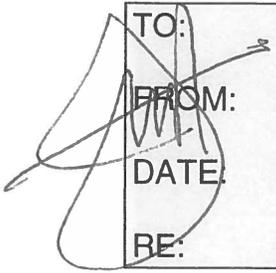


Item #1A:
Report Of The PCZBA Meeting – October 4, 2016:
Request For Installation Of Cell Tower At 1670 Checker



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.

16LI065

HILCO REAL ESTATE APPRAISAL, LLC

Mr. Derek McGrew
CelluSite, LLC
Page Three
August 17, 2016

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.

- ◆ 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

Mr. Derek McGrew
CelluSite, LLC
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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.

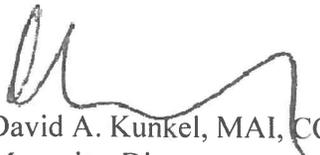
The proposed facility will be a monopine designed tower with an adjacent concrete equipment pad, within a fenced area. The proposed facility will be set back well away from the street within a fenced area, and will not be directly in the line of site to passing vehicles and/or pedestrians. This results 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

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:

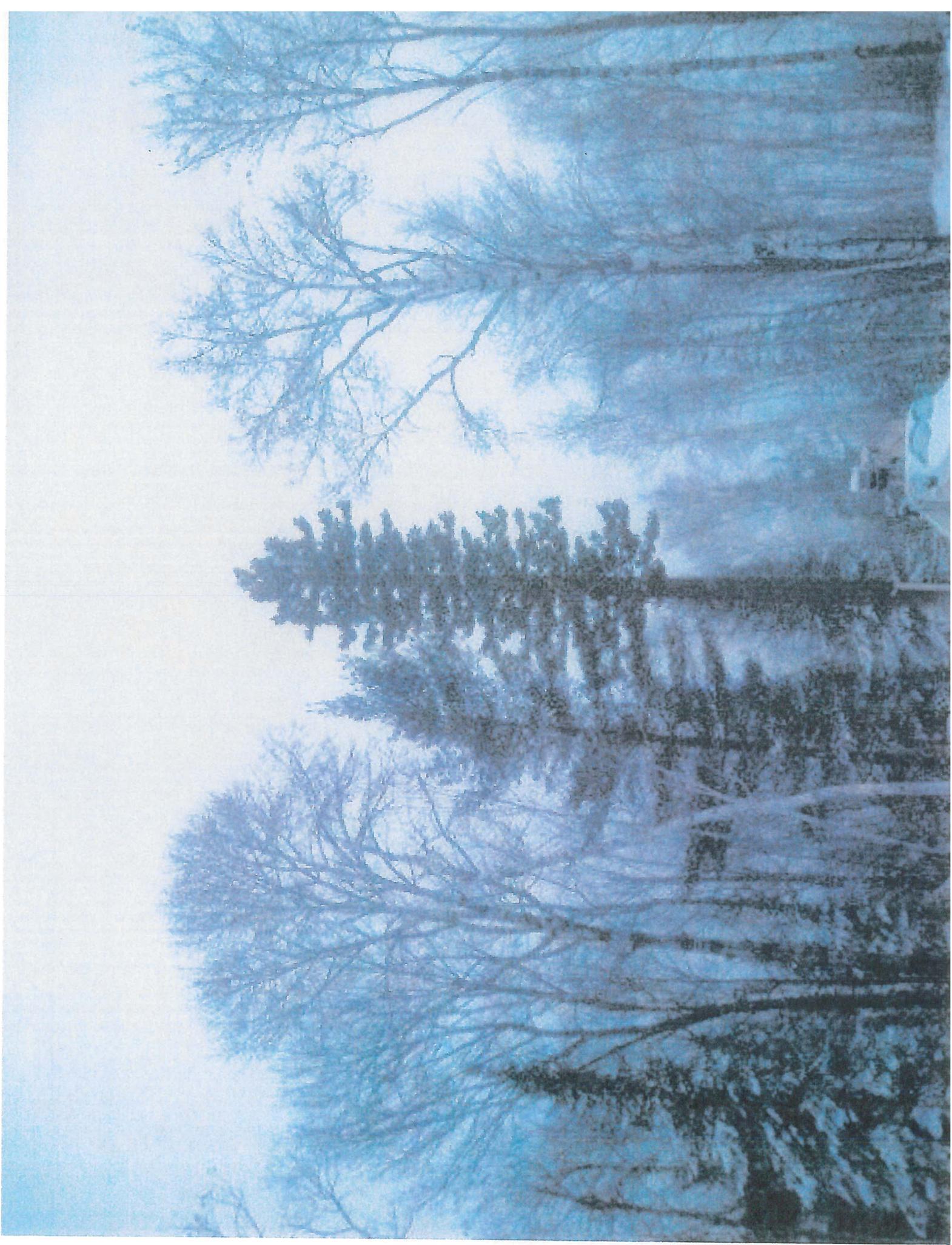
MAI Designation #8128, Appraisal Institute;
Certified General Real Estate Appraiser -- IL#553.000198; IN#CG41400017; WI#2038-10;
CCIM Designation #11909, CCIM Institute of the National Association of Realtors;
Licensed Real Estate Broker -- IL#471.015098;
Member: Illinois Coalition of Appraisal Professionals (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.



01.13.2015 15



RICHARD CONNOR RILEY

ATTORNEY AT LAW

123 North 4th Street
Chesterton, Indiana* 46304

Dear Property Owner,

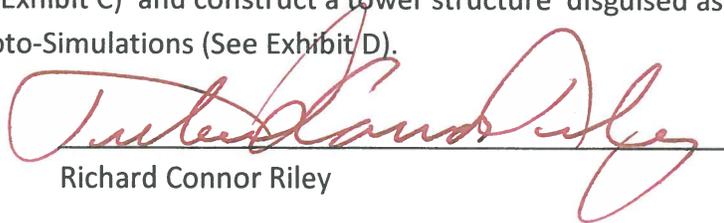
By way of introduction my name is Richard Riley and I represent PI Telecom Infrastructure, who has applied for a Special Use Permit to construct a wireless telecommunication facility behind the property commonly known as Temple Chai, at 1670 Checker Road. A public hearing regarding this application is 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

