. Existing trees will not protect site lines in this instance. He also had objections to the “monopine camouflage” treatment of the tower and was opposed to the request.

Ms. Renee Clark, a member of the Hope Lutheran Church Council is a realtor also. She is surprised by the finding of the “Hilco” document and based on her real estate experience finds towers to be a major obstacle in the sale of single family homes.

Chairman pro tem Kazmer asked if there was any further testimony to be given. Hearing none he closes the public hearing and requests motion on the request.

Chairman Cohn made a motion to recommend denial of the application for an amendment to the existing special use permit for a planned unit development, the special use permit request and variations for the property at 1670 Checker Road to allow the construction of a new personal wireless service and support structure and related facilities as the property is fully developed. The motion is seconded by Commissioner Wilson. On a voice vote, all ayes. Motion passes.

PUBLIC HEARING – Consideration of a request for amendment(s) to the Village Code for the Village of Long Grove, and specifically Title 5, Chapter 9, Section 5-9-5 “Signs” of the Zoning Regulations, including without limitation modifications to the regulations regarding signage in the Village of Long Grove, Illinois.

Chairman Phillips then resumes the duties of the Chair and reads the request into the record. He swore in witnesses who are to give testimony in this matter.

Planner Hogue noted On May 4th 2016 staff was made aware of illegal “Small Real Estate” signs placed on properties at 111, 302/308 Old McHenry Road and 404, 405 and 440 Robert Parker Coffin Road. The properties in question are zoned under the B-1 Historic District regulations under the jurisdiction of the Village of Long Grove.

This request is being made by the Village Board in response to the aforementioned signage posted in the B-1 District. He noted issue of signage was last considered with the comprehensive update to the Village Zoning Code in 2007 and minor amendments to the B-1 District signage in 2011. He reviewed those regulations with the PCZBA and offered options for consideration.

The PCBZA favors limiting the number of such signs to one per property and leaving the size at 6 square feet. They also favor a height limitation not to exceed 7 feet from the adjacent grade of the building to the upper most limits of the sign when attached to a principal structure.

A motion was made by Commissioner Peltin, seconded Commissioner Kazmer, to continue this item to the November 1st Regular meeting date to allow staff time to prepare a text amendment to the zoning code per the direction given at this meeting. On a voice vote, all aye. Motion carries.

4. Old Business: none

5. Approval of Minutes: September 6, 2016 meeting.

A motion was made by Commissioner Cohn, seconded by Commissioner Wilson, to accept the September 6, 2016 minutes as submitted. On a voice vote, all ayes. Motion Passes

6. Other Business:

2017 Meeting Calendar & VB Attendance Roster – Planner Hogue presented the 2017 meeting calendar noting that of 1st and 3rd Tuesdays has not been changed. He did note a conflict with the 4th of July Holiday and indicates any business for that month would be scheduled for the 2nd meeting date. Commissioners Smith and Wilson have been added to the Attendance Roster.

A motion was made by Commissioner Kazmer, seconded by Commissioner Wilson to accept the 2017 Meeting Calendar as submitted. On a voice vote, all aye. Motion carries.

Update; Proposed amendments to the Village of Long Grove Comprehensive Plan – Planner Hogue notes that due to a variety of reasons the process has been a bit delayed. A draft of the plan has been created and is being reviewed by the Comprehensive Plan Steering Committee. Their recommendations will be forwarded to the PCZBA for consideration.

7. Adjournment

Commissioner Kazmer makes a motion to adjourn, seconded by Commissioner Wilson. On a voice vote all ayes. Meeting is adjourned at 8:55 pm.

8. Next Regular Meeting: November 1, 2016

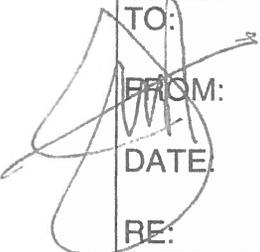
Respectfully Submitted,

James M. Hogue

James M. Hogue,
Village Planner



MEMORANDUM

TO: Long Grove PCZBA
FROM: James M. Hogue, Village Planner
DATE: September 28, 2016
RE: Update - Temple Chai Cell Tower Request

At the August 23rd Village Board meeting the petitioner for the Temple Chai cell tower request attempted to present new information to the Village Board regarding this request. As that action was considered inappropriate as the public hearing on the matter had been closed the matter was referred back to the PCZBA for further consideration.

Information received to date consists of the attached correspondence to Mr. Derick McGrew and dated August 17th 2016. No additional information has been received. Additional evidence/testimony may be presented at the hearing however.

I have included approved PCZBA minutes of the May meeting when this request was first heard as well as the staff report presented to the PCZBA. This is for use as a reference by the PCZBA.

The meeting has been re-noticed and the certification of publication is also attached.

Should you have any questions or concerns feel free to contact me at (847) 634-9440.

