

Item #1A:

Report Of The PCZBA Meeting - May 3, 2016
New Monopole, 1670 Checker Road (Temple Chai)

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' x 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

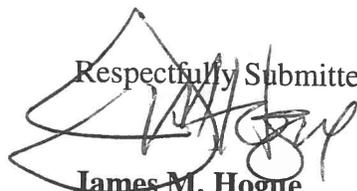
The following issues are noted per staff review of the proposal. This list may not be all inclusive as further issues may arise as part of the public hearing process.

- 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;

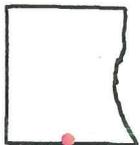
- 1). The proposal be in conformance with the site plan and specifications as submitted with the application (and as may be modified through the hearing process);
- 2). Prior to the issuance of any building permits the applicant supply documentation indicating the structural integrity of the monopole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



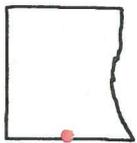
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Department of Information Technology
18 N County St
Waukegan IL 60085
(847) 377-2373

Map Printed on 4/21/2016

N



- Tax Parcels
- Forest Preserves
- Wetlands



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Lake County, Illinois



 **LakeCounty**
Geographic Information System

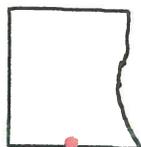
Lake County
Department of Information Technology
18 N County St
Waukegan IL 60085
(847) 377-2373

Map Printed on 4/21/2016

N



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



Disclaimer:

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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

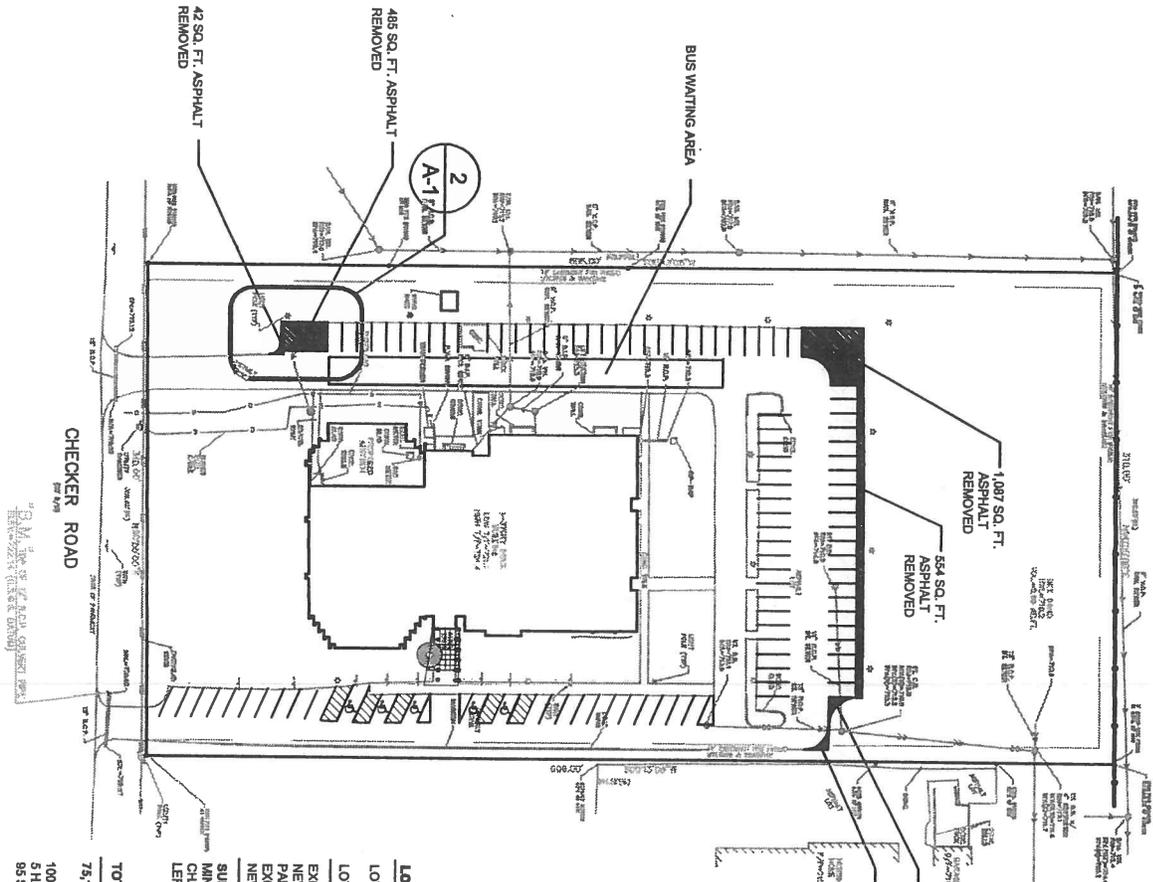
church building on the property unless and until the specific plans therefor, including the location of the proposed building, renderings showing the architecture thereof, parking areas, and driveway entrances, are submitted to the Village Board for review and approval. No building permit shall issue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



