



MEMORANDUM

TO: Village President and Village Board
FROM: James M. Hogue, Village Planner
DATE: May 5, 2016
RE: Board & Commissions Report for 5/10/16

This memo is intended to update the Village Board as to the status of projects and activities of the Long Grove Plan Commission & Zoning Board of Appeals (PCZBA), Conservancy & Scenic Corridor Committee (CSCC) and the Architectural Commission (AC).

PCZBA; - 2.3.16 Meeting (1 Action Item)

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 recused himself from the discussion and vote regarding this matter. Commissioner Parr was selected as *chairman pro tem* for purposes of the meeting and swore in witnesses who are to give testimony in this matter.

Planner Hogue summarized 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 also identified the 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 reviewed a power point presentation of the request. 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. 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 attempt to camouflage the tower as a tall pine tree. All carrier equipment above ground would be located in a fenced and landscaped “compound” surrounding the monopole.

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 (Aventura)
Olivera 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. No members of the public present at the hearing spoke in favor of the request.

Some discussion ensued among the residents and Mr. Riley regarding these concerns. Attorney Gates further added that the environmental factors concerning emissions (EMF's & radio waves) and the like are regulated by the federal government and cannot be a factor in the decision of the zoning board.

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.

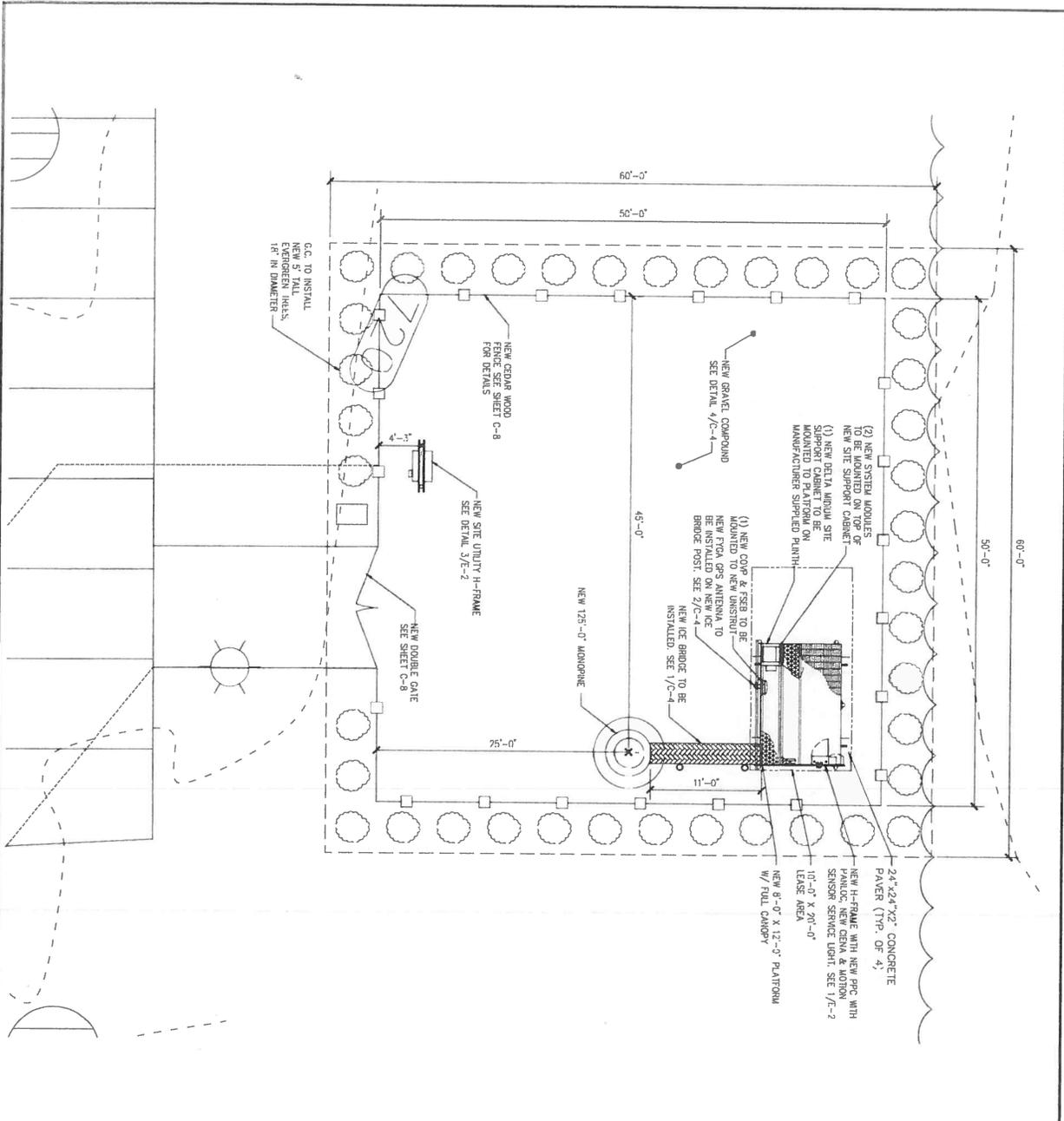
Chairman Cohn is concerned about the look of a towering 130' "fake" pine tree in the neighborhood. He shares the concerns of residents concerning structural integrity and safety and objects to the petitioner's request.