OFFICE: (312) 244-3792; FAX: (312) 276-5123; RCRILEY@SITING-ADVISORS.COM

*LICENSED IN ILLINOIS

EXHIBIT B
RESIDENTIAL DEVELOPMENT
SURROUNDING
PROPOSED WIRELESS FACILITY

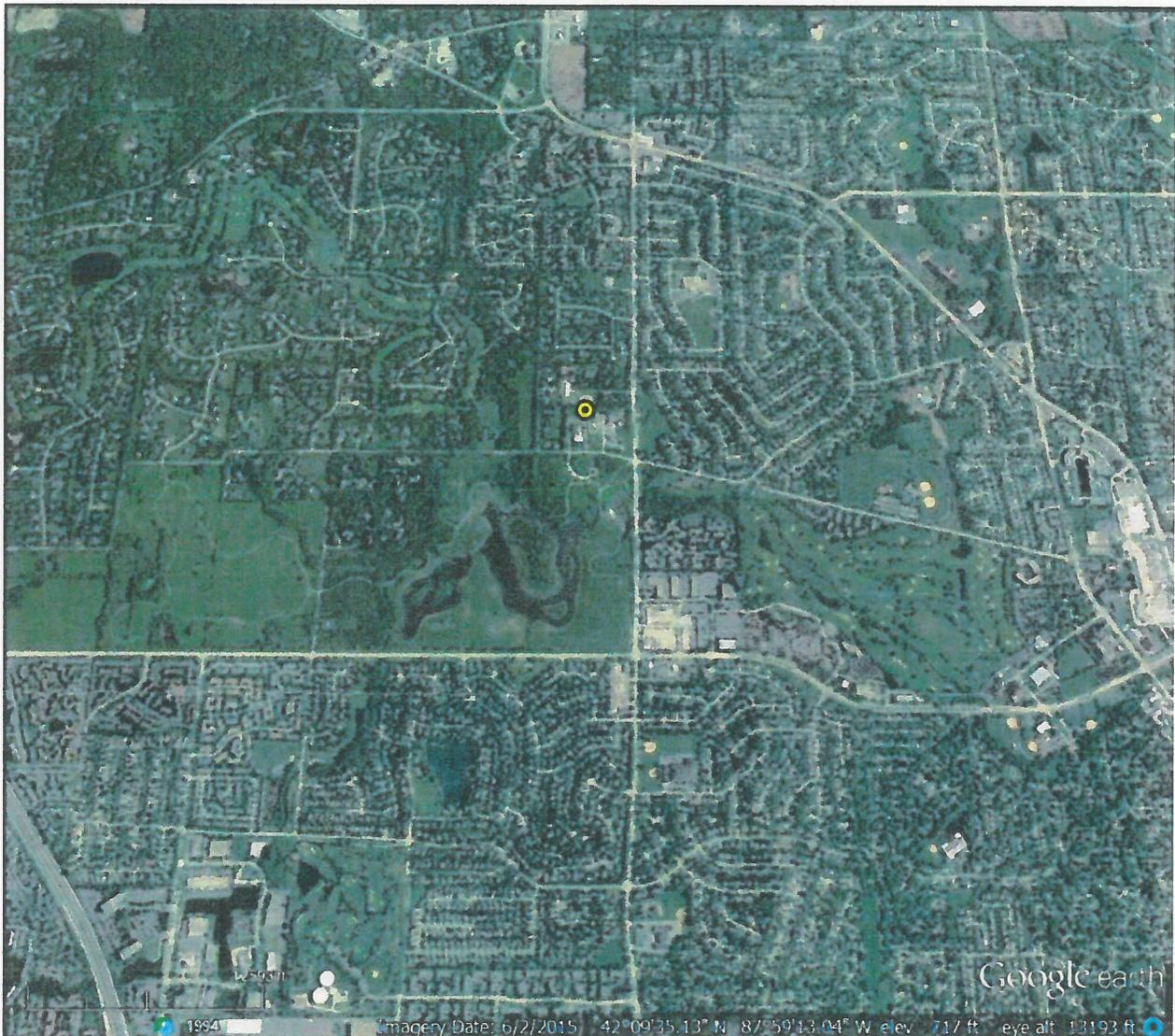
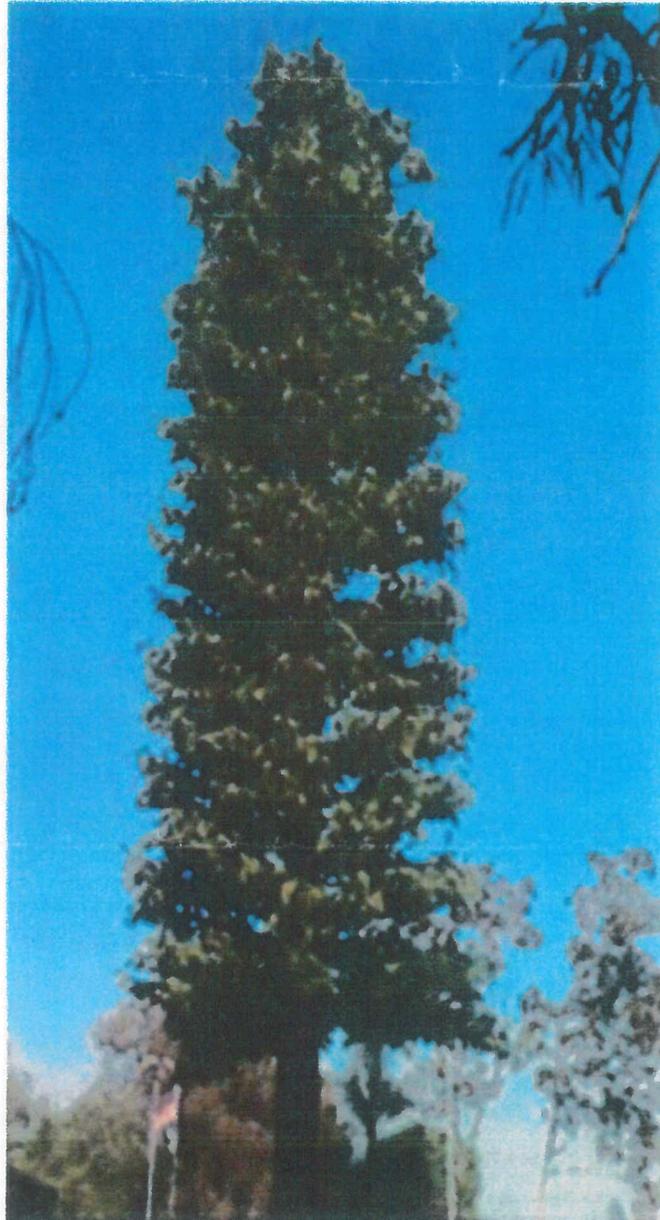


EXHIBIT D

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 con-
nection 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 PI 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 Daula Baltz
Authorized Agent

Control # 4452019

**Long Grove Plan Commission & Zoning Board of Appeals (PCZBA)
Regular Meeting Minutes ---May 3, 2016**

Present: Chairman Fred Phillips, Commissioners Jeff Kazmer, Shelly Rubin, Wendy Parr, Charles Cohn, Michael Dvorak.

Also Present: James Hogue, Village Planner, Betsy Gates, Village Attorney, Jodi Smith, PCZBA Secretary, and members of the public.

1. Call to Order: Chairman Phillips called the meeting to order at 7:07 p.m.

2. Visitor's Business: None

3. New Business:

PUBLIC HEARING: – Consideration of 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. 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 Rubin moves to elect Chairman Parr as *chairman pro tem* for purposes of this meeting. Commissioner Cohn seconds the motion. On a voice vote, all ayes. Motion carries.

Chairman pro tem Parr swore in witnesses who are to give testimony in this matter. Planner Hogue was asked to summarize the staff report prepared for this request. The subject property is a single parcel of land located at 1670 Checker Road upon which is a structure commonly known as Temple Chai. The petitioner is seeking a special use permit and necessary relief to install, maintain and operate a monopole telecommunications tower and related facilities on a portion of that property. This monopole is unique in that it is designed as a "monopine", or 130" artificial pine tree to camouflage the cell tower. The petitioner seeks relief from the existing 500' separation requirement between residential districts and properties, as well as relief for additional tower height up to 130'. 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 need for maximum coverage in the area. 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. 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. It is a unique structure that would camouflage the tower and all carrier equipment above ground.

Chairman pro tem Parr opened up the discussion to the public. The following Long Grove residents and representatives spoke in opposition to the cell tower.

William Blackburn, 1647 RFD
Mark Kennedy, 1650 RFD
Jason Neiman, 1645 RFD
Jim Farley, 1666 RFD (Aventara)
Vladan Mihailovic, 1863 RFD
Sarah Murphy (Blackburn) 1647 RFD
Janice Peterson, Hope Lutheran Church
Cassie and Stephen Ding 1684 RFD
James Powell 1680 RFD
Bob Piper, 1694 RFD

The objections to the cell tower were consistently based on concerns of aesthetics and safety. The residents do not want to have a 130' "fake tree" towering over their neighborhood. The residents are concerned about emissions from the tower affecting their families and surrounding wildlife. There is a significant concern over safety and structural integrity of the tower as well as concerns over the wind and ice load, and the danger of falling PVC and fiberglass branches. The residents uniformly dismiss concerns over coverage gaps and do not experience coverage issues in their homes.

Some discussion ensued among the residents and Mr. Riley regarding these concerns. Attorney Gates further added that the environmental factors concerning emissions and the like are regulated by the federal government and cannot be a factor in the decision of the PCZBA.

Planner Hogue also distributed to the board objections sent by email to the village from Mr. & Mrs. Farrugio, 1604 RFD and a Citizen Petition in Opposition to Proposed Special Use Permit and Zoning Variance for Placement of New T-Mobile Cell Tower, dated May 3, 2016.

Chairman pro tem Parr closed the public hearing and opened the discussion up to the Commissioners.

Chairman Cohn is concerned about the look of a towering 130' fake pine tree in the neighborhood. He shares the concerns of residents concerning structural integrity and safety and objects to the petitioner's request.

Chairman's Dvorak, Kazmer Rubin and Parr all share Chairman Cohn's concerns regarding aesthetics and safety particularly considering the close proximity of the proposed tower to neighboring residences.

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 on the property at 1670 Checker Road regarding construction of a monopole telecommunications tower and related facilities. On a voice vote, all ayes. Motion passes.

4. Old Business: none

5. Approval of Minutes: February 16, 2016 meeting.

A motion was made by Commissioner Rubin, seconded by Commissioner Kazmer, to accept the February 16, 2016 minutes with grammatical corrections. On a voice vote, all ayes.
Motion Passes

6. Other Business:

Update on Proposed amendments to the Village of Long Grove Comprehensive Plan. Planner Hogue urges the board members to review the community assessment report dated March 31, 2016 and was distributed to the board members prior to the meeting. Planner Hogue reported that the April 11th meeting was well attended by residents and the review of the comprehensive plan is proceeding as scheduled.

7. Adjournment

Commissioner Dvorak made a motion to adjourn, seconded by Commissioner Rubin. On a voice vote all ayes. Meeting is adjourned at 9:04 pm.

8. Next Regular Meeting: May 3, 2016

Respectfully Submitted, Jodi Smith, PCZBA Secretary

STAFF REPORT

TO: Long Grove PCZBA
 FROM: JAMES M. HOGUE, VILLAGE PLANNER
 DATE: 4/22/16
 RE: PCZBA REQUEST 16-02; Cellular Monopole - 1607 Checker Road.

Item: PCZBA PETITION 16-02 submitted March 24, 2016. Referral by Village Board not required. Publication in news paper completed 4/16/2016 and is therefore timely.

History: The subject property consists of a single parcel of land zoned R-2 PUD and was subdivided as Lot 46 of the LaSavanne PUD subdivision. This property, prior to development was known as the Kloeman property and was granted PUD approval in 1978 via Ordinance 78-O-06. Per the PUD approval this lot is to be used exclusively for “church and directly related purposes, excluding residences” (ordinance excerpt attached). This approval was further modified (via special use permit) in 2000 via Ordinance 2000-O-26 which allowed for an addition to the existing structure. In 2004 the site plan for the property was also modified to allow for modifications the parking lot. The modifications have allowed the property to be configured as it is today.

Proposal: Consideration of a request for a special use permit, and any other relief necessary and appropriate, 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.