LOT STATISTICS

LOT AREA = 187,859 SF
 LOT AREA X 40% = 187,859 SF X .4 = 75,143 SF

EXG. BUILDING = 22,960 SF
 NEW BUILDING = 2,485 SF
 PARKING = 47,518 SF
 EXG. PAVING = 4,170 SF
 NEW PAVING = 288 SF

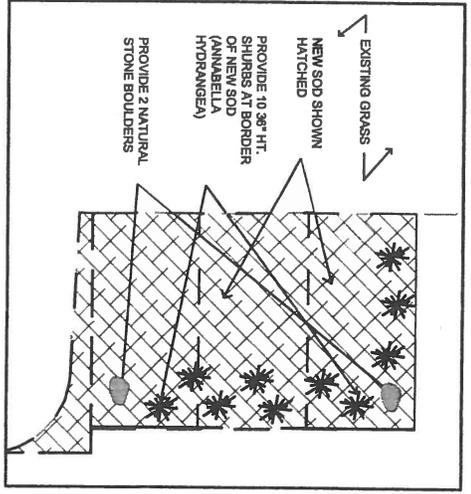
SUB TOTAL = 77,399 SF
 MINUS PLAN CHANGES AT LEFT = -1,087 SF
 -554 SF
 -88 SF
 -42 SF
 -42 SF
 -489 SF