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 noting this is not an appropriate location for such a facility.

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, and other requested relief, 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.

PCZBA; Next Regular Meeting 6.7.16; AC; Next Regular Meeting 5.16.16

CSCC; - Next Regular Meeting; 5.18.16



- IMPORTANT SUBJECTS:**
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.
 4. SURVEYORS TO STAKE THE SITE PRIOR TO CONSTRUCTION.

NOTE:
 ALL NEWLY-CONSTRUCTED, MAINTAINED, OR REPAIRED ARE TO BE EITHER HOT-DIPPEL GALVANIZED OR STAINLESS STEEL. GALVANIZED OR STAINLESS STEEL SHALL BE USED FOR ALL METAL STRUCTURES. GALVANIZED OR STAINLESS STEEL SHALL BE USED FOR ALL METAL STRUCTURES. GALVANIZED OR STAINLESS STEEL SHALL BE USED FOR ALL METAL STRUCTURES.

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

PLANS PREPARED FOR: **Parallel**
 P. TONER DEVELOPMENT LLC

PLANS PREPARED BY: **CelluSite, LLC**

ENGINEERING LICENSE: _____

**CH73325H
 IL-LONG GROVE
 CHAI**
 1670 CHECKER RD.
 LONG GROVE, IL 60047
 LAKE COUNTY

**ENLARGED
 SITE PLAN**

SHEET NUMBER: **C-2**

RD. SCALE IS @ 1/16"=1'-0"

DATE	DESCRIPTION	BY	REV
06/06/16	955 REVIEW CD	SMW	A
09/17/16	955 REVIEW CD	SMW	B
09/29/16	955 REVIEW CD	SMW	C
03/11/16	955 REVIEW CD	SMW	D
04/10/16	955 REVIEW CD	SMW	E
04/13/16	955 REVIEW CD	SMW	F

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

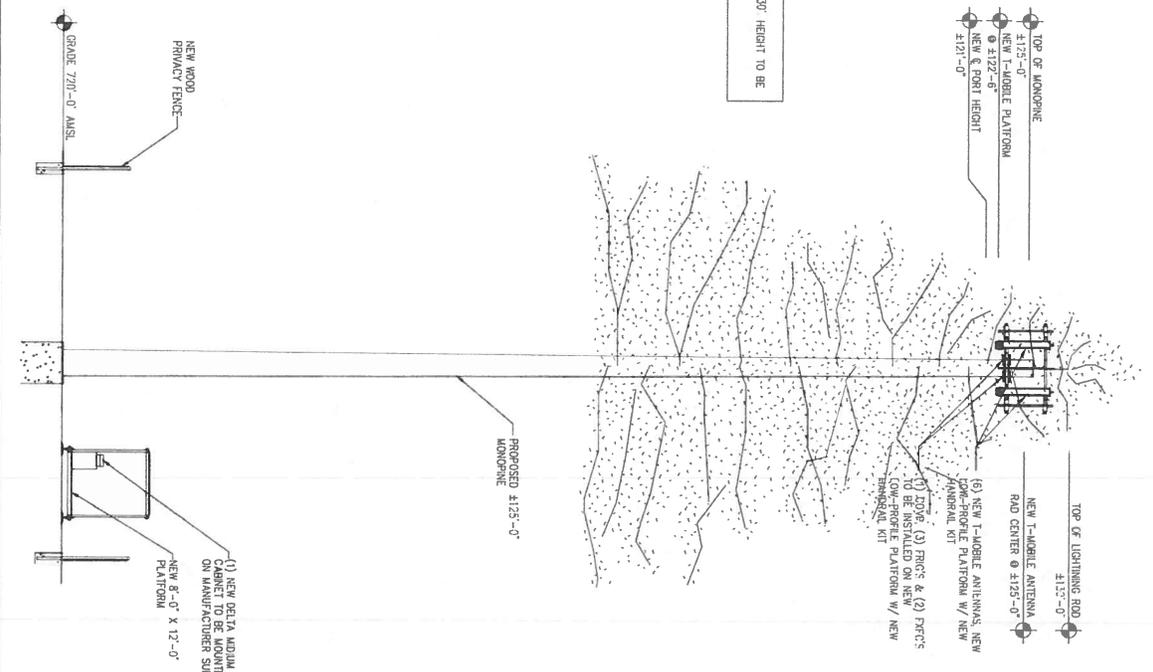
NOTE: CONTRACTOR TO USE PROPER TORQUE WRENCH WHEN INSTALLING AND TIGHTENING CONNECTIONS TO INSURE PROPER FIT.

