

**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 11<sup>th</sup> 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**

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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>
<b>NORTH</b>	Residential/Horse Farm (Galway Horse Farm)	Residential; R-2 PUD – Horse farm established per PUD approval
<b>SOUTH</b>	Open Space –Buffalo Creek F.P.	Lake County - FPD.
<b>EAST</b>	Institutional	“Avantara” (formerly the Arlington)
<b>WEST</b>	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' x 12' would be added as well as paved (gravel) 50' x 50' 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**

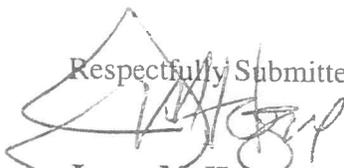
The following issues are noted per staff review of the proposal. This list may not be all inclusive as further issues may arise as part of the public hearing process.

- 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;

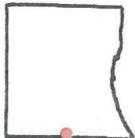
- 1). The proposal be in conformance with the site plan and specifications as submitted with the application (and as may be modified through the hearing process);
- 2). Prior to the issuance of any building permits the applicant supply documentation indicating the structural integrity of the monopole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

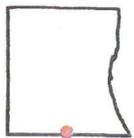


-  Tax Parcels
-  Forest Preserves

**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.

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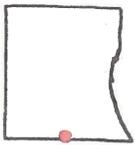


-  Tax Parcels
-  Forest Preserves
-  Wetlands

## Disclaimer:

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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
-  Wetlands
-  Forest Preserves
-  Minor Contour
-  Major Contour

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## 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

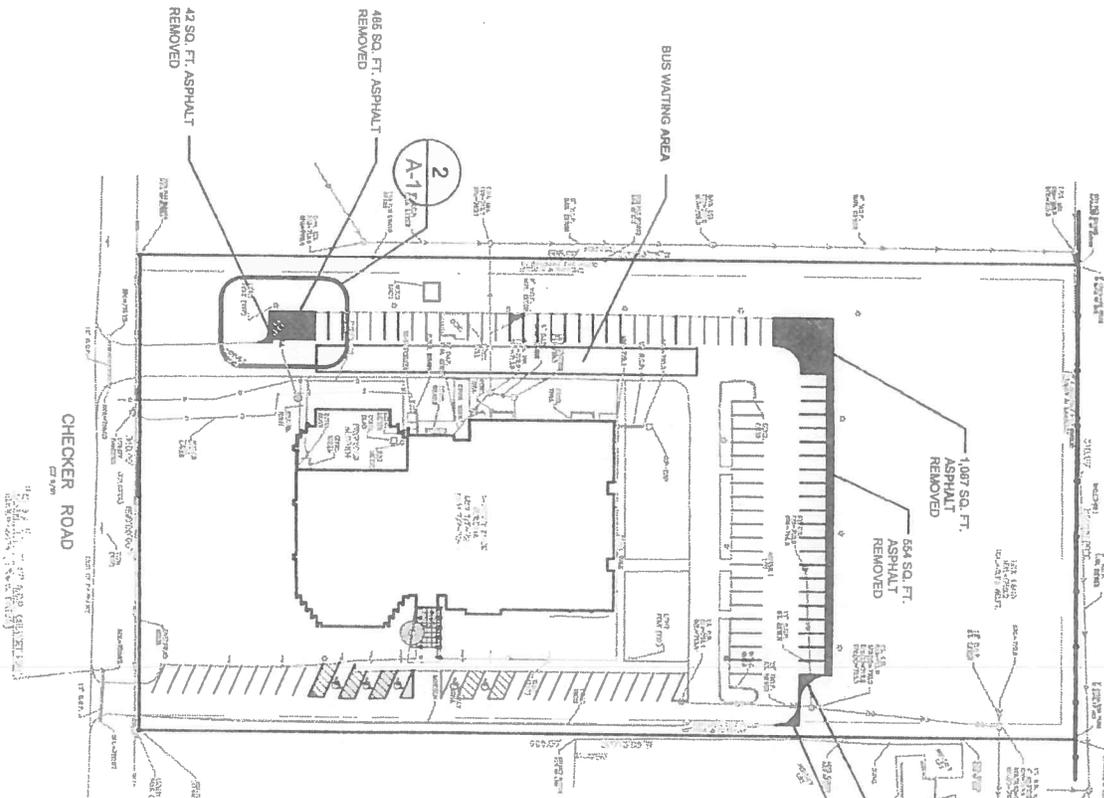
church building on the property unless and until the specific plans therefor, including the location of the proposed building, renderings showing the architecture thereof, parking areas, and driveway entrances, are submitted to the Village Board for review and approval. No building permit shall issue 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