Hilco Real Estate Appraisal, LLC

4906 Main Street, Suite 101 • Lisle, IL 60532 • 630.729.1000 • fax: 630.729.7930 • www.HilcoValuationServices.com

August 17, 2016

Mr. Derek McGrew
CelluSite, LLC
103 Wilshire Court
Noblesville, IN 46062

Re: Proposed Communications Equipment Site #CH73325H
1670 Checker Road, Long Grove, IL (PIN 15-31-201-048)
(File #16LI065)

Dear Mr. McGrew:

Pursuant to your request, I have completed an inspection and review of the above captioned location, relative to the potential impact, if any, on the Market Value of surrounding properties by the installation of communications equipment on the site. This consultation letter is therefore a summarization of the scope of work and background leading to my opinions on this matter, but does not constitute an appraisal report under the Uniform Standards of Professional Appraisal Practice (USPAP). Additionally, while this letter contains references to the supporting data and documentation leading to my opinions, said data and documentation is maintained in our files and, while available, is not presented in detail herein.

The proposed equipment is to consist of a 125-foot monopine communications facility, to be situated in the northeast quadrant of the property situated at the above captioned address (host property). A monopine is a monopole communications tower that is camouflaged to have the appearance of a pine tree. The monopine will be situated on a leased site ("the site") measuring 60.0 x 60.0 feet. The location of the leased site is towards the rear of the host site, which backs to a wooded area and is bordered to the immediate east by a medical office facility, and on the north by an equestrian facility. The host property on which the site will be located is also improved with a commercial structure, currently occupied by Temple Chai, and having site dimensions approximating 310 feet along the north side of Checker Road by a depth of 606 feet. The total land area approximates 4.27 acres (per assessor). The site is zoned R2, Residential; Minimum 2 Acre Lots by the Village of Long Grove.

The immediate surrounding area is residential in nature to the west, while properties to the east include the adjacent Avantara Post-Hospital Medicine & Rehabilitation Center, as well as Hope Lutheran Church. Adjacent to the north is the Galway Farm equestrian center, with residential property beyond that. The Buffalo Creek Forest Preserve is to the south across Checker Road. East of the subject a distance of about 600 feet is Arlington Heights Road, which has an average annual daily traffic (AADT) count of over 20,000 vehicles (per IDOT).

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In the general area surrounding the subject property there are a number of visible existing communication towers. General Data Resources, Inc. reports on their web site there are 75 existing communication towers within a 4 mile radius of the subject location, about 1/3 of which exceed 100 feet in height. Thus, while the need for the proposed tower is outside the area of expertise of the undersigned, towers of this nature are a relatively typical part of the overall landscape in the area. In addition, and as with most developed areas, there are multiple nearby protrusions into the sky, including existing light poles, telephone poles, and power lines.

Research of the Midwest Real Estate Data (MRED) multiple listing service indicates an active market for homes in the immediate area over the past 12 months. Using a geographic area of a ½ mile radius from the subject location, there have been 24 closed transactions of detached single family homes over this time period, with prices ranging from \$230,000 to \$1,400,000, averaging about \$415,000 and having a median just over \$350,000. There are currently 12 properties available for sale within that same geography, at an average asking price slightly under \$500,000. A significant portion of this area was developed in the 1970's and 80's, although some newer homes are present, along with a small number of older homes. Activity involving attached housing (condominiums or townhouses) in this same area is more limited, with 16 closed sales over the same 12 month period and 5 current listings. The sold properties averaged sale prices just under \$170,000, while the current listings have average asking prices just over \$180,000. Observation from the street reveals overall maintenance levels for all types of housing appearing to be average to good.

As noted above, the proposed equipment is to consist of a 125-foot monopine communications facility, to be situated in the northeast quadrant of the host property. The monopine will be situated on a leased site ("the site") measuring 60.0 x 60.0 feet. The equipment typically associated with this type of facility will be located on a 10' x 20' concrete equipment pad immediately to the north of the monopine, and within the site. The site will be surrounded with a 6-foot high cedar wood fence, which will additionally be surrounded by 5-foot tall evergreen trees each having an 18-inch diameter.

As you are aware, I have extensive experience in evaluating the effect on surrounding properties of communications equipment sites of this type, summarized as follows:

For your general information, I am presently the Managing Director of the Lisle, IL office of Hilco Real Estate Appraisal, LLC. I have been directly involved in the valuation and analysis of real estate of all types since 1981. I hold the MAI designation from the Appraisal Institute, am licensed as a Certified General Appraiser, and additionally am a licensed real estate broker, holding the commercial brokerage designation of CCIM. A more detailed summary of my credentials and professional background, as well as my experience in the real estate valuation/consultation field, is attached.

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HILCO REAL ESTATE APPRAISAL, LLC

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Specifically with regard to the type of situation you have called upon me to address, I have been involved in dozens of consultation assignments specific to this issue since the mid 1990's. All of these assignments have been in the Chicago metropolitan area, including but not limited to the communities of Aurora, Barrington, Barrington Hills, Bartlett, Buffalo Grove, Chicago, Glencoe, Homewood, Lincolnshire, Kenilworth, Maple Park, Midlothian, North Barrington, Oak Forest, Streamwood, Vernon Hills, Westmont, Willow Springs and Winnetka. These locations have involved a variety of neighborhood types, including residential, commercial, industrial, and farmland. The work we have performed in each case has varied, ranging from providing written studies on specific sites, to giving presentations at planning and/or zoning committee hearings and/or testifying in court for litigation matters relating to this property type.