Land Use, Zoning and Locational Data:

1. Proposed Zoning: No reclassification of property; Special Use Permit requested.
2. Surrounding Land Uses and Zoning;

<i>Direction</i>	<i>Existing Use</i>	<i>Land Use Plan Designation/Zoning</i>
NORTH	Residential/Horse Farm (Galway Horse Farm)	Residential; R-2 PUD – Horse farm established per PUD approval
SOUTH	Open Space –Buffalo Creek F.P.	Lake County - FPD.
EAST	Institutional	“Avantara” (formerly the Arlington)
WEST	Residential	R-2 PUD (LaSavanne)

3. The property is located on the north side of Checker Road with a street address of 1670 and contains the Temple Chai facility, parking and a detention area on the property. The use of the property was established per the PUD approval. Per this approval this property is to be used exclusively for "church and directly related purposes, excluding residences".

4. Acreage; the 1670 property contains 4.6 +/- acres of land area.

5. Based upon information available through Lake County GIS, the property is free of FEMA Floodplain, Flood of Record area and/or wetlands (LCWI & ADID). (See Maps).

6. Topography; See attached Map from Lake County GIS.

Zoning Data	Existing	Proposed	Zoning Code	PUD
Lot Area	187,860 sq. ft.	No Change	2 acres (87,120 sq. ft.)	187,860 sq. ft.
Floor Area (Total Floor Area)	N/A	N/A	N/A	N/A
Lot Coverage (In Square Feet)	75,131 sq. ft. (39.9%)	77,895 sq. ft.* (41.5%)	40% (75,144 sq. ft.)	N/A
Height (Monopole only)	N/A	130'***	125'	N/A

*Maximum lot coverage of 40% is exceeded with this proposal.

**Height of proposed new monopole measured to top of lightning rod.

Yard Requirements (per underlying zoning district): ***NEEDS MODIFIED*******

	Existing	Proposed*	Zoning Ordinance (R-2 Standards)	P.U.D.
Front Yard	N/A	420' +/-	75'	N/A
Side Yard (East)	N/A	40' +/-	40'	N/A
Side Yard (West)	N/A	200' +/-	40'	N/A
Rear Yard	N/A	95' +/-	40'	N/A

*Measured to perimeter of 60' x 60' compound area.

Analysis & Conclusions:

The petitioner proposes a 125' monopole with a 5' foot lightening rod on the top of the monopole for a 130' tall structure. An antenna platform would be situated approximately 122 feet from grade and would house six (6) new T-Mobile antennas. The antenna tower would be camouflaged to resemble a pine tree (a "monopine tower") thereby attempting to minimize impacts to the visual landscape. Three additional tenants (antenna platforms) could ultimately be accommodated on the monopole.

As proposed the monopole would be surrounded by a 50' x 50' "compound" which would be paved with gravel and contain an 8' x 12' equipment pad. The compound would be surrounded by a privacy fence (height unknown). A 10' foot planning strip around the compound perimeter and will be planted with 5' tall evergreens 18" in diameter. Per the submitted site plan a total of 40 evergreens would be located in the planting strip surrounding the compound. In total a 60' x 60' lease area including the tower, equipment facility, fence and planting strip are anticipated for the site. Access to the proposed tower would be on the south side of the compound and for the most part through the existing parking lot. A small driveway 22'x12' would be added as well as paved (gravel) 50'x50' compound area increasing the lot coverage by approximately 2,764 sq. ft. or 41.5 % lot coverage which exceeds the 40% maximum for this site.

The tower would be situated behind the Temple Chai parking lot and approximately 50' from the east property line at 1670 Checker Road. This property was platted as Lot 46 of the La Savanne PUD. As part of that original approval Lot 46 was restricted to being used exclusively for "church and directly related purposes, excluding residences".

Wireless Antenna Regulations

As proposed the monopole (preferred type of structure) will have a height of 130' feet as measured to the lighting rod on the top of the tower. This **exceeds the maximum permitted height** of 125' feet per 5-9-6 of the Village Zoning Code. The (excerpts follow);

Height. Unless otherwise authorized and approved as a special use, personal wireless services antennae, support structures, or personal wireless services facilities may extend to the following heights:

- (a) *Towers and Monopoles. Personal wireless services antenna support structures of a tower or monopole design may extend to a height of not more than 125 feet*

Additionally, the height of the proposed antenna is 125 feet. This is acceptable per the Village Code as follows;

- (c) *Directional or Panel Antennae. Directional or panel antennae may not extend above the highest point of the support structure on which it is mounted.*

Section 5-9-6 of the Zoning Code promotes the co-location of antennas on existing monopoles (or other lawful structure) when possible;

Location. Personal wireless services antennae shall be mounted on existing antenna support structures or other lawfully existing buildings, unless otherwise provided in this ordinance. No more than one antenna support structure shall be permitted on any one zoning lot.

***Co-Location.** Unless otherwise authorized by the Village for good cause shown, every newly constructed personal wireless services antenna support structure shall be designed, constructed and installed to be of a sufficient size and capacity to allow the commercially feasible location of antennae for additional personal wireless service providers on such structure in the future.*

Petitioners have submitted a coverage map ("Exhibit D" of the application packet) which identifies the "coverage area" to be serviced by the proposed tower. No existing towers are located in proximity to the coverage area to be effective and no existing structures within the area have sufficient height to allow for a co-location opportunity. This should be confirmed through testimony as well. The submitted graphics illustrating existing coverage, coverage without the proposed tower and coverage with the proposed tower illustrate a modest improvement in coverage for the area with the inclusion of the proposed antenna.

The Village code also requires a separation from adjoining structures as follows;

Be separated from any building on an adjoining lot by a distance that is not less than one hundred ten percent (110%) of the height of the antenna support structure and be designed to withstand a wind force of one hundred twenty (120) miles per hour without the use of supporting guywires. For the purposes of this requirement, this distance shall be measured horizontally from the center of the base of the antenna support structure to the point where the ground meets a vertical wall of such building;

With the exception of the Temple Chai building to the south which is on-site, the nearest building (off-site) is the "Avantara Building (formerly the "Arlington") which will be approximately 101.5' feet from the proposed tower and **does not** meet the 110% requirement of 143 feet ($130' \times 1.10 = 143'$). Structural engineering data regarding the wind force requirement has not been submitted; this information could be submitted as part of the building permit application process however.

Equipment to be used in conjunction with the new antennas will be housed in a proposed equipment structure on-site. This will be located within the "compound" and on the north side of the proposed tower. This facility measures approximately 12' x 8' (96 sq. ft.) which is within the 150 sq. ft. maximum established by Village Code. This structure will be hidden from public view within the "compound".

***Separation From Residential Districts And Properties:** Personal wireless services antennas, support structures, and personal wireless services facilities shall not be located within five hundred feet (500') from the nearest outside wall of any single-family dwelling in existence prior to the commencement of construction of such personal wireless services antennas, support structures, or personal wireless services facilities.*

As proposed the tower facility is situated to maximize the distance from single family residential structures. However, there are three residential structures which are shy of the 500' separation requirement. Per the exhibit submitted by the petitioner (Tab B – Sheet CC) these structures measure 495', 404' and 342' from the proposed tower. All other residential structures are beyond the 500' separation requirement. Utilizing the Lake County GIS, the exhibit submitted by the petitioner (Sheet CC) appears accurate. The separation requirement **is not** however completely met with this proposal.

Screening

Per the Village Code;

(e) *Be adequately screened from view by the natural tree landscaping or otherwise designed in such a*

manner that the antenna support structure itself is minimally intrusive to the visual landscape.

The petitioner has attempted to address this issue using a “monopine” design for the tower as well as fencing and planting the perimeter of the compound. Review of the proposed towers and subsequent screening by the Architectural Commission will be required per the Village Code.

Special Standards:

The PCZBA should consider the following standards with regard to the proposed tower and in particular the relief required/requested for the placement of tower.

Special Standards: The village shall consider the following factors in determining whether to issue a special use permit, although **the village may waive or reduce the burden on the applicant of one or more of these criteria if the village concludes that the goals of this chapter are better served thereby:**

1. Height of the proposed tower;
2. Proximity of the tower to residential structures and residential district boundaries;
3. Nature of uses on adjacent and nearby properties;
4. Surrounding topography;
5. Surrounding tree coverage and foliage;
6. Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness; and
7. Proposed ingress and egress; and
8. Availability of suitable existing towers and other structures. No new tower shall be permitted unless the applicant demonstrates to the reasonable satisfaction of the village that no existing tower or structure can accommodate the applicant's proposed antenna. Evidence submitted to demonstrate that no existing tower or structure can accommodate the applicant's proposed antenna may consist of any of the following:
 - (a) No existing towers or structures are located within the geographic area required to meet applicant's engineering requirements.
 - (b) Existing towers or structures are not of sufficient height to meet applicant's engineering requirements.
 - (c) Existing towers or structures do not have sufficient structural strength to support applicant's proposed antenna and related equipment.
 - (d) The applicant's proposed antenna would cause electromagnetic interference with the antenna on the existing towers or structures, or the antenna on the existing towers or structures would cause interference with the applicant's proposed antenna.
 - (e) The fees, costs, or contractual provisions required by the owner in order to share an existing tower or structure or to adapt an existing tower or structure for sharing are unreasonable. Costs exceeding new tower development are presumed to be unreasonable.

(f) The applicant demonstrates that there are other limiting factors that render existing towers and structures unsuitable. (Ord. 2007-O-04, 4-24-2007)

Issues for PCZBA Consideration

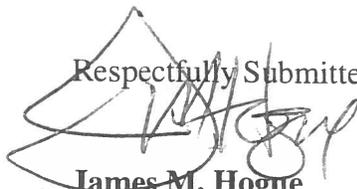
The following issues are noted per staff review of the proposal. This list may not be all inclusive as further issues may arise as part of the public hearing process.