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

NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING FINAL RF COORDINATES AND ELEVATION OF ANTENNAS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A LICENSE FROM THE STATE OF CALIFORNIA AND ENGINEERING FROM ANY DISPERSEMENTS.

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.

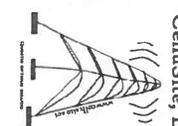


TOWER ELEVATION
SCALE: 3/4" = 1'-0"

1

PLANS PREPARED FOR:
Parallel
R TOWER DEVELOPMENT LLC

PLANS PREPARED BY:
CellSite, LLC



ENGINEERING LICENSE: _____

DATE	DESCRIPTION	BY	REV
09/06/15	90% REVIEW CD	Blw	A
09/11/15	95% REVIEW CD	Blw	B
09/29/15	95% REVIEW CD	Blw	C
03/11/16	95% REVIEW CD	Blw	D
04/10/16	95% REVIEW CD	Blw	E
04/13/16	95% REVIEW CD	Blw	F

SITE INFORMATION:
CH73325H
IL-LONG GROVE
CHAI
1870 CHECKER RD.
LONG GROVE, CA 95047

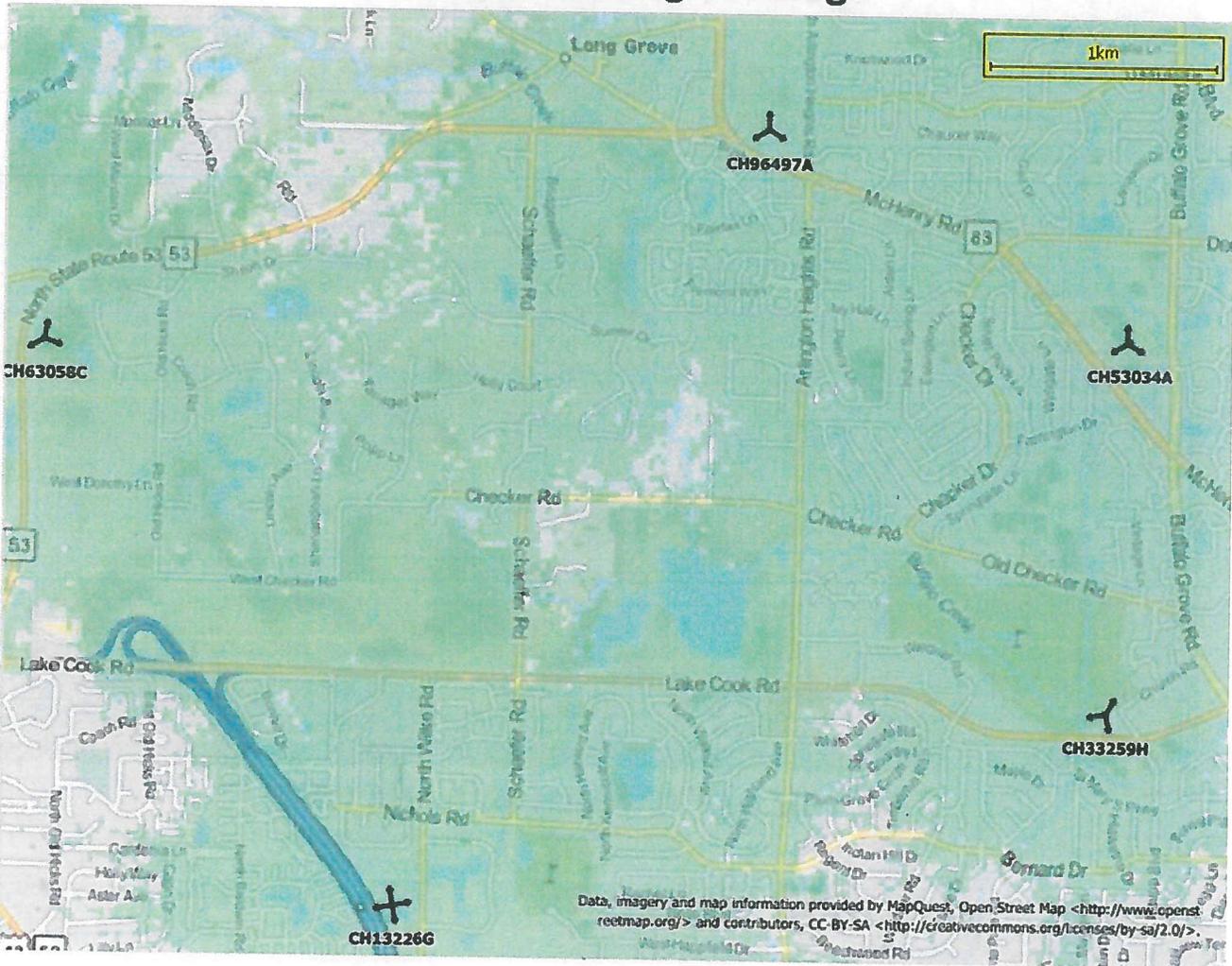
SHEET TITLE:
TOWER ELEVATION

SHEET NUMBER:
A-1
PLOT SCALE: 1/4" @ 11'11"

EXHIBIT D₂

(SITE CH66497B 120')