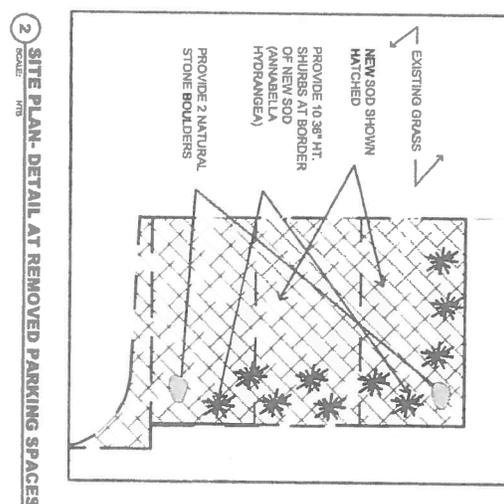


**1 SITE PLAN**  
SCALE: 1" = 30'

100 PARKING SPACES REMAIN,  
5 HANDICAPPED ACCESSIBLE,  
85 STANDARD

75,131 < 75,143 OK

<b>LOT STATISTICS</b>	
LOT AREA = 187,889 SF	
LOT AREA X 40% = 187,889 SF X .4 = 75,143 SF	
EXG. BUILDING = 22,980 SF	
NEW BUILDING = 2,485 SF	
PARKING = 47,618 SF	
EXG. PAVING = 4,170 SF	
NEW PAVING = 288 SF	
<b>SUB TOTAL = 77,398 SF</b>	
MINUS PLAN	
CHANGES AT	
LEFT	
-88 SF	
-394 SF	
-42 SF	
-465 SF	
<b>TOTAL = 75,131 SF</b>	





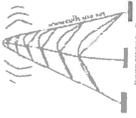


PLANS PREPARED FOR

Parallel

PLANS PREPARED BY:

CelluSite, LLC



ENGINEERING LICENSE

DATE	DESCRIPTION	BY	REV
09/06/11	ISSUE REVIEW CD	BAK	A
09/17/11	ISSUE REVIEW CD	BAK	B
09/28/11	ISSUE REVIEW CD	BAK	C
10/17/11	ISSUE REVIEW CD	BAK	D
01/10/12	ISSUE REVIEW CD	BAK	E
04/13/12	ISSUE REVIEW CD	BAK	F