- Consideration of modifications to the approved PUD ordinance and site plan to allow for a “non-church” use on the property and modification of the 40% impervious lot area maximum;
- Relief from the separation requirements between residences and adjacent structures (as noted above) in light of the benefits offered by the proposed improvement.
- Relief from the height requirement of 125’ feet to 130’ in light of the benefits offered by the proposed improvement.
- Impacts of the proposal to the surrounding neighborhood and efforts to minimize those impacts by the petitioner;
- Confirmation that no other suitable sites or co-location opportunities exist in relation to the proposed location of the monopole.
- Consideration of the “Special Standards” for such as use as noted above;
- Referral to the AC for consideration per 5-9-6 (B) (10) of the Village Zoning Code.

The Commission is reminded that as a Special Use necessary and reasonable conditions may be placed on proposal to help to mitigate any “externalities” associated with the project. The following are suggested at a minimum;

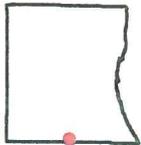
- 1). The proposal be in conformance with the site plan and specifications as submitted with the application (and as may be modified through the hearing process);
- 2). Prior to the issuance of any building permits the applicant supply documentation indicating the structural integrity of the monopole and antenna platform and conformance with the wind force requirement.

Respectfully Submitted,



James M. Hogue
Village Planner

Lake County, Illinois



 **LakeCounty**
Geographic Information System

Lake County
Department of Information Technology
18 N County St
Waukegan IL 60085
(847) 377-2373

Map Printed on 4/21/2016



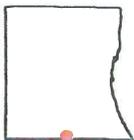
 Tax Parcels

 Forest Preserves

Disclaimer:

The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.

Lake County, Illinois



 **Lake County**
Geographic Information System

Lake County
Department of Information Technology
18 N County St
Waukegan IL 60085
(847) 377-2373

Map Printed on 4/21/2016

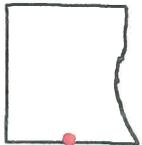


-  Tax Parcels
-  Forest Preserves
-  Wetlands

Disclaimer:

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Lake County, Illinois



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Department of Information Technology
18 N County St
Waukegan IL 60085
(847) 377-2373

Map Printed on 4/21/2016



-  Tax Parcels
-  Wetlands
-  Forest Preserves
-  Minor Contour
-  Major Contour

Disclaimer:

The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.

SITE RESTRICTIONS PER ORD.78-O-06

Section 6. Lot 44 Special Restriction. Lot 44 shall be used only for office purposes in conformity with the regulations in the Office Zoning District, Ordinance 77-0-3, of the Village of Long Grove, except that the minimum building setbacks from Lots 5, 6, 43, 45 and 46 shall be 100 feet, the minimum parking lot setbacks shall be 100 feet from Lots 5, 6 and 43 and no setbacks shall be required for parking lots as to Lots 45 and 46, with connecting and/or common drives permitted between Lot 44 and Lots 45 and 46; in addition, specific plans for any office building, including the location, renderings showing the architecture thereof, parking areas and driveway access, shall be submitted to and approved by the Village Board prior to the issuance of a building permit, with ingress and egress to Arlington Heights Road limited to right turns only for southbound traffic. No building permit shall issue until a letter of credit is deposited with and approved by the Village for any public improvements to be constructed thereon.

Section 7. Lot 45 Special Restriction. Lot 45 shall be used only for church and directly related purposes, excluding residences, and no building permit shall be issued for any church building on the property unless and until the specific plans therefor, including the location of the proposed building, renderings showing the architecture thereof, parking areas, and driveway entrances are submitted to the Village Board for review and approval, with ingress and egress to Arlington Heights Road limited to right turns only for southbound traffic. No building permit shall issue until a letter of credit is deposited with and approved by the Village for any public improvements to be constructed thereon.

Section 8. Lot 46 Special Restriction. Lot 46 shall be used only for church and directly related purposes, excluding residences, and no building permit shall be issued for any

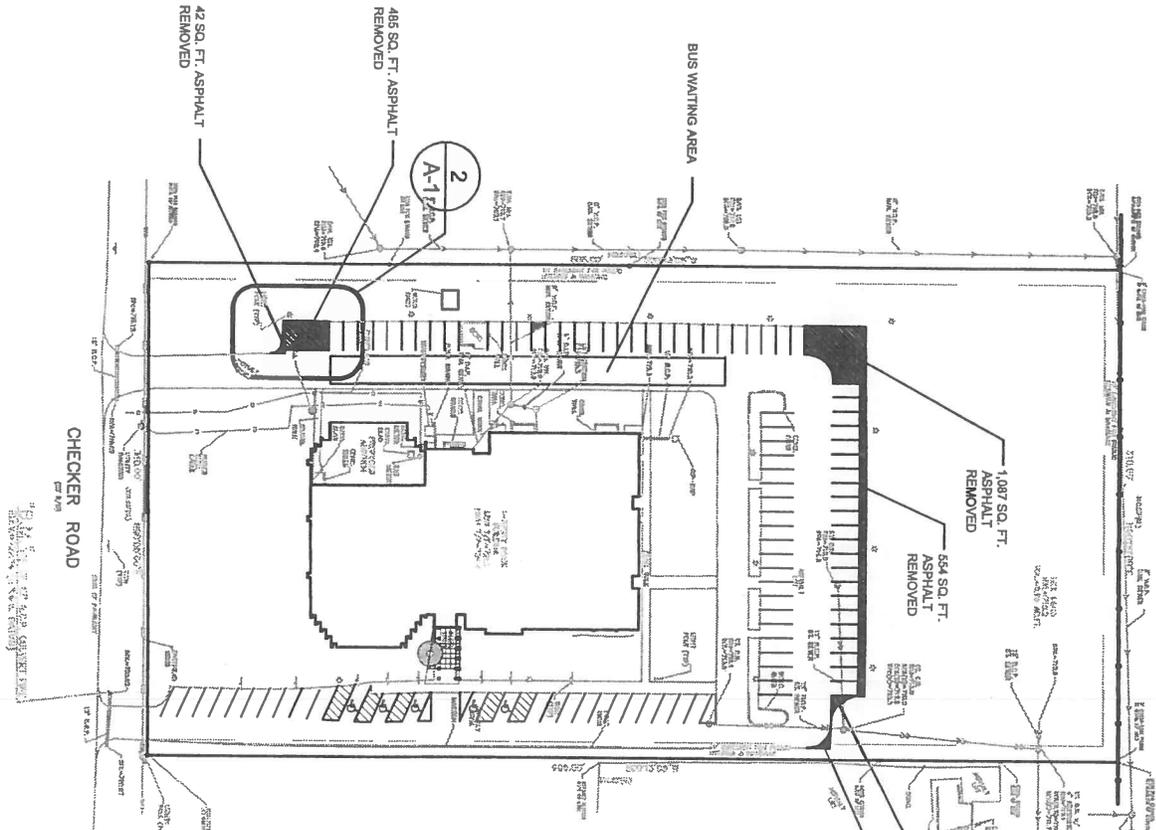
church building on the property unless and until the specific plans therefor, including the location of the proposed building, renderings showing the architecture thereof, parking areas, and driveway entrances, are submitted to the Village Board for review and approval. No building permit shall issue until a letter of credit is deposited with and approved by the Village for any public improvements to be constructed thereon.

Section 9. Construction Traffic. Checker Road shall not be utilized by the developer of Lots 1 to 42, both inclusive, or its agents, employees, contractors and subcontractors. The developer shall construct residences on Lots 35 to 42 within one (1) year after the date hereof, first erecting a physical barricade to prevent ingress and egress between Bordeaux Lane and Checker Road for construction traffic. Said Lots are to be served by a temporary road from the North during the construction period. Upon completion of the construction of these houses, the temporary road shall be severed and the barricade removed in its entirety.

Section 10. Checker Road Maintenance. The developer of Lots 1 to 42, both inclusive, and the owners of Lots 44, 45 and 46, at the time of securing building permits for the respective parcels, shall pay to the Village a sum, computed on a frontage foot basis, equal to the then current bid for scarifying and seal coating Checker Road adjacent to such respective parcels for a width of approximately (22) feet, said costs having been determined to be approximately \$2.10 per frontage foot as of July 26, 1977.