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

Site Plan

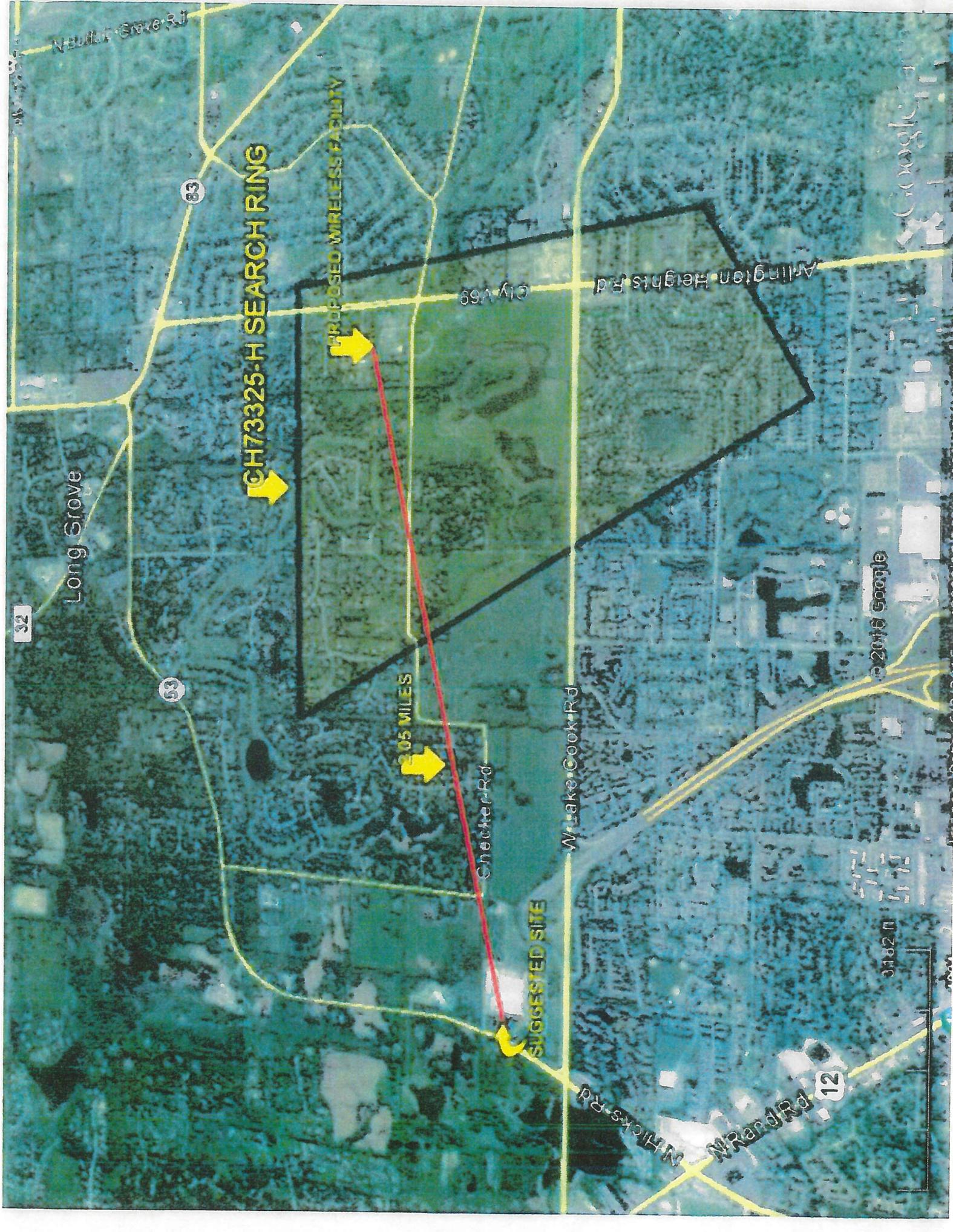
ISSUED FOR	VILLAGE REVIEW
DATE	07/15/04
APPROVED BY	NHA
DATE	07/12/04

Temple Chal
 Synagogue Renovations
 1670 Checker Road
 Long Grove, IL 60047

Nevin Hediund Architects, Inc.
 7885 Lake Street
 River Forest, Illinois 60306
 (708) 771-7117

SCALE	1" = 30'
DATE	07/12/04
DESIGNED BY	XXX
CHECKED BY	XXX
APPROVED BY	NHA
DATE	07/12/04

A-1



N Hill Grove Rd

32

Long Grove

59

83

CH73325-H SEARCH RING

PROPOSED WIRELESS FACILITY

3.05 MILES

Crocker Rd

SUGGESTED SITE

W Lake Cook Rd

City Ave

Arlington Heights Rd

© 2015 Google

3132

W Hickory Rd

W Randolph Rd

12

Google

VILLAGE OF LONG GROVE, ILLINOIS
NOTICE OF A PUBLIC HEARING FOR CONSIDERATION OF 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, May 3, 2016 at 7:00 p.m., a public hearing will be held at the regular meeting of the Plan Commission & Zoning Board Appeals of the Village of Long Grove, Lake County, Illinois, at the Long Grove Village Hall 3110 RFD, Long Grove, Illinois 60047, (unless otherwise posted) in connection with a petition for, and any other relief necessary, 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 telecommunication 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 1914809, 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 concerning 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, Illinois 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 April 16, 2016 (4438258)

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

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 a notice of which the annexed printed slip is a true copy, was published April 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 # 4438258

RECEIVED

APR 21 2016

VILLAGE OF LONG GROVE

VILLAGE OF LONG GROVE

SUBMITTED MARCH 24TH; (AMENDED APRIL 12TH)