SITE INFORMATION

CH73325H  
IL-LONG GROVE  
CHAI

1870 CHECKER RD.  
LONG GROVE, IL 60447  
LAKE COUNTY

SHEET TITLE

OVERALL  
SITE PLAN

SHEET NUMBER

0-1

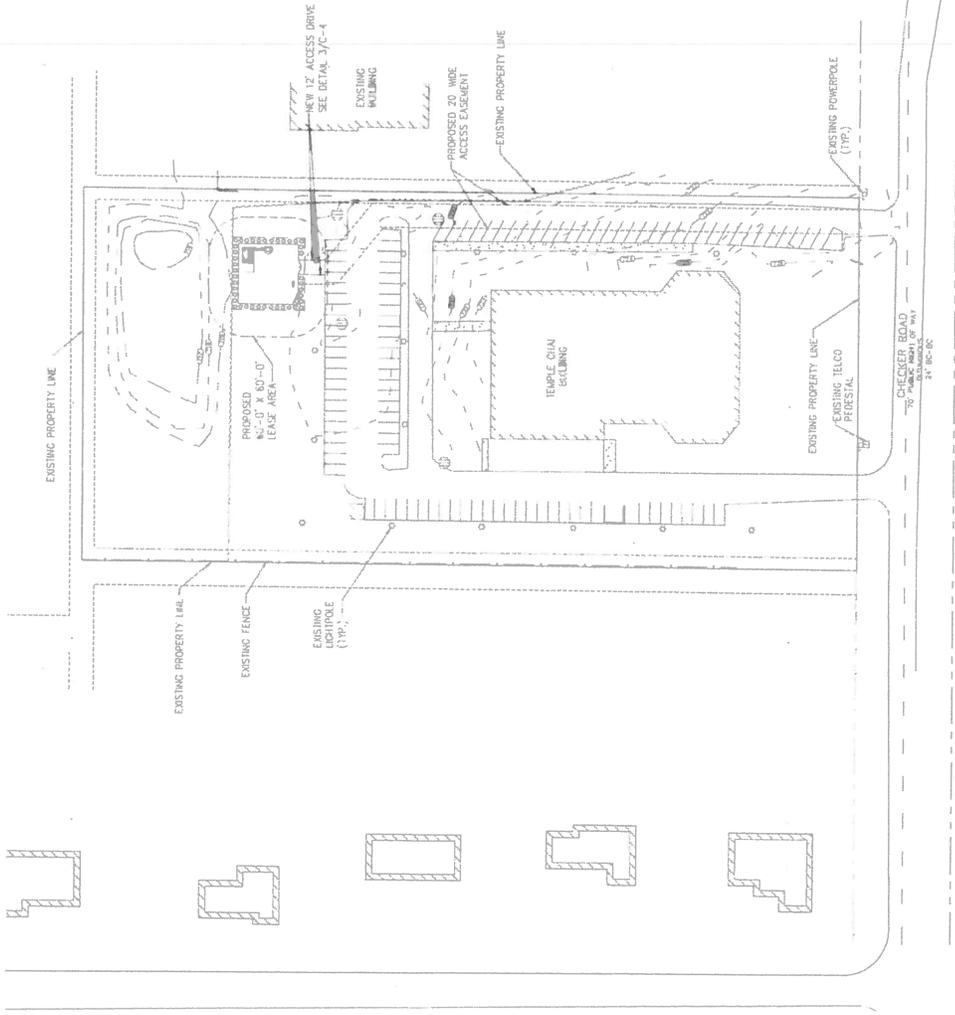
NOT SCALE: 1:1 @ 11/11/17

**IMPORTANT SITE NOTES:**

1. ORIGINAL CONTRACTOR WILL NOT START CONSTRUCTION UNTIL AFTER THEY HAVE RECEIVED THE PRE-CON PACKAGE AND HAD A PRE-CON WALK WITH THE PROJECT MANAGER.
2. GENERAL CONTRACTOR TO HIRE PUBLIC (G11) 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 MARKED 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 T-WORKLL 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 FINISHES.
2. ALL BUILDING SET BACK LOCATIONS ARE TO BE DETERMINED UPON SURVEY FINISHES.
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



OVERALL SITE PLAN

SCALE: 1" = 50'-0"

1





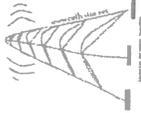
PLANS PREPARED FOR:



A TOWER DEVELOPMENT LLC

PLANS PREPARED BY:

CelluSite, LLC



ENGINEERING LICENSE

DATE	DESCRIPTION	BY	REV.
09/09/12	ISSUE FOR CD	DWH	A
09/17/12	ISSUE FOR CD	DWH	B
09/26/12	ISSUE FOR CD	DWH	C
10/17/12	ISSUE FOR CD	DWH	D
01/10/13	ISSUE FOR CD	DWH	E
01/13/13	ISSUE FOR CD	DWH	F

SITE INFORMATION:

CH73325H  
IL-LONG GROVE  
CHAI

1870 CHECKER RD.  
LAKE COUNTY, IL 60047  
LAKE COUNTY

SHEET TITLE:

TOWER  
ELEVATION

SHEET NUMBER:

A-1

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

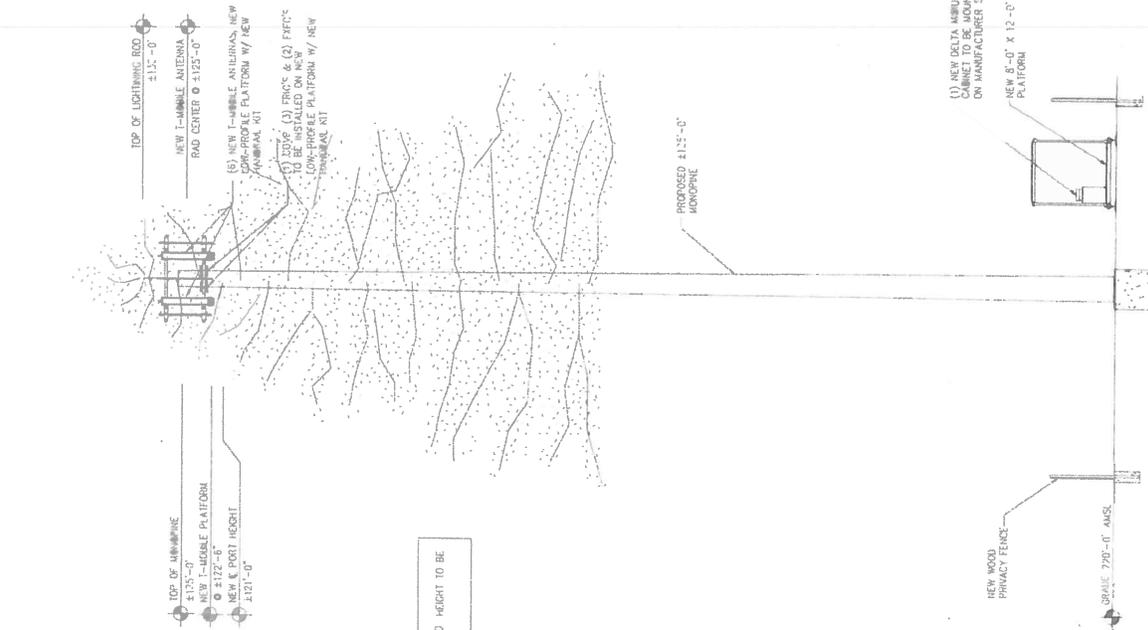
NOTE: CALLER'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE, NEW ANTENNAS AND EQUIPMENT SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED FOR STRUCTURAL CAPACITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. PRIOR TO ANY ANTENNA OR EQUIPMENT INSTALLATION, A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE, INCLUDING ALL EXISTING SUPPORTING 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 MOULDS/EQUIPMENT TO AVOID INTERFERING WITH SAFETY CLIMB.

NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING FINAL RF COORDINATES FOR ALL ANTENNAS TO BE INSTALLED. CONTRACTOR, LLC AND ENGINEERING FIRM WILL ASSUME RESPONSIBILITIES.