Section 11. The provisions of the Long Grove Zoning Ordinance, Subdivision Regulations and Building Regulations,

CURRENT SITE PLAN PER 2004 AMENDMENT



LOT STATISTICS

LOT AREA = 187,859 SF

LOT AREA X 40% = 197,889 SF X .4 = 75,143 SF

EXG. BUILDING = 22,863 SF

NEW BUILDING = 2,485 SF

PARKING = 47,518 SF

EXG. PAVING = 4,170 SF

NEW PAVING = 288 SF

SUB TOTAL = 77,299 SF

MINUS PLAN CHANGES AT LEFT

-1,087 SF

-594 SF

-42 SF

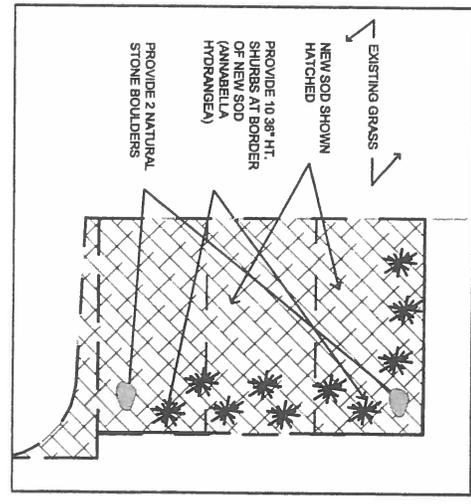
-466 SF

TOTAL = 75,131 SF

75,131 < 75,143 OK

100 PARKING SPACES REMAIN, 5 HANDICAPPED ACCESSIBLE, 95 STANDARD

2 SITE PLAN-DETAIL AT REMOVED PARKING SPACES



1 SITE PLAN

A-1	DESIGNED BY: EWR	Site Plan	ISSUED FOR VILLAGE REVIEW	Temple Chal Synagogue Renovations 1870 Checker Road Long Grove, IL 60047	Nevin Hediund Architects, Inc. 7985 Lake Street River Forest, Illinois 60306 (708) 771-7117
	CHECKED BY: XXX				
SCALE: 1" = 30'	DATE: 07/15/04				



CH73325-H SEARCH RING

PROPOSED WIRELESS FACILITY

2.05 MILES

SUGGESTED SITE

Long Grove

Arlington Heights Rd

Cly W69

Checker Rd

W Lake Cook Rd

W Higgins Rd

W Rand Rd

© 2014 Google

3182 ft

Google

53

53

32

12

EXHIBIT "C"

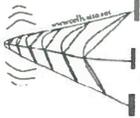
T-Mobile stick together

PLANS PREPARED FOR:

Parallel

PLANS PREPARED BY:

CelluSite, LLC



ENGINEERING LICENSE:

DATE	DESCRIPTION	BY-REV
09/09/12	90% REVIEW CD	BMF A
09/17/12	90% REVIEW CD	BMF B
09/26/12	90% REVIEW CD	BMF C
09/27/12	90% REVIEW CD	BMF D
09/28/12	90% REVIEW CD	BMF E
09/13/12	90% REVIEW CD	BMF F

SITE INFORMATION:

**CH73325H
IL-LONG GROVE
CHAI**

1870 CHECKER RD.
LONG GROVE, IL 60047

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

PLOT SCALE: 1/8" = 11'-0"

SITE NUMBER: CH73325H
SITE NAME: TEMPLE CHAI
SITE TYPE: 125' MONOPINE

PARALLEL SITE NAME:
IL-LONG GROVE CHAI

CITY: LONG GROVE
COUNTY: LAKE

LOCATION MAP



AERIAL MAP



PROJECT DESCRIPTION

INSTALL NEW 80' x 80' SHADOW BOX PERCHED COMPONUND INSTALL (1) NEW T-MOBILE
125' MONOPINE TOWER #1/6 NEW ANTENNAS.
INITIAL BUILD-OUT:
6 NEW ANTENNAS, 1 PCS. 2 COMP'S, 1 CABINET, 5 TOWER MODULES, 2 GROUND MODULES

PROJECT LOCATION

COORDINATES (NAD83):
LAT: 42° 5' 44.45" (42.092931°)
LONG: -87° 59' 15.19" (-87.987525°)
NAD83: 729**
**DATA OBTAINED FROM IA DATED 8/17/15

PROPERTY SUMMARY

PROPERTY ADDRESS:
LONG GROVE, IL 60047
ASSESSOR'S PARCEL NUMBER (APN):
780

APPLICABLE CODES

BUILDING CODE: INTERNATIONAL BUILDING CODE 2012 WITH AMENDMENTS
ELECTRICAL CODE: NATIONAL ELECTRICAL CODE 2011

DRIVING DIRECTIONS

BEVANT I-55/US 52 ON W. BROWN AVE. 0.5 MI. TURN LEFT ONTO A-171. 0.4 MI.
TAKE PAMP ONTO LAUREL ON W. HOLE ROAD** KEEP LEFT TO STAY ON I-55. 10.2 MI.
KEEP RIGHT TO STAY ON I-55. 1.2 MI. TAKE RIGHT ONTO I-55. 0.8 MI.
ROAD NAME CHANGES TO I-55. 1.2 MI. KEEP RIGHT ONTO PAMP 0.3 MI. TOWARDS EAST
ON I-55. 0.3 MI. TURN LEFT ONTO BROWN. 0.3 MI. TURN LEFT ONTO LOCAL RD 159. THIS DRIVE
IS SITE.

ISSUED FOR PERMIT

CONTACTS

APPLICANT:
T-MOBILE USA
1870 CHECKER RD.
CHICAGO, ILLINOIS 60647
TEL: (773) 444-5600
CONTACT: ITO

PROPERTY OWNER CONTACT:
CONTACT: DEB WATERS
1870 CHECKER RD.
CHICAGO, ILLINOIS 60647
PH: (847) 597-1711

UTILITIES

ELECTRIC:
COMMUNITY HEALTH EDISON
1870 CHECKER RD.
CHICAGO, ILLINOIS 60647
CONTACT: ENGINEER

TELEPHONE:
AT&T
1870 CHECKER RD.
CHICAGO, ILLINOIS 60647
CONTACT: ENGINEER

PROJECT TEAM

LEAD ENGINEER:
JACOB GRAYLICK, P.E.
CELLU-SITE, LLC
1870 CHECKER RD.
CHICAGO, ILLINOIS 60647
TEL: (312) 597-1544
*AK: I/A

LEAD SURVEYOR:
BRIAN J. HANSEN, S.
1800 4700 STREET
SUNSHINE, ILLINOIS 60154
PHONE: (312) 791-9998

SHEET INDEX

SHEET NUMBER	DESCRIPTION
T-1	TITLE SHEET
T-2	GENERAL NOTES & SPECIFICATIONS
T-3	GENERAL NOTES & SPECIFICATIONS
C-0	SETBACK SITE PLAN
C-1	OVERALL SITE PLAN
C-2	ENLARGED SITE PLANS
C-3	EQUIPMENT ELEVATION
C-4	ICE BRIDGE, OPS AND TOWER LABEL DETAILS
C-5	PLATFORM ELEVATIONS
C-6	PLATFORM DETAILS
C-7	TOWER ELEVATION
C-8	FENCE DETAILS
A-1	ANTENNA PLAN
A-2	EQUIPMENT SPECIFICATIONS
A-3	RF DATA SHEET
A-4	RISER DIAGRAM
A-5	ANTENNA CONFIGURATION SHEET
E-1	OVERALL UTILITY PLANS
E-1.1	ENLARGED UTILITY PLANS
E-1.2	T-MOBILE UTILITY PLANS
E-2	H-FRAME & UTILITY PLANS
E-3	UTILITY RISER DIAGRAM & PANEL SCHEDULE
GR-1	GRADING PLAN
GR-2	GRADING RISER
GR-3	GRADING DETAILS

REVIEW

PENDING APPROVAL OF THE JURISDICTION, THE FOLLOWING PARTIES HAVE REVIEWED THE DESIGN
WHICH THEIR FUNCTIONAL RESPONSIBILITIES AND HAVE APPROVED THIS PROJECT FOR CONSTRUCTION.
THESE PARTIES DO NOT START CONSTRUCTION WITHOUT A NOTICE TO PROCEED (NTP) FROM
T-MOBILE.

NAME	SIGNATURE	DATE
LANDLORD		
PRECON. MGR		
DEVELOP. MGR		
CONST. INS.		
AME MGR		
RF ENGINEER		
OPERATIONS		
ZONING REP		
UTILITIES		

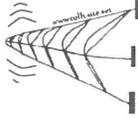
PLANS PREPARED FOR:

Parallel

A TOWER DEVELOPMENT LLC

PLANS PREPARED BY:

CelluSite, LLC



ENGINEERING LICENSE:

DATE	DESCRIPTION	BY	REV
06/26/12	ISSUE REVIEW CD	EMW	A
06/17/12	ISSUE REVIEW CD	EMW	B
07/26/12	ISSUE REVIEW CD	EMW	C
01/14/12	ISSUE REVIEW CD	EMW	D
04/10/12	ISSUE REVIEW CD	EMW	E
01/13/12	ISSUE REVIEW CD	EMW	F