In the process of completing these assignments, the request specifically made in each case has been to determine what effect, if any, a communications equipment site may have on the value of surrounding and/or nearby properties. Of significant importance to these consultation assignments is the following: I am not paid, nor do I accept assignments in which a specific position on this issue is advocated. The sole impetus is to be entirely objective, providing sound reasoning for the conclusions, and based upon the actions and reactions of the buying and selling real estate market.

In each of these situations the basic plan of analysis has been twofold. First, property sales are researched, including all details of the transactions and the physical characteristics of the properties involved, in order to ascertain if any difference in actual sale prices could be detected due to location near or in view of a communications equipment site. The basic premise of this analysis type is founded in the principles of real estate valuation commonly accepted and utilized by all courts of law, governmental bodies, and major banks. This premise is that of the direct comparison of physical and locational characteristics of properties that have sold, resulting in a determination of the market reaction, if any, to various factors relative to those properties, and expressed in dollars.

The second aspect of the analysis plan has been to interview and consult with other real estate professionals, specifically those directly involved in the marketing and sale of properties, to discover their opinions of this same issue, relative to their daily professional lives in dealing directly with buyers and sellers of real estate.

The primary challenge with any analysis of this type is that of isolating the factor in question. The goal is to determine the objective reality of what the market actually does. It therefore becomes incumbent on the appraiser to actually seek out a negative impact, as opposed to attempting to locate evidence that none exists.

The process of completing this type of analysis is highly detailed, and includes numerous difficulties that result in “dead ends” along the way. Some of the factors that come in to play in this process are as follows:

- ◆ The simple identification of a communications equipment site does not mean sufficient data exists in that location to isolate the factor in question.
- ◆ Even when potential sufficient data exists, if other influences affect the properties (i.e. busy streets, proximity to commercial/industrial property, etc.); it often voids these properties from consideration.
- ◆ Transactions are influenced by a number of factors that go beyond the physical location, size and condition of a given property. In particular with residential property, many people buy and sell based on intangible emotional factors.
- ◆ Opinion polls about the factor in question do not necessarily provide the answer and can easily result in biased answers depending on what question is actually asked. While general opinions can be a consideration, actual market evidence often shows the opinion has no real foundation.
- ◆ Many people react negatively to the proposed installation of a communications equipment site, opining that it will negatively impact their property value. However when asked about the impact of an existing site, they are often unaware it even exists, or express ambivalence about it.
- ◆ Pew Research Center (pewresearch.org) reported as of January 2014 that 91% of American adults have a cell phone, 58% of which are smartphones. Additionally, 32% of American adults own an e-reader and 42% of American adults own a tablet computer. Pew also reports that as of June 2012, 35.8% of American homes have become cell only and another 15.9% of people receive all or almost all their calls wirelessly, even though they still have landlines. This number of cell only homes is an increase of over 40% from a May 2010 article published on CNET News that reported nearly 25% of U.S. households had eliminated landlines at that time.
- ◆ From a real estate valuation standpoint, the availability of adequate utility services is of primary importance to a property’s value and standing in the market. As indicated above, the importance of adequate wireless communications services is an increasingly important factor for home buyers. It would therefore follow that lack of a utility service such as wireless communications could have a significant negative impact on value, similar to a negative impact created by lack of electricity or natural gas.

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- ◆ The vast majority of people do not drive, bicycle or walk down a street looking up. There is a high frequency of people who pass by communications equipment sites on a daily basis without consciously noticing them.

As the aforementioned assignments have been completed, essentially three categories of potential impact and concern have been determined to exist. These categories are as follows:

- 1) *Environmental* - The potential for pollution of the air, surface, and/or sub-surface.
- 2) *Health* - The potential impact on nearby inhabitants and/or property users.
- 3) *View* - The potential impact on nearby inhabitants and/or property users.

In the process of completing these consultation assignments, the above two step analysis plan has been completed on 40 to 50 locations involving wireless communications facilities; several of which have been analyzed during separate time periods. As mentioned above, these locations involved a variety of property types (residential, commercial, etc.), however approximately 35 to 40 of these were residential in character. Although every situation has the potential for unique variables, the experiences with the locations analyzed have repeatedly resulted in the following 5 points of finding:

- 1) There is no evidence to suggest that any environmental or health issues arise as a result of communications equipment sites.
- 2) There is no *supported* perception, within the general buying and selling real estate populace, suggesting any environmental or health issues arise as a result of communications equipment sites.
- 3) No ascertainable difference in property values has been found as a result of this specific locational characteristic.
- 4) Other real estate professionals have repeatedly reiterated there is a lack of market evidence supporting an ascertainable difference in property values as a result of this specific locational characteristic.
- 5) Changes in market values, specifically appreciation, are not restrained as a result of this specific locational characteristic.