PREAPPLICATION MEETING

RESULTS

AND

**PLAN COMMISSION ZONING BOARD OF APPEALS GENERAL
ZONING APPLICATION**

INCLUDING:

**REQUEST TO AMEND THE *SAVANNE OF LONG GROVE PUD*
SITE PLAN FOR LOT 46 (TEMPLE CHAI)**

AND

**REQUEST FOR VARIANCES FROM SECTION 5-9-6 (B) 1. AND
SECTION 5-9-6 (B) 5. (d)**

Submitted By:
Richard Connor Riley
Attorney for Petitioner
123 N. 4th street
Chesterton, IN 46304
(312) 953-5664

VILLAGE OF LONG GROVE

MARCH 24TH, 2016

AMENDED

PREAPPLICATION MEETING

RESULTS

REGARDING:

TEMPLE CHAI

1670 CHECKER ROAD

**Submitted By:
Richard Connor Riley
Attorney for Petitioner
123 N. 4th street
Chesterton, IN 46304
(312) 953-5664**

PREAMBLE: On Wednesday January 20th a Pre-Application meeting with the Village of Long Grove took place:

Attending this meeting on behalf of the Village was: Angie Underwood, Village President; David Lothspeich, Village manager; Michael Sarlitto, Village Trustee; and, James M. Hogue, Village planner. Attending this meeting on behalf of the Petitioner, PI Telecom Infrastructure T, LLC was Richard Riley Petitioner's Attorney.

A number of issues were raised, and the Petitioner has taken further steps and has made certain modifications in response thereto. These issues will be addressed individually as follows:

1) The site, 1670 Checker Road, is part of the SAVANNE OF LONG GROVE Planned Unit Development, (ORDINANCE No. 78-O-6 and 2000-O-26) and will have to amend the site plan for lot 46. It was agreed that the PUD amendment process and the Special Use process could proceed together to minimize the timeline and necessary hearings. The Petitioner is appreciative of this.

2) The question was raised whether Lot 46 is part of an active Home Owners Association. We have reviewed the Title Policy issued by Chicago Title Insurance Company (**See EXHIBIT A**) and it contains no mention of a Home Owners Association. However, the Petitioner was informed that there is a "defacto" Home Owners Association and that Mr. Fred Phillips is the contact person. Therefore, Petitioner will contact Mr. Phillips and schedule a meeting with the Association members.

3) There were concerns that we had located the wireless facility in a storm water detention area. Although a preliminary review of available site plans and surveys did not reveal the existence of a detention area, further inquiry and a review of documents not previously seen revealed that indeed there was a detention area where we had unknowingly located the facility. Accordingly we have relocated the facility to the South outside of the retention area. **(See Exhibit B)**

4) The Village of Long Grove Zoning Code requires at SECTION 5-9-6(B) 1. that a tower be setback 500' from "the nearest outside wall of any single family dwelling" and further requires at SECTION 5-9-6(B) 5 that a tower be separated from any building on an adjoining lot by a distance that is not less than one hundred ten percent (110%). Petitioner has tried to favor the 500' residential setback in the siting of this facility **(SEE EXHIBIT C)**. It should be noted that Petitioner complies with the 500' setback from all residences except three (3) and with regard to those three residences, significant tree cover will shield any ground views of this facility from sight. In order to favor/protect the residences it was necessary to locate the tower at a distance that is less than the 110% required separation from other buildings. Therefore the Petitioner is requesting a variance from Sections 5-9-6(B) 1, and Section 5-9-6(B) 5 to the extent necessary.