SITE INFORMATION:
CH73325H
IL-LONG GROVE
CHAI
 1870 CHESTER RD.
 LONG GROVE, IL 60047
 LAKE COUNTY

SHEET TITLE:
OVERALL
SITE PLAN

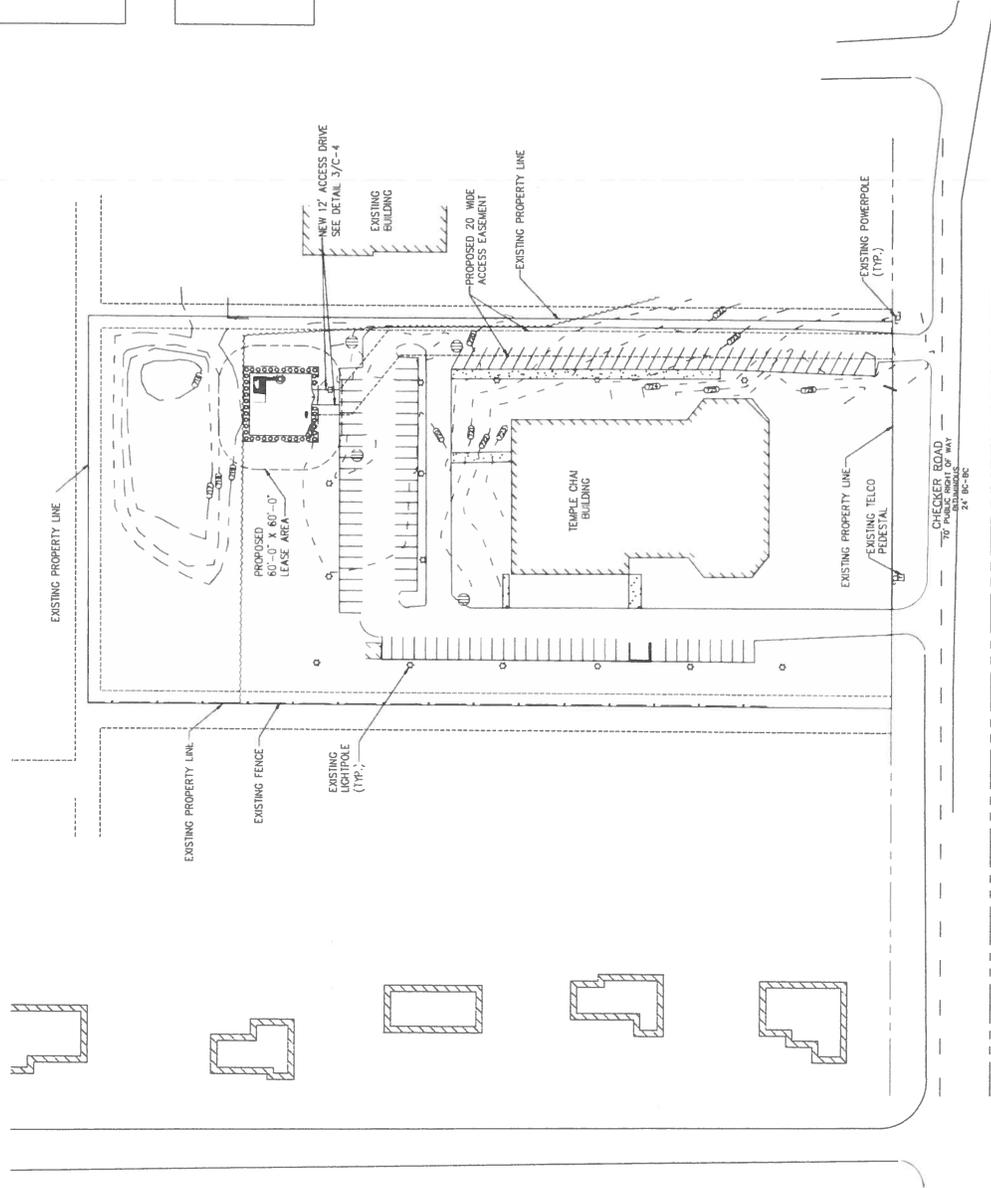
SHEET NUMBER:
C-1
 PLOT SCALE: 1:1 @ 11.10.17

IMPORTANT SITE NOTES:

1. GENERAL CONTRACTOR WILL NOT START CONSTRUCTION UNTIL AFTER THEY HAVE RECEIVED THE PERMITS PACKAGE AND HAD A PRE-CON WALK WITH THE PROJECT MANAGER.
2. GENERAL CONTRACTOR TO HIRE PUBLIC (811) AND PRIVATE LOCATING SERVICE IN ORDER TO LOCATE AND PROTECT ALL SURFACE UTILITIES. DO NOT SCALE OFF THESE PLANS FOR ANY BELOW GRADE UTILITIES.
3. CONTRACTOR SHALL VERIFY ALL EXISTING BURIED AND OVERHEAD UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL REPAIR ALL DAMAGED UTILITIES AT HIS OWN COST AND COORDINATE ANY REPAIRS WITH RESPECTIVE UTILITY COMPANY.
4. CONTRACTOR TO VERIFY ALL HEIGHTS AND AZIMUTHS IN FIELD PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY I-MOBILE AND ENGINEERING FIRM OF ANY DISCREPANCIES BEFORE PROCEEDING.
5. CONTRACTOR SHALL RESTORE AND REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION.

IMPORTANT SURVEY NOTES:

1. FINAL EASEMENT LOCATION TO BE DETERMINED POST SURVEY FINDINGS.
2. ALL BUILDING SET BACK LOCATIONS ARE TO BE DETERMINED UPON SURVEY FINDINGS.
3. ALL FINAL DIMENSIONS FOR SITE AND EASEMENT LOCATIONS TO BE FINALIZED UPON COMPLETION OF THE SURVEY.
3. SURVEYORS TO STAKE THE SITE PRIOR TO CONSTRUCTION.



OVERALL SITE PLAN

SCALE: 1"=50'-0"

1

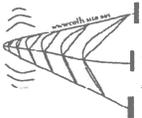
PLANS PREPARED FOR:

Parallel

P. TOMER DEVELOPMENT LLC

PLANS PREPARED BY:

CelluSite, LLC



ENGINEERING LICENSE:

DATE	DESCRIPTION	BY	REV
09/08/12	ISS REVIEW CD	BHW	A
09/17/12	ISS REVIEW CD	BHW	B
09/26/12	ISS REVIEW CD	BHW	C
01/14/13	ISS REVIEW CD	BHW	D
01/10/13	ISS REVIEW CD	BHW	E
01/13/13	ISS REVIEW CD	BHW	F

SITE INFORMATION:

CH73325H IL-LONG GROVE CHAI

1870 CHECKER RD.
LONG GROVE, IL 60047
LAKE COUNTY

SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER:

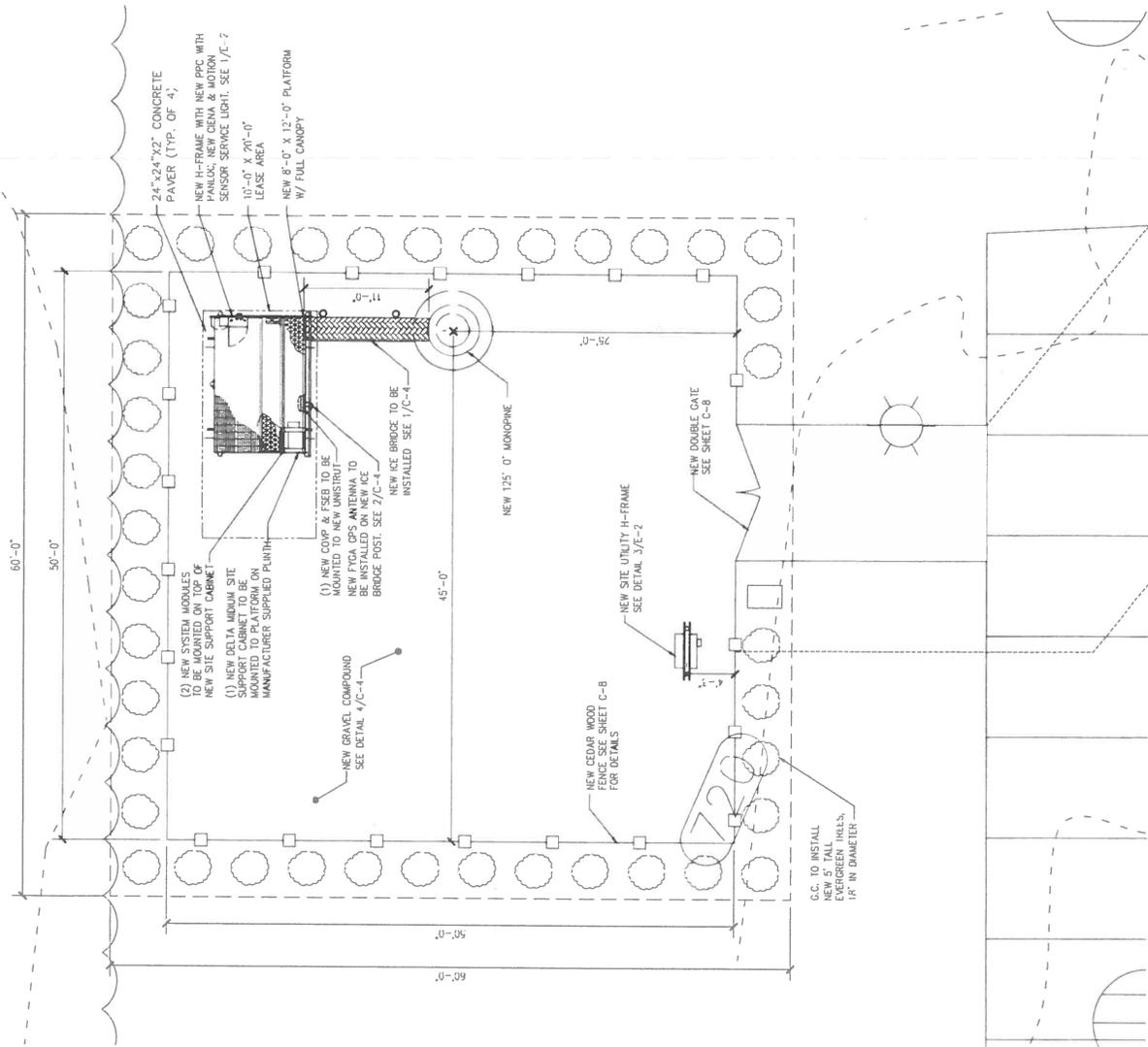
C-7

P.O. SCALE: 11/8/11/12/17

IMPORTANT SURVEY NOTES:

1. FINAL EASEMENT LOCATION TO BE DETERMINED POST SURVEY FINDINGS.
2. ALL BUILDING SET BACK LOCATIONS ARE TO BE DETERMINED UPON SURVEY FINDINGS
3. ALL FINAL DIMENSIONING FOR SITE AND EASEMENT LOCATIONS TO BE FINALIZED UPON COMPLETION OF THE SURVEY.
3. SURVEYORS TO STAKE THE SITE PRIOR TO CONSTRUCTION

NOTE:
ALL JUNCTIONS, FASTENERS, HARDWARE, ETC., ARE TO BE EITHER HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
GENERAL CONTRACTOR IS NOT TO USE ZINC-PLATED OR PRE-GALVANIZED.