It is important to note that any situation of this type must be evaluated on its own merits, and within the context of the specific site and its environs. The location in question is in the northeast quadrant of a 4.27 acre parcel improved with a commercial structure, and adjacent to a medical facility to the east and an equestrian center to the north. As with most developed areas, there are

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multiple protrusions into the sky in the nearby area, including existing light poles, telephone poles, and power lines. There are 75 existing communication towers within a 4 mile radius of the subject location, about 1/3 of which exceed 100 feet in height.

The proposed facility will be a monopine designed tower with an adjacent concrete equipment pad, within a fenced area. The proposed facility will be set back well away from the street within a fenced area, and will not be directly in the line of site to passing vehicles and/or pedestrians. This results in communications equipment that will be largely unnoticeable to the eye by passing vehicles or pedestrians in relationship to the existing landscape, and results in a site location that is superior to many others for this type of use.

It is therefore my opinion, based on review of the proposed plans, inspection of the site, as well as my experience with this factor in other locations, that the proposed communications facility will not have any negative impact on the use, enjoyment, or value of surrounding properties. Additionally, it is my opinion no substantial or undue adverse effect upon adjacent property, the character of the area, or other matters affecting the public health, safety, and general welfare will occur.

If I can be of further service please contact me.

Sincerely,

HILCO REAL ESTATE APPRAISAL, LLC


David A. Kunkel, MAI, CCIM
Managing Director

Attachment

16LI065

HILCO REAL ESTATE APPRAISAL, LLC

QUALIFICATION SUMMARY - DAVID A. KUNKEL, MAI, CCIM

March 2013 - Present -- Hilco Real Estate Appraisal, LLC; Managing Director
July 1987 - March 2013 -- Kunkel & Associates, Inc.; President / Owner
January 1981 – July 1987 -- Various staff and field appraiser positions

Scope of Experience:

Mr. Kunkel is the Managing Director of the Lisle, IL office of Hilco Real Estate Appraisal, LLC. Responsibilities include business development, appraisal, management, review and production.

Mr. Kunkel's real estate valuation career dates back to 1981, and has included work with a broad range of property types including multi-family, retail, office, industrial, self-storage, land development, proposed construction, partially-complete projects and distressed property valuations. Special purpose situations have included determining diminution of value, right-of-ways for utilities and/or transportation, water detention facilities, condemnation, religious/educational facilities and communication towers.

Mr. Kunkel has qualified on numerous occasions as an expert witness involving real estate matters in the Circuit Courts of Cook, DuPage, Lake and Will Counties in Illinois, as well as the United States Bankruptcy Court for the Northern District of Illinois. Mr. Kunkel has also testified before the Property Tax Appeal Board for the State of Illinois, the Property Tax Appeal Boards for the Counties of Cook, DuPage and Lake, as well as various planning and zoning commissions in the City of Chicago and surrounding suburban areas.

Mr. Kunkel is an Appraiser Qualifications Board Certified USPAP Instructor, and has served as a course instructor and faculty member for various appraisal courses at The Appraisal Institute, Elgin Community College and Triton College, in addition to being a guest speaker at various real estate related seminars and business meetings. He was also a member of the 1993 Urban Valuation Delegation to Latvia and Russia sponsored by People to People International.

Mr. Kunkel has valuation experience in over a dozen states, has held the MAI designation awarded by the Appraisal Institute since 1989, is a Certified General licensed appraiser, and is a licensed Real Estate Broker in Illinois, holding the commercial/investment designation of CCIM. Mr. Kunkel has also been awarded a Completion Certificate from the American Society of Appraisers (ASA) program entitled "Allocating Components in Going Concern Appraisals".

Professional Associations and Affiliations:

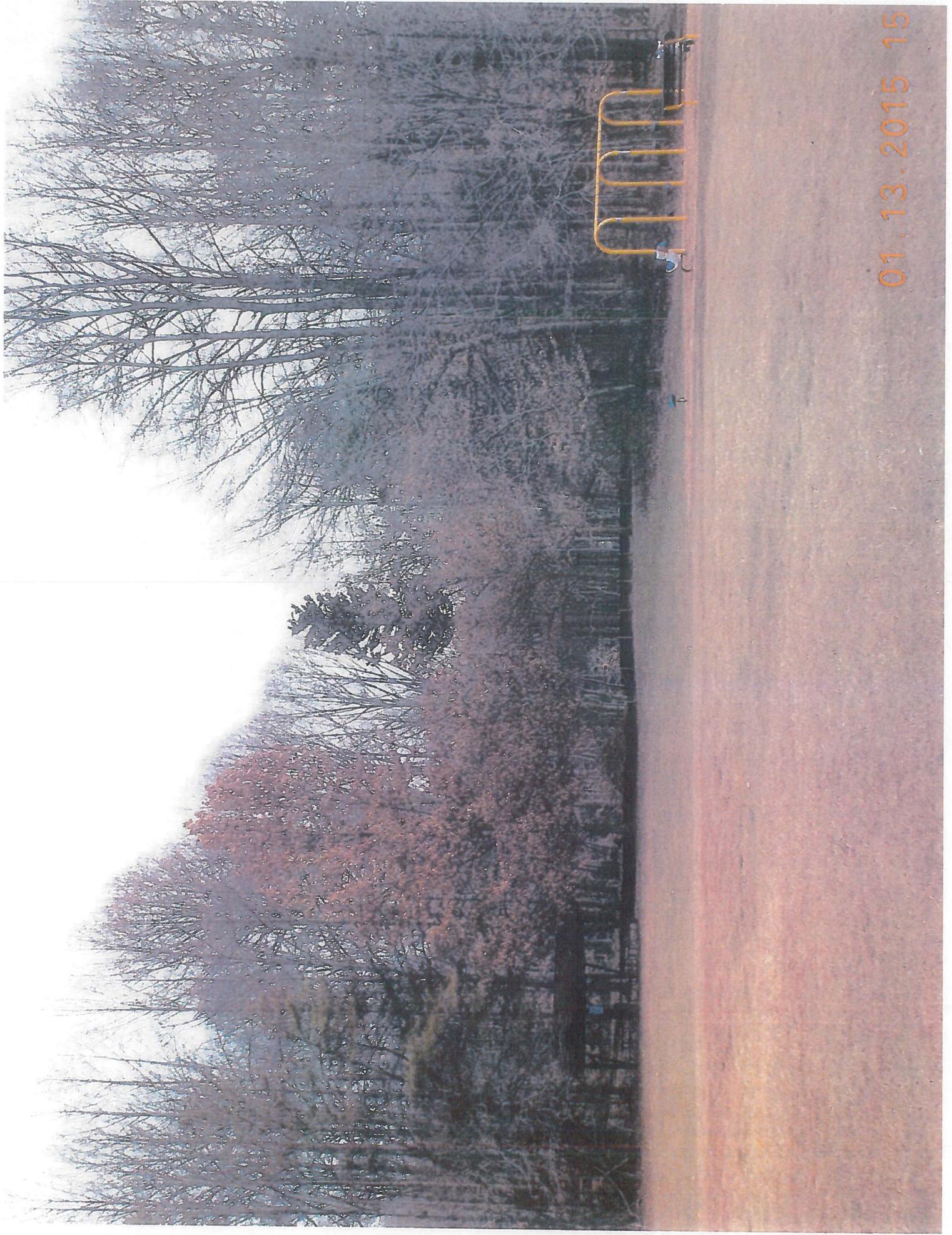
MAI Designation #8128, Appraisal Institute;
Certified General Real Estate Appraiser -- IL#553.000198; IN#CG41400017; WI#2038-10;
CCIM Designation #11909, CCIM Institute of the National Association of Realtors;
Licensed Real Estate Broker -- IL#471.015098;
Member: Illinois Coalition of Appraisal Professionals (ICAP);
Member: Northern IL Commercial Assoc. of Realtors (includes IL and National Associations);
Lifetime Member: National Eagle Scout Association (NESA).

Formal Education:

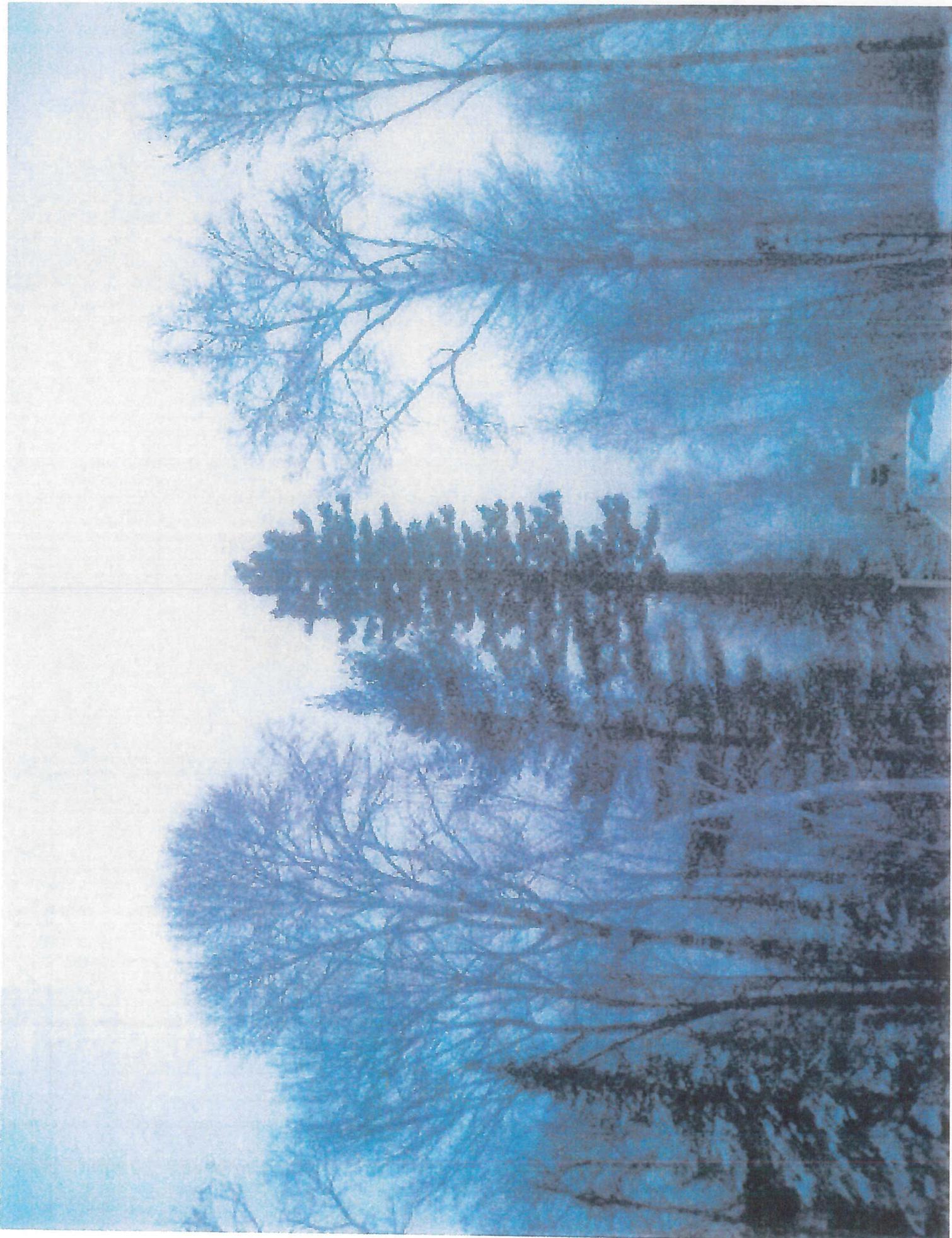
Bachelor of Arts, Metropolitan State University, St. Paul, Minnesota. Specialized appraisal and real estate education with the Appraisal Institute, ASA and various Realtor associations.