5) At the Pre-Application meeting much time was spent discussing Petitioner's RF engineering documentation. One of Petitioner's exhibits depicted an existing T-Mobile site to the North of the subject site contained an error: The existing T-Mobile site designated as CH66497B (1190 OLD MCHENRY, Long Grove, IL – 60047) was shown as having a 54' Rad Center instead of a 120' RAD Center. The Village Planner stated that that T-Mobile had re-permitted this site and their new Rad Center was at 120', and questioned whether this change in height would alter our Search Area and chosen site location. Attached hereto as collective **EXHIBIT D** are three coverage maps: the first D1 depicts coverage with the 54' antenna height for site CH66497B; the second D2 depicts coverage at the new 120' height for the same CH66497B Site. Note that this increase in height makes a significant difference to the North and West, but clearly shows gaps in coverage to the south. D3 depicts the new coverage that the proposed site at 1670 Checker Road (Temple Chai) will deliver, thus providing seamless coverage to the residents of Long Grove.

6) Originally, when Petitioner met with James Hogue, the Village Planner on August 7th, he asked that I eliminate the possibility of locating on Lake County Forest Preserve property just to the South of Lake Cook Road. Likewise, Mr. Hogue had suggested a specific site owned by the Village to the West at the intersection of Route 53 and Lake Cook Road. Both of these sites were eliminated during the Pre-Application meeting: one because of unavailability and one because it was too far removed from the Search Area.

There was one other site put forth at the Pre-Application meeting for our consideration and it is in Petitioner's search area. This property is located at 1847 Schaeffer Road and owned by James Keiser. Petitioner's site Acquisition Agent contacted Mr. Keiser who was not interested in hosting a wireless facility, and was kind enough to sign a letter to that effect (**See EXHIBIT E**).

EXHIBIT A

COMMITMENT FOR TITLE INSURANCE



Chicago Title Insurance Company

CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation, herein called the Company, for valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the Land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedule A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 6 months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Issued By:

CHICAGO TITLE INSURANCE COMPANY
10 S. LASALLE ST. 3100
CHICAGO, IL 60603

Refer Inquiries To:
(312)223-3025



CHICAGO TITLE INSURANCE COMPANY

By

Authorized Signatory

Commitment No.: 1401 008978766 D1

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE A

YOUR REFERENCE: NBU#14150211

ORDER NO.: 1401 008978766 D1

EFFECTIVE DATE: JUNE 29, 2015

1. POLICY OR POLICIES TO BE ISSUED:

OWNER'S POLICY: ALTA OWNERS 2006
AMOUNT: \$10,000.00
PROPOSED INSURED: PI TELECOM INFRASTRUCTURE I, LLC

2. THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS COMMITMENT IS FEE SIMPLE, UNLESS OTHERWISE NOTED.

3. TITLE TO THE ESTATE OR INTEREST IN THE LAND IS AT THE EFFECTIVE DATE VESTED IN:
TEMPLE CHAI, AN ILLINOIS NOT-FOR-PROFIT CORPORATION

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE A (CONTINUED)

ORDER NO.: 1401 008978766 D1

4A. LOAN POLICY 1 MORTGAGE OR TRUST DEED TO BE INSURED:

NONE

4B. LOAN POLICY 2 MORTGAGE OR TRUST DEED TO BE INSURED:

NONE

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE A (CONTINUED)

ORDER NO. : 1401 008978766 D1

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:
THE ESTATE OR INTEREST IN THE LAND DESCRIBED BELOW AND COVERED HEREIN IS:

THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.c. OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: ~, AS LESSOR, AND ~, AS LESSEE, DATED ~, WHICH LEASE WAS RECORDED ~ AS DOCUMENT ~, WHICH LEASE DEMISES THE FOLLOWING DESCRIBED LAND FOR A TERM OF YEARS BEGINNING ~ AND ENDING ~.

LOT 46 IN SAVANNE OF LONG GROVE, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 12, 1978 AS DOCUMENT NO. 1916809, IN BOOK 65 OF PLATS, PAGES 33 AND 34, AND CORRECTED BY CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 19, 1978 AS DOCUMENT 1947501, IN LAKE COUNTY, ILLINOIS.

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B

ORDER NO.: 1401 008978766 D1

SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY.