ENLARGED SITE PLAN
SCALE: 3/8"=1'-0"

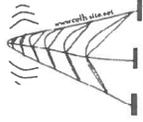
PLANS PREPARED FOR:

Parallel

PI TOWER DEVELOPMENT LLC

PLANS PREPARED BY:

CellSite, LLC



ENGINEERING LICENSE:

DATE	DESCRIPTION	BY	REV
08/06/14	ISSUE REVIEW CD	SHW	A
09/17/14	ISSUE REVIEW CD	SHW	B
09/29/14	ISSUE REVIEW CD	SHW	C
01/14/15	ISSUE REVIEW CD	SHW	D
04/09/15	ISSUE REVIEW CD	SHW	E
04/13/15	ISSUE REVIEW CD	SHW	F

SITE INFORMATION:

CH73325H IL-LONG GROVE CHAI

1870 CUESTER RD.
LONG GROVE, IL 60047
LAKE COUNTY

SHEET TITLE:

TOWER ELEVATION

SHEET NUMBER:

A-1

PLOT SCALE: 1/4" = 10'-0"

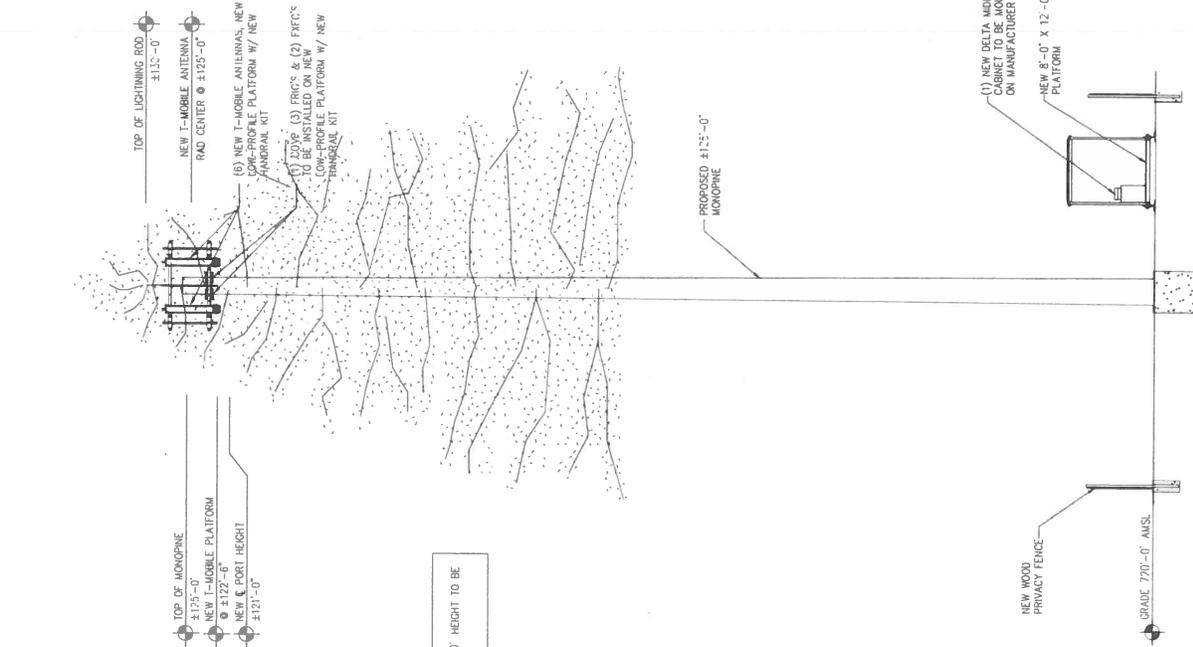
NOTE: CELLSITE'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS AND EQUIPMENT SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED FOR STRUCTURAL CAPACITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. PRIOR TO ANY ANTENNA OR EQUIPMENT INSTALLATION, A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE, INCLUDING ALL ACCESSORY MOUNTING SYSTEMS & HARDWARE SHOULD BE PERFORMED.

NOTE: CONTRACTOR TO USE PROPER TORQUE WRENCH WHEN INSTALLING AND TIGHTENING CONNECTORS TO INSURE PROPER FIT.

NOTE: CONTRACTOR TO ARRANGE NEW MODULES/EQUIPMENT TO AVOID INTERFERING WITH SAFETY CLIMB.

NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING FINAL RF CONFIGURATION AND NOTIFY PI TELECOM INFRASTRUCTURE T, LLC AND ENGINEERING FIRM WITH ANY DISCREPANCIES.

NOTE: CONTRACTOR SHALL VERIFY ALL FINAL CONNECTION LOCATIONS WITH T-MOBILE ENGINEER, RF ENGINEER, AND NET-OPS PRIOR TO INSTALLATION.



NOTE: ESTIMATED TOWER HEIGHT APPROXIMATELY 130' HEIGHT TO BE VERIFIED AGAINST TOWER DRAWINGS.

(1) NEW DELTA MEDIUM SITE SUPPORT CABINET TO BE MOUNTED TO PLATFORM ON MANUFACTURER SUPPLIED PLINTH

NEW 8'-0" X 12'-0" PLATFORM

NEW WOOD PRIVACY FENCE

720'-0" AMSL

TOWER ELEVATION

SCALE: 3/6 = 1'-0"