16LI065

HILCO REAL ESTATE APPRAISAL, LLC



01.13.2015 15



RICHARD CONNOR RILEY
ATTORNEY AT LAW

123North 4th Street
Chesterton, Indiana* 46304

Dear Property Owner,

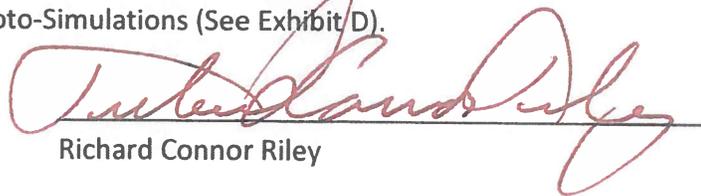
By way of introduction my name is Richard Riley and I represent PI Telecom Infrastructure, who has applied for a Special Use Permit to construct a wireless telecommunication facility behind the property commonly known as Temple Chai, at 1670 Checker Road. A public hearing regarding this application is scheduled for Tuesday October 4th per the attached Legal Notice (See Exhibit A).

The Petitioner understands and appreciates the nature and aesthetics of development in the Village of Long Grove and has taken care to propose a wireless facility that will serve the residents of the Village and present the least possible aesthetic impact.

There is no doubting the incredible impact that wireless technologies have had on business and personal applications. Wireless technologies are at the very core of our existence - so much so that we have become dependent upon them in immeasurable ways. Today, wireless technology is continually and rapidly evolving while consumer appetite for more extensive, more seamless wireless services soars.

The reason this wireless facility is needed is apparent when one looks at the intense residential development in the area (See Exhibit B). To minimize the aesthetic impact of a tower structure effort was expended in locating a large parcel of property that was not residential and in choosing a "stealth" tower structure, namely a "monopine". Accordingly, the Petitioner seeks to locate the proposed Wireless Facility to the Rear/North of Temple Chai (4.31 Acres) as depicted on the enclosed Site Plan (See Exhibit C) and construct a tower structure disguised as an evergreen tree: per the enclosed Photo-Simulations (See Exhibit D).

Thank you for your consideration.