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

TOWER ELEVATION

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

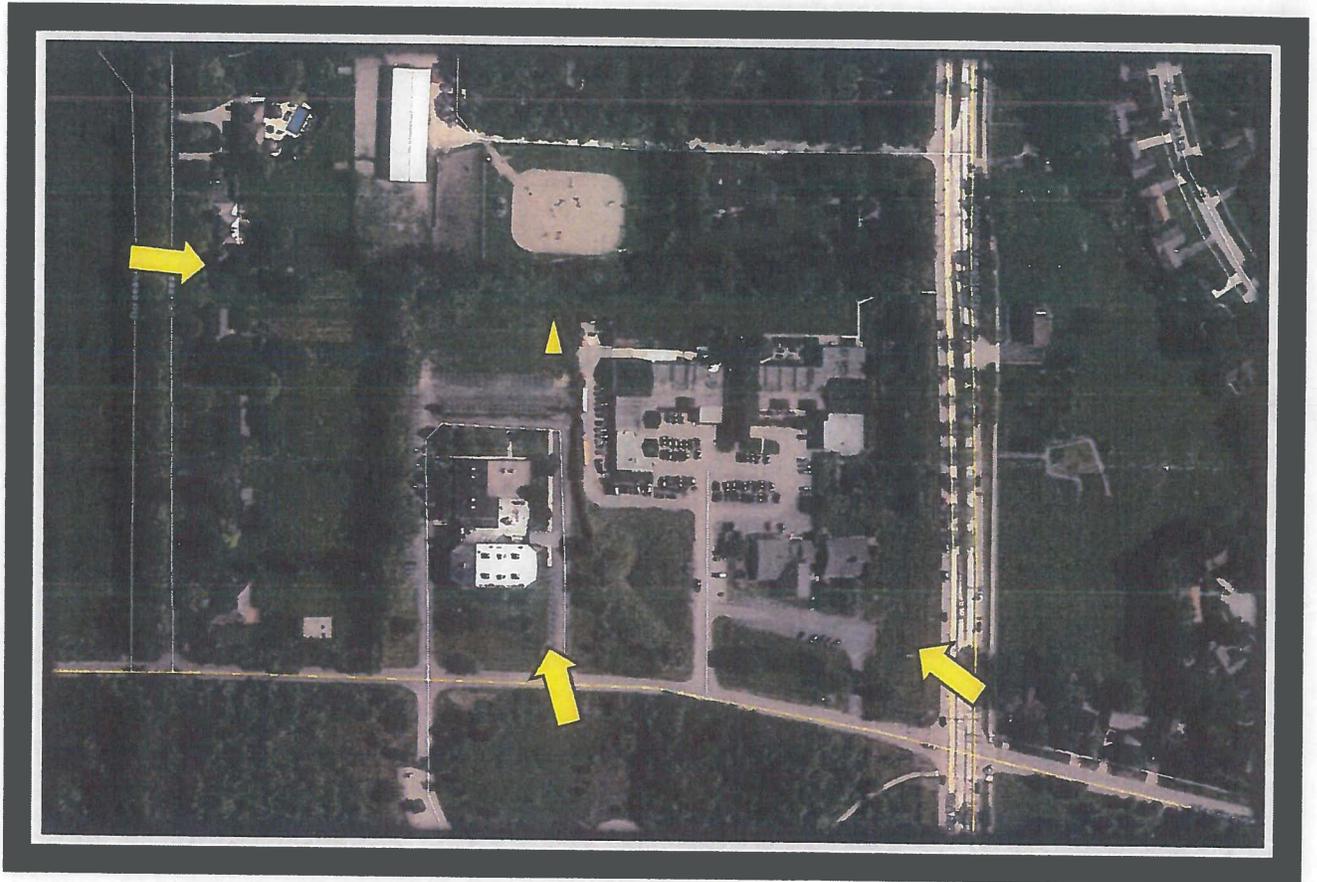
1