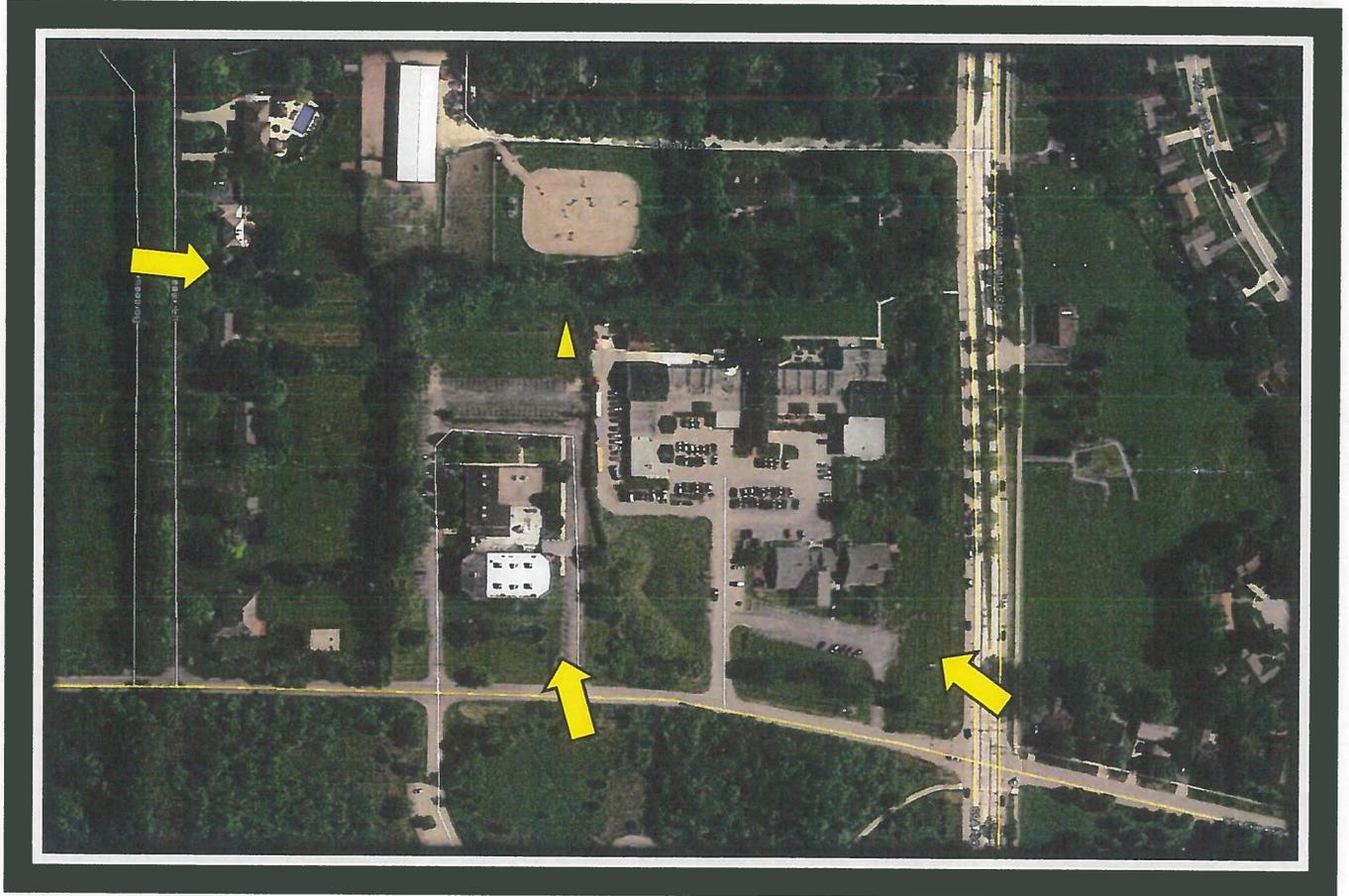
1

Photo Locations

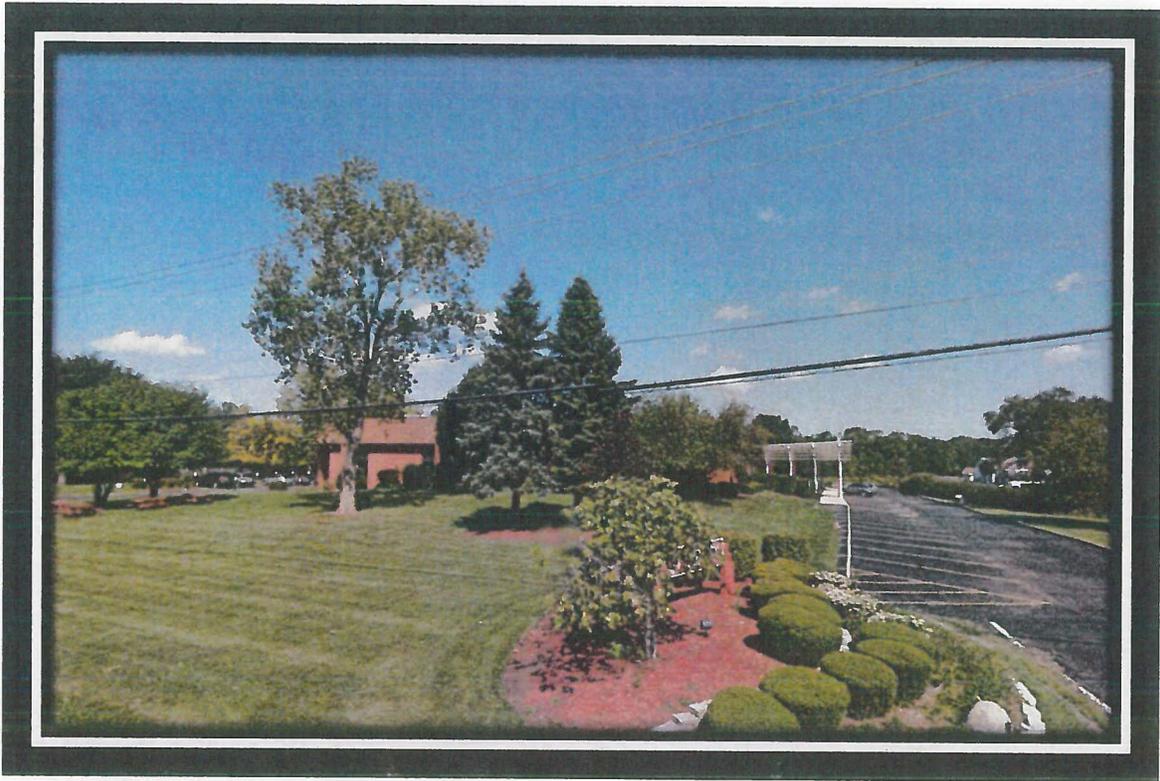
T-Mobile / Parallel Infrastructure

Project: CH73325H IL Long Grove Chai

1670 Checker Road, Long Grove, IL



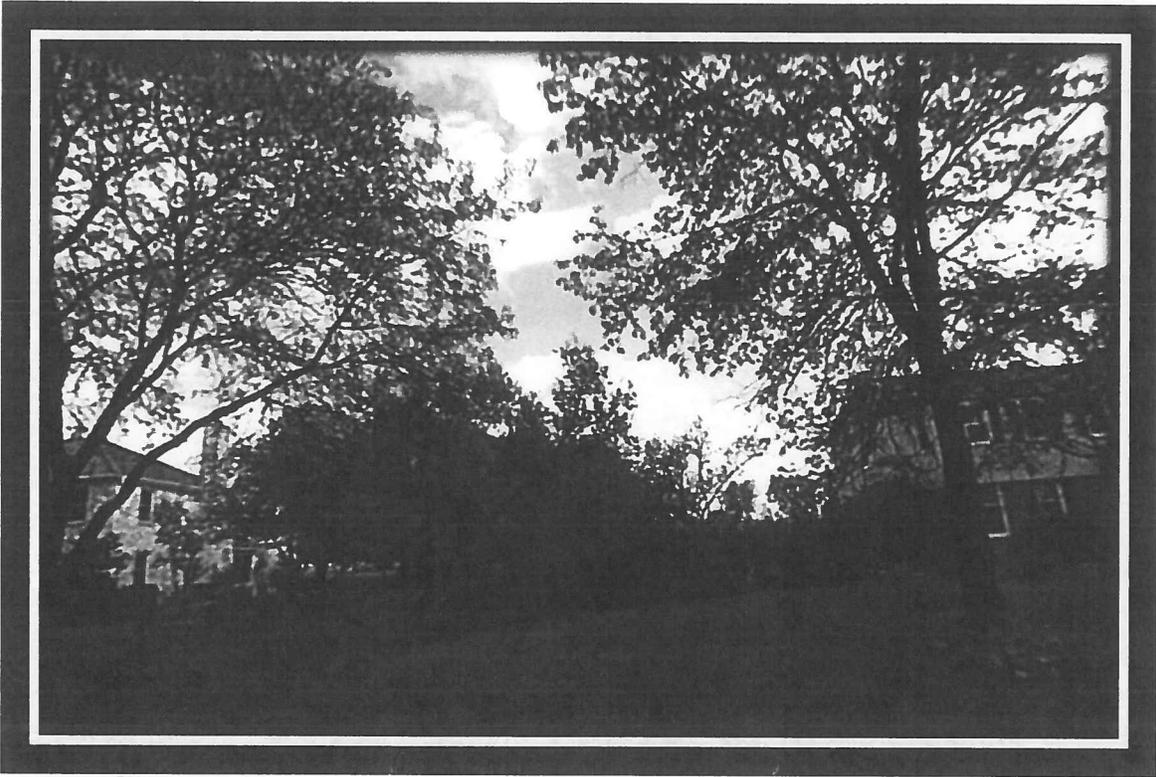
Current - From South



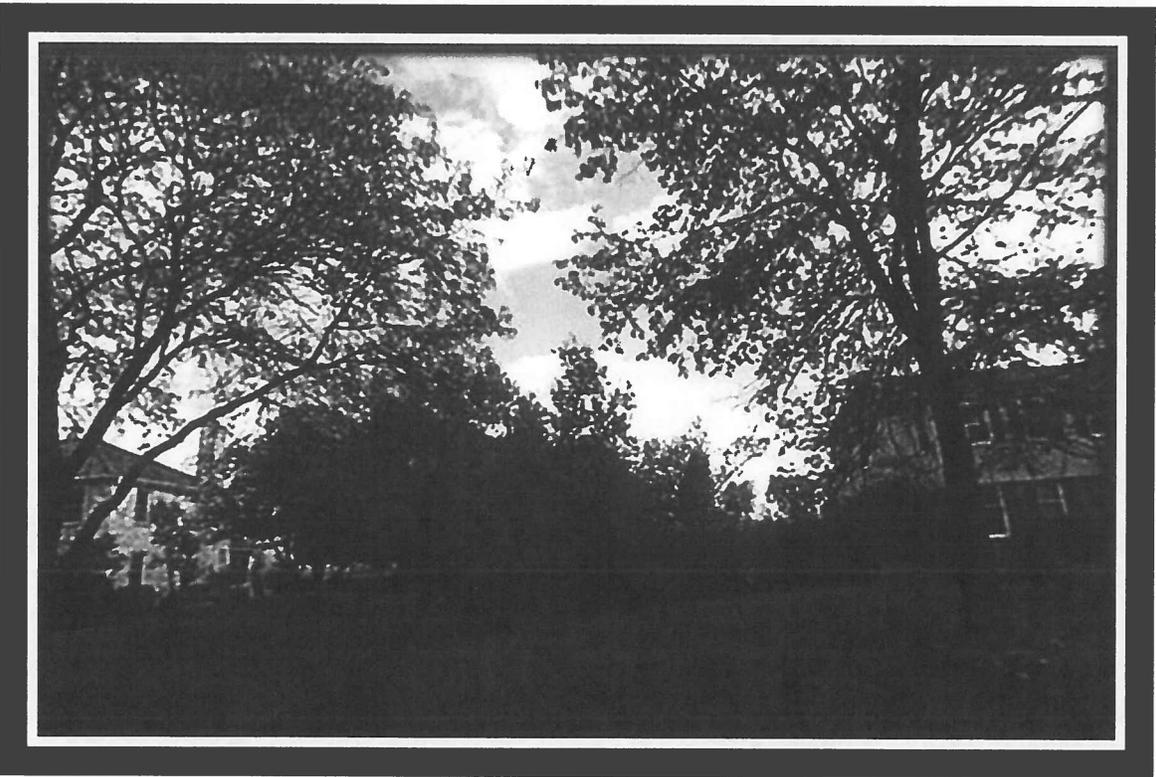
Proposed



Current - From West



Proposed



Current - From Southeast



Proposed