Richard Connor Riley

EXHIBIT B
RESIDENTIAL DEVELOPMENT
SURROUNDING
PROPOSED WIRELESS FACILITY



EXHIBIT C

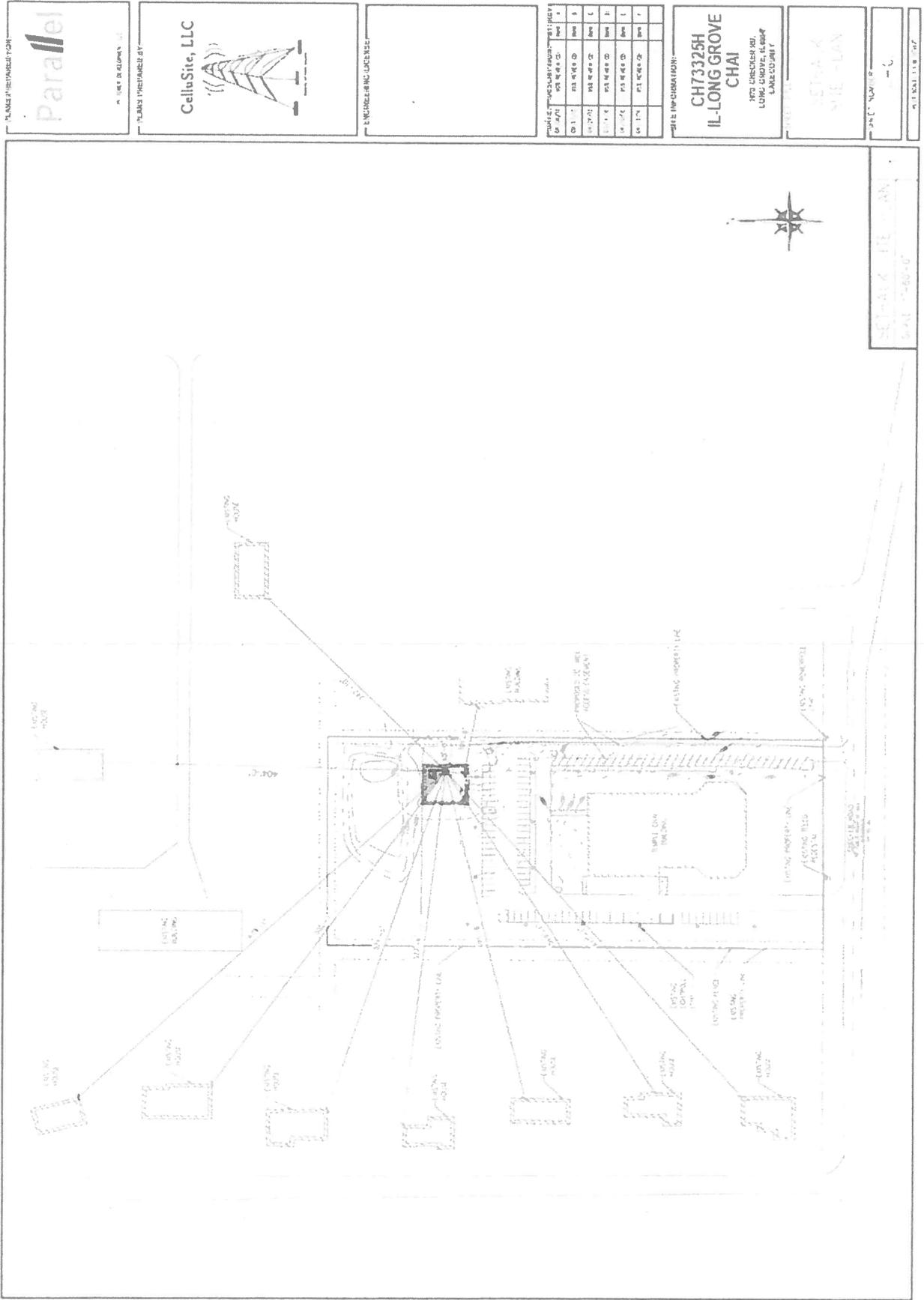
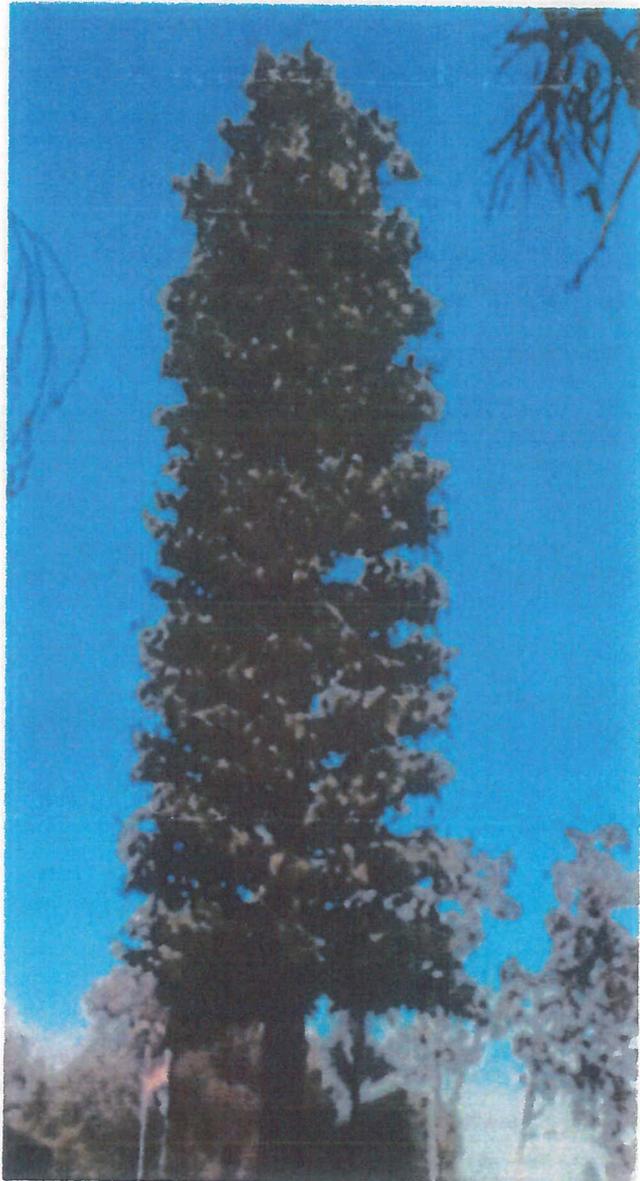