GENERAL EXCEPTIONS

1. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
5. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
6. IF EXTENDED COVERAGE OVER THE FIVE GENERAL EXCEPTIONS IS REQUESTED, WE SHOULD BE FURNISHED THE FOLLOWING:
 - A. A CURRENT ALTA/ACSM OR ILLINOIS LAND TITLE SURVEY CERTIFIED TO CHICAGO TITLE INSURANCE COMPANY;
 - B. A PROPERLY EXECUTED ALTA STATEMENT;

MATTERS DISCLOSED BY THE ABOVE DOCUMENTATION WILL BE SHOWN SPECIFICALLY.

NOTE: THERE WILL BE AN ADDITIONAL CHARGE FOR THIS COVERAGE.

7. NOTE FOR INFORMATION: THE COVERAGE AFFORDED BY THIS COMMITMENT AND ANY POLICY ISSUED PURSUANT HERETO SHALL NOT COMMENCE PRIOR TO THE DATE ON WHICH ALL CHARGES PROPERLY BILLED BY THE COMPANY HAVE BEEN FULLY PAID.

- P 8. TAXES FOR THE YEAR 2015, A LIEN NOT YET DUE OR PAYABLE.

THE GENERAL TAXES FOR 2014 ARE MARKED EXEMPT ON THE COLLECTOR'S WARRANTS. UNLESS SATISFACTORY EVIDENCE IS SUBMITTED TO SUBSTANTIATE SAID EXEMPTION, OUR POLICY, IF AND WHEN ISSUED, WILL BE SUBJECT TO SAID TAXES.

PERMANENT INDEX NUMBER: 15-31-201-048

- B 9. MORTGAGE DATED JANUARY 10, 2002 AND RECORDED JANUARY 25, 2002 AS DOCUMENT NO. 4846556 MADE BY TEMPLE CHAI TO MB FINANCIAL BANK, NA, TO SECURE AN INDEBTEDNESS OF \$2,500,000.00.

MODIFICATION OF MORTGAGE AND OTHER SECURITY DOCUMENTS RECORDED FEBRUARY 17, 2003 AS DOCUMENT NUMBER 5126986 AND RECORDED DECEMBER 4, 2003 AS DOCUMENT NUMBER 5446373.

SECOND MODIFICATION OF MORTGAGE AND OTHER SECURITY DOCUMENTS RECORDED DECEMBER 4, 2003 AS DOCUMENT NUMBER 5446374.

THIRD MODIFICATION OF MORTGAGE AND OTHER SECURITY DOCUMENTS RECORDED OCTOBER 20, 2003 AS DOCUMENT NUMBER 5407211 AND RECORDED DECEMBER 16, 2003 AS DOCUMENT NUMBER 5456591.

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B (CONTINUED)

ORDER NO.: 1401 008978766 D1

FOURTH MODIFICATION OF MORTGAGE AND OTHER SECURITY DOCUMENTS RECORDED MAY 22, 2009 AS DOCUMENT NUMBER 6475955.

FIFTH MODIFICATION OF MORTGAGE AND LOAN DOCUMENTS RECORDED FEBRUARY 22, 2012 AS DOCUMENT NUMBER 6822088.

FIFTH MODIFICATION OF MORTGAGE AND LOAN DOCUMENTS RECORDED JUNE 3, 2014 AS DOCUMENT NUMBER 7103323.

(AFFECTS FEE ESTATE)

- C 10. ASSIGNMENT OF RENTS DATED JANUARY 10, 2002 AND RECORDED JANUARY 25, 2002 AS DOCUMENT NO. 4846557 MADE BY TEMPLE CHAI TO MB FINANCIAL BANK, NA.

(AFFECTS FEE ESTATE)

- D 11. MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, AND SECURITY AGREEMENT DATED NOVEMBER 9, 2007 AND RECORDED MARCH 19, 2008 AS DOCUMENT NO. 6319895 MADE BY TEMPLE CHAI, AN ILLINOIS NOT FOR PROFIT CORPORATION, TO MB FINANCIAL BANK, N.A., TO SECURE AN INDEBTEDNESS OF \$1,000,000.00.

(AFFECTS FEE ESTATE)

- E 12. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.