# Photo Locations

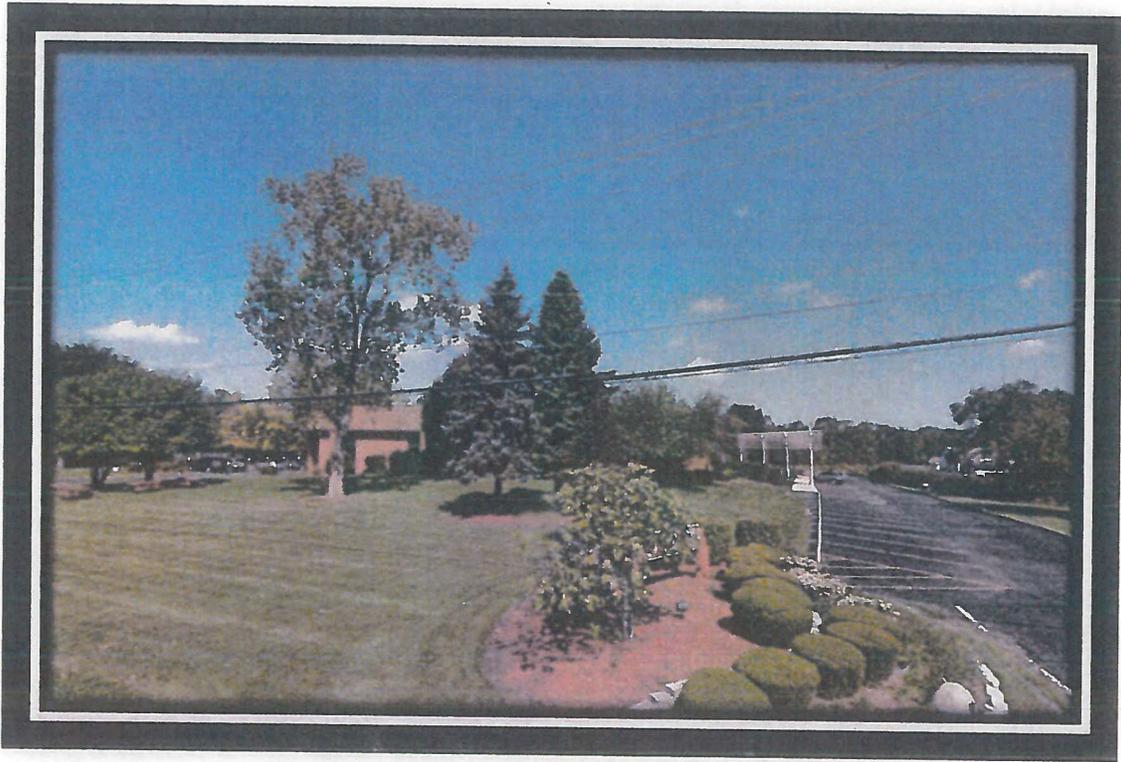
## T-Mobile / Parallel Infrastructure

Project: CH73325H IL Long Grove Chai

1670 Checker Road, Long Grove, IL



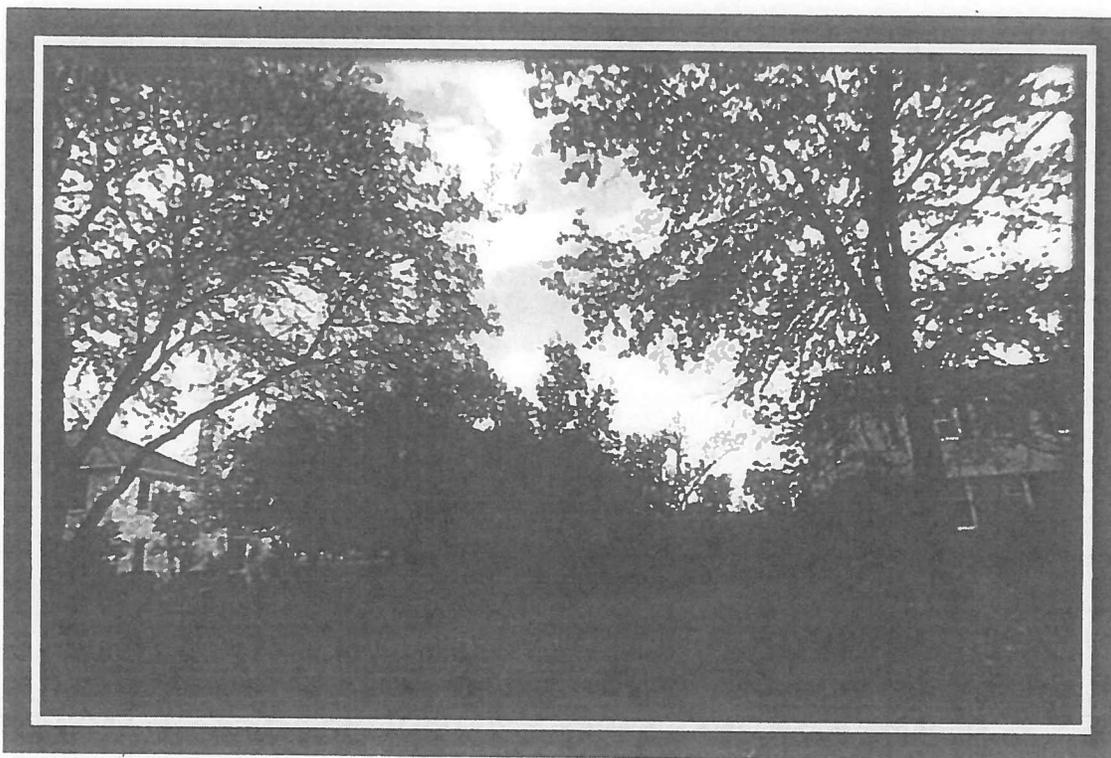