EXHIBIT D

REPRESENTATIVE MONOPINE



LEGAL NOTICE
 VILLAGE OF LONG GROVE, ILLINOIS
 NOTICE OF A PUBLIC HEARING FOR
 CONSIDERATION NEW TESTIMONY FOR A SPECIAL
 USE PERMIT TO ALLOW FOR MODIFICATION OF THE
 PREVIOUSLY APPROVED SITE PLAN AND PUD
 ORDINANCE FOR LOT 46 IN THE SAVANNE PUD/
 SUBDIVISION AND/OR ADDITIONAL RELIEF
 NECESSARY AND/OR APPROPRIATE UNDER THE
 ZONING CODE INCLUDING RELIEF OF THE
 SEPARATION REQUIREMENT FROM RESIDENTIAL
 DISTRICTS AND PROPERTIES AS WELL AS A TOWER
 HEIGHT OF 130' AND OTHER SETBACK
 REQUIREMENTS IN CONNECTION WITH A REQUEST
 TO INSTALL AND OPERATE A
 TELECOMMUNICATIONS MONOPOLE AND RELATED
 FACILITIES AT 1670 CHECKER ROAD AND ZONED
 UNDER THE R-2 PUD ZONING DISTRICT
 CLASSIFICATION WITHIN THE VILLAGE OF LONG
 GROVE, ILLINOIS

PUBLIC NOTICE IS HEREBY GIVEN that on Tuesday,
 October 4, 2016 at 7:00 P.M., a public hearing will be held at
 the regular meeting of the Plan Commission & Zoning
 Board Appeals of the Village of Long Grove, Lake County,
 Illinois, at the Long Grove Village Hall 3110 RFD, Long
 Grove, Illinois 60047, (unless otherwise posted) In connection
 with a petition for, and any other relief necessary, in-
 cluding, presentation of new testimony, modification of the
 previously approved PUD ordinance and site plan for LOT
 46 of the savanne PUD/Subdivision, relief from the 500 foot
 separation requirement between residential districts and
 properties as well as a tower height of 130' and other set-
 back requirements to allow the installation, maintenance
 and operation a monopole telecommunications tower and
 related facilities on a portion of the property at 1670
 Checker Road and within the R-2 PUD District submitted
 by P1 Telecom Infrastructure T, LLC. No reclassification of
 the subject property is requested. The subject property is
 legally described as follows:

Lot 46 in Savanne of Long Grove, being a subdivision of
 part of the North East quarter and the South East quarter
 of Section 31, Township 43 North, Range 11, East of the 3rd
 P.M. according to the plat thereof, recorded May 12, 1978,
 as document 1916809, in Book 65 of Plats, pages 33 and 34, as
 corrected by Certificate of Correction recorded September
 19, 1978, as Document 1947501, in Lake County, Illinois
 Commonly known as:

1670 Checker Road, Long Grove, Illinois, 60047.
 PIN: 15-31-201-048

Persons attending the hearing shall have the opportunity to
 provide written and oral comments and questions concern-
 ing the proposal. The above information, together with the
 plans for the property, will be available for inspection at
 the Long Grove Village Hall, 3110 RFD, Long Grove, Illi-
 nois during regular business hours.

The Plan Commission & Zoning Board of Appeals reserves
 the rights to continue the hearing to a later date, time and
 place should that become necessary.

James M. Hogue
 Village Planner
 Village of Long Grove

Published in Daily Herald September 16, 2016 (4452019)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of
 the State of Illinois, DOES HEREBY CERTIFY that it is the publisher
 of the **DAILY HERALD**. That said **DAILY HERALD** is a secular
 newspaper and has been circulated daily in the Village(s) of
Algonquin, Antioch, Arlington Heights, Aurora, Barrington,
Barrington Hills, Lake Barrington, North Barrington, South Barrington
Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills,
Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee
Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva,
Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire,
Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness,
Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich,
Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect,
Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake,
Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg
Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills,
Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove,
North Aurora, Glenview

County(ies) of Cook, Kane, Lake, McHenry
 and State of Illinois, continuously for more than one year prior to the
 date of the first publication of the notice hereinafter referred to and is of
 general circulation throughout said Village(s), County(ies) and State.

I further certify that the **DAILY HERALD** is a newspaper as defined in
 "an Act to revise the law in relation to notices" as amended in 1992
 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That
 notice of which the annexed printed slip is a true copy, was published
September 16, 2016 in said **DAILY HERALD**.

IN WITNESS WHEREOF, the undersigned, the said **PADDOCK
 PUBLICATIONS, Inc.**, has caused this certificate to be signed by, this
 authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Laula Baltz*
 Authorized Agent

Control # 4452019