- F 13. WE SHOULD BE FURNISHED A STATEMENT THAT THERE IS NO PROPERTY MANAGER EMPLOYED TO MANAGE THE LAND, OR, IN THE ALTERNATIVE, A FINAL LIEN WAIVER FROM ANY SUCH PROPERTY MANAGER.

- G 14. WE SHOULD BE FURNISHED A CERTIFIED COPY OF THE DIRECTORS' RESOLUTIONS AUTHORIZING THE CONVEYANCE OR MORTGAGE TO BE INSURED. SAID RESOLUTIONS SHOULD EVIDENCE THE AUTHORITY OF THE PERSONS EXECUTING THE CONVEYANCE OR MORTGAGE. IF THEY DO NOT, A CERTIFIED COPY OF THE CORPORATE BY-LAWS ALSO SHOULD BE FURNISHED.

IF SAID CONVEYANCE OR MORTGAGE COMPRISES ALL OR SUBSTANTIALLY ALL THE CORPORATION'S ASSETS, WE ALSO SHOULD BE FURNISHED A CERTIFIED COPY OF THE SHAREHOLDER/MEMBER RESOLUTIONS WHICH AUTHORIZE SAID CONVEYANCE OR MORTGAGE. THIS COMMITMENT IS SUBJECT TO SUCH FURTHER EXCEPTIONS, IF ANY, AS MAY BE DEEMED NECESSARY AFTER OUR REVIEW OF THESE MATERIALS.

- H 15. WE SHOULD BE FURNISHED A CURRENT CERTIFICATE OF GOOD STANDING FROM THE ILLINOIS SECRETARY OF STATE FOR TEMPLE CHAI, A CORPORATION OF ILLINOIS.

- I 16. WE SHOULD BE FURNISHED (A) CERTIFICATION FROM THE ILLINOIS SECRETARY OF STATE THAT PI TELECOM INFRASTRUCTURE T, LLC HAS PROPERLY FILED ITS ARTICLES ORGANIZATION, (B) A COPY OF THE ARTICLES OF ORGANIZATION, TOGETHER WITH ANY AMENDMENTS THERETO, (C) A COPY OF THE OPERATING AGREEMENT, IF ANY, TOGETHER WITH ANY AMENDMENTS THERETO, (D) A LIST OF INCUMBENT MANAGERS OR OF INCUMBENT MEMBERS IF MANAGERS HAVE NOT BEEN APPOINTED, AND (E) CERTIFICATION THAT NO EVENT OF DISSOLUTION HAS OCCURRED.

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B (CONTINUED)

ORDER NO.: 1401 008978766 D1

NOTE: IN THE EVENT OF A SALE OF ALL OR SUBSTANTIALLY ALL OF THE ASSETS OF THE L.L.C. OR OF A SALE OF L.L.C. ASSETS TO A MEMBER OR MANAGER, WE SHOULD BE FURNISHED A COPY OF A RESOLUTION AUTHORIZING THE TRANSACTION ADOPTED BY THE MEMBERS OF SAID L.L.C.

J 17. AN EXECUTED COPY OF THE LEASE CREATING THE TITLE TO THE LEASEHOLD ESTATE DESCRIBED IN SCHEDULE A SHOULD BE FURNISHED (TO BE RETAINED BY THE COMPANY), AND THIS COMMITMENT IS SUBJECT TO SUCH FURTHER EXCEPTIONS, IF ANY, AS MAY THEN BE DEEMED NECESSARY.

K 18. THE LEASE CREATING THE LEASEHOLD ESTATE DESCRIBED IN SCHEDULE A HEREOF, OR A PROPER MEMORANDUM THEREOF, SHOULD BE RECORDED, AND THIS COMMITMENT IS SUBJECT TO SUCH FURTHER EXCEPTIONS, IF ANY, AS MAY THEN BE DEEMED NECESSARY.