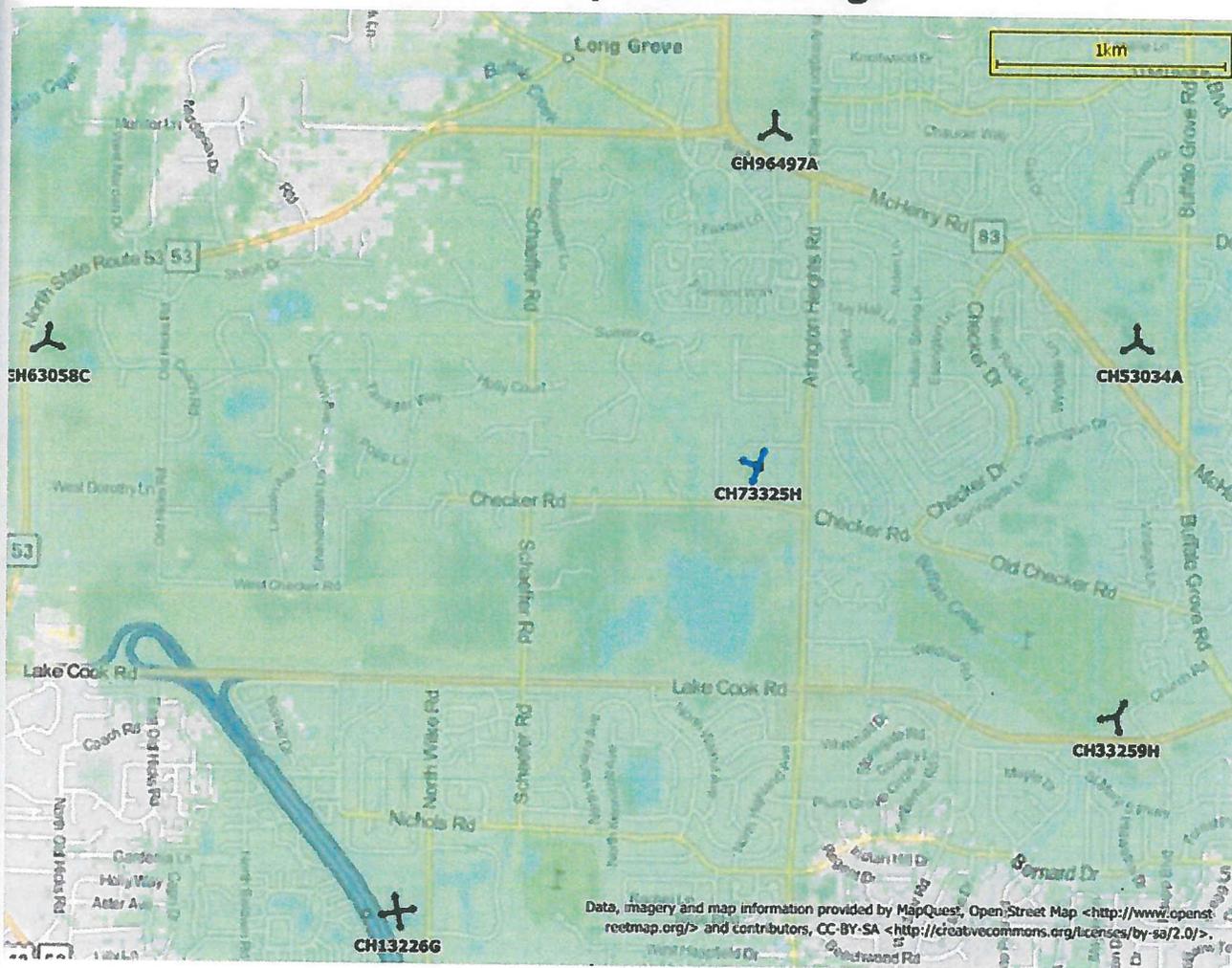
T-Mobile Existing Coverage



Indoor coverage without New Site

EXHIBIT D₃

T-Mobile Proposed Coverage



Indoor coverage with New Site