Current - From South



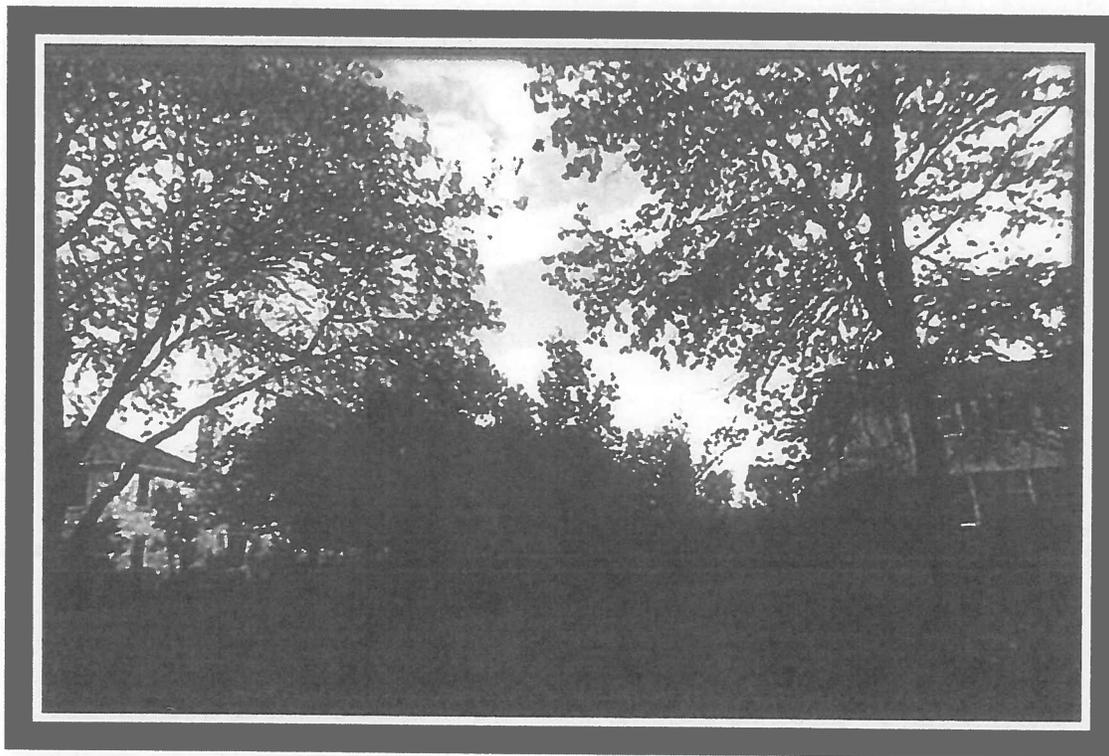
Proposed



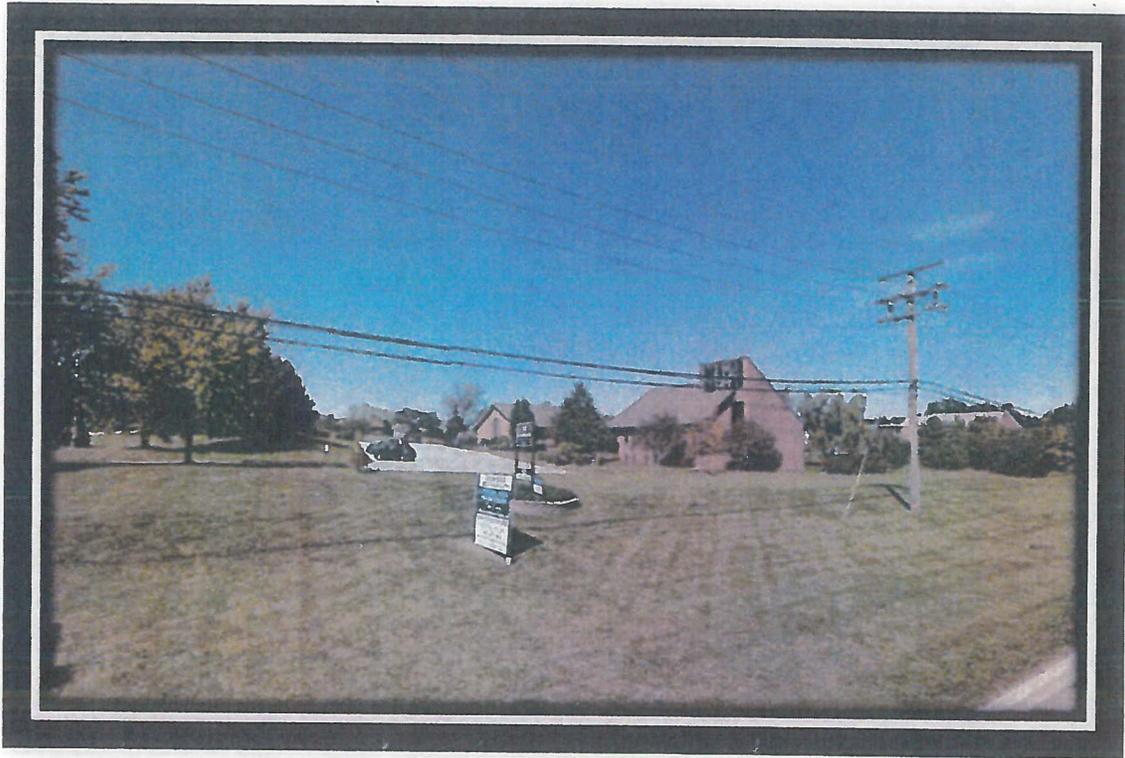
Current - From West



Proposed



Current - From Southeast



Proposed