E
F
G
H
3
4
5

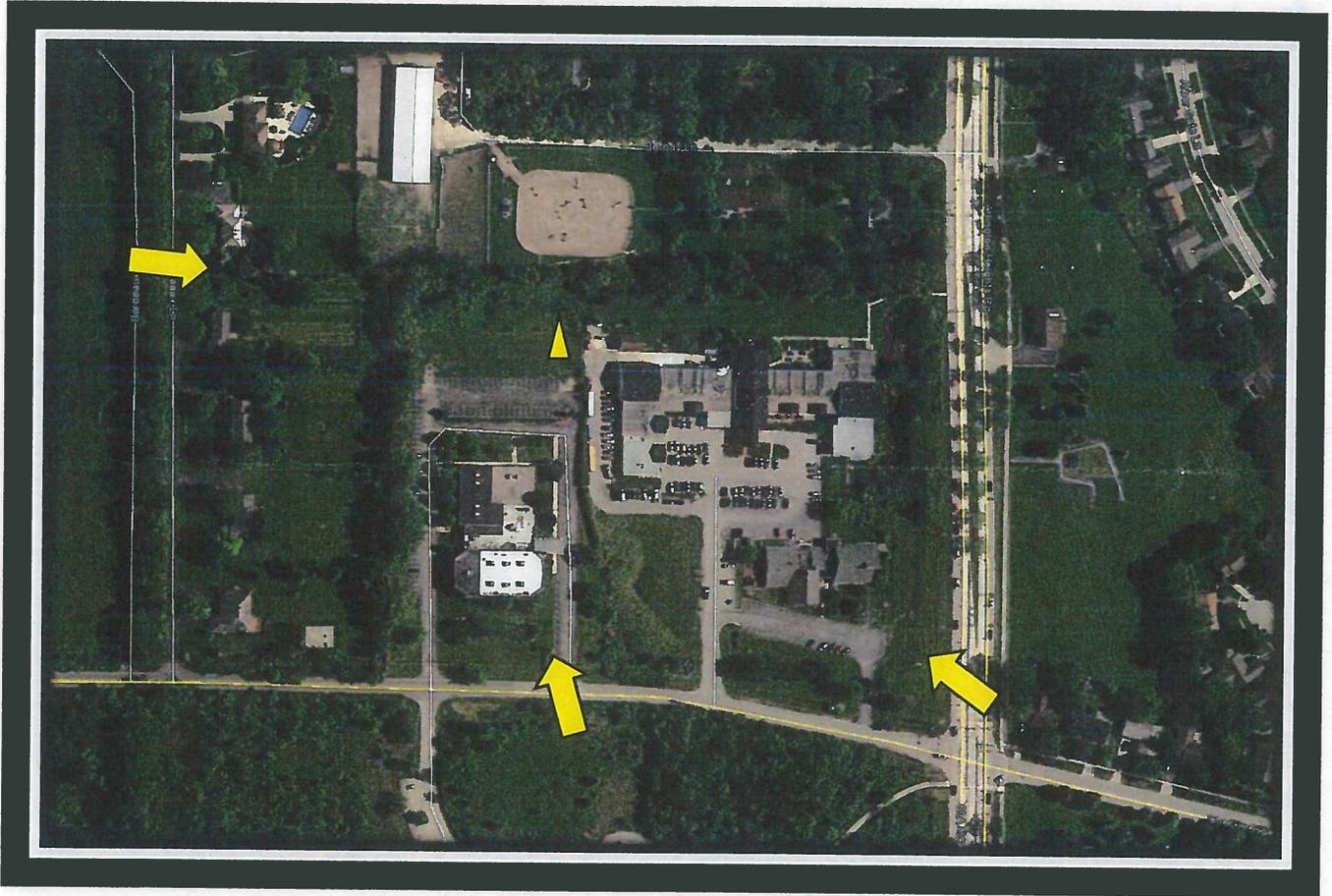
2/17/11 W

Photo Locations

T-Mobile / Parallel Infrastructure

Project: CH73325H IL Long Grove Chai

1670 Checker Road, Long Grove, IL



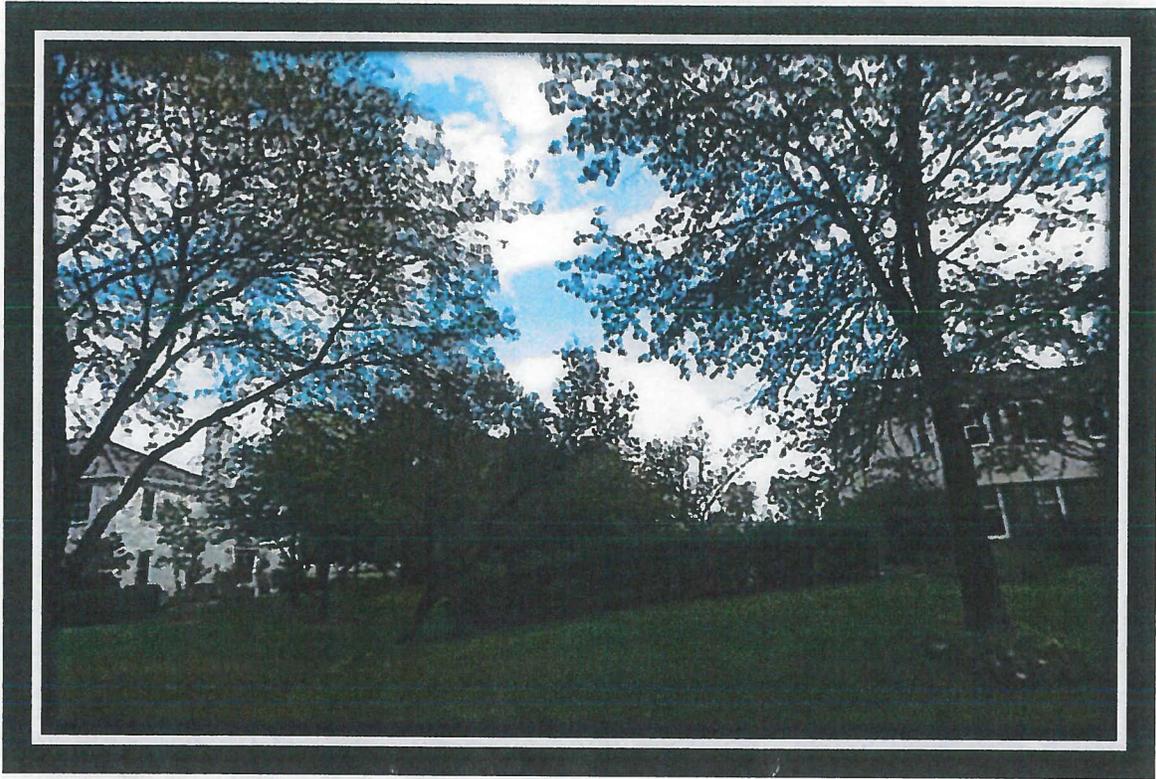
Current - From South



Proposed



Current - From West



Proposed



Current - From Southeast



Proposed