IF A MEMORANDUM OF LEASE IS TO BE RECORDED, SAID MEMORANDUM SHOULD CONTAIN THE NAMES OF THE PARTIES THERETO, A DESCRIPTION OF THE DEMISED PREMISES, THE COMMENCEMENT AND TERMINATION DATES OF SAID LEASE AND WORDS OF ACTUAL DEMISE.

L 19. A WRITTEN STATEMENT SHOULD BE FURNISHED FROM THE OWNER OF THE FEE IN THE LAND, STATING THAT THERE HAS BEEN NO DEFAULT IN THE PAYMENT OF THE RENTS; THAT THERE ARE NO DEFAULTS UNDER ANY OTHER COVENANTS OF THE LEASE TO BE PERFORMED BY THE LESSEE; AND THAT THERE ARE NO CHARGES WHICH THE OWNERS CLAIM TO BE ADDITIONAL LIENS UPON THE LEASEHOLD ESTATE.

M 20. BUILDING LINE(S) AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NO. 1947501, AFFECTING THE EAST, WEST AND NORTH 10 FEET OF THE LAND.

N 21. EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE OVER, UPON AND UNDER THE NORTH, EAST AND WEST 10 FEET OF THE LAND AS CONTAINED IN DOCUMENT RECORDED AS NO. 1916815.

Q FOR ALL ILLINOIS PROPERTY: FOR COMMITMENT ONLY

EFFECTIVE JUNE 1, 2009, PURSUANT TO PUBLIC ACT 95-988, SATISFACTORY EVIDENCE OF IDENTIFICATION MUST BE PRESENTED FOR THE NOTARIZATION OF ANY AND ALL DOCUMENTS NOTARIZED BY AN ILLINOIS NOTARY PUBLIC. SATISFACTORY IDENTIFICATION DOCUMENTS ARE DOCUMENTS THAT ARE VALID AT THE TIME OF THE NOTARIAL ACT; ARE ISSUED BY A STATE AGENCY, FEDERAL GOVERNMENT AGENCY, OR CONSULATE; BEAR THE PHOTOGRAPHIC IMAGE OF THE INDIVIDUAL'S FACE; AND BEAR THE INDIVIDUAL'S SIGNATURE.

R "BE ADVISED THAT THE "GOOD FUNDS" SECTION OF THE TITLE INSURANCE ACT (215 ILCS 155/26) BECOMES EFFECTIVE 1-1-2010. THIS ACT PLACES LIMITATIONS UPON THE SETTLEMENT AGENT'S ABILITY TO ACCEPT CERTAIN TYPES OF DEPOSITS INTO ESCROW. PLEASE CONTACT YOUR LOCAL CHICAGO TITLE OFFICE REGARDING THE APPLICATION OF THIS NEW LAW TO YOUR TRANSACTION."

S 22. NOTE FOR INFORMATION (ENDORSEMENT REQUESTS):

ALL ENDORSEMENT REQUESTS SHOULD BE MADE PRIOR TO CLOSING TO ALLOW AMPLE TIME FOR THE COMPANY TO EXAMINE REQUIRED DOCUMENTATION.

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B (CONTINUED)

ORDER NO.: 1401 008978766 D1

(THIS NOTE WILL BE WAIVED FOR POLICY).

T 23. INFORMATIONAL NOTE:

TO SCHEDULE ANY CLOSINGS IN THE CHICAGO COMMERCIAL CENTER, PLEASE CALL
(312)223-2707.

** END **

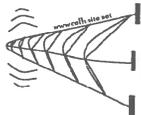
PLANS PREPARED FOR:

Parallel

P. TOMER DEVELOPMENT LLC

PLANS PREPARED BY:

CelluSite, LLC



ENGINEERING LICENSE:

DATE	DESCRIPTION	BY	REV.
09/09/16	90% REVIEW CD	BMF	A
09/17/16	90% REVIEW CD	BMF	B
09/28/16	90% REVIEW CD	BMF	C
10/11/16	90% REVIEW CD	BMF	D
04/19/16	90% REVIEW CD	BMF	E
04/13/16	90% REVIEW CD	BMF	F

SITE INFORMATION:

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

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

C-1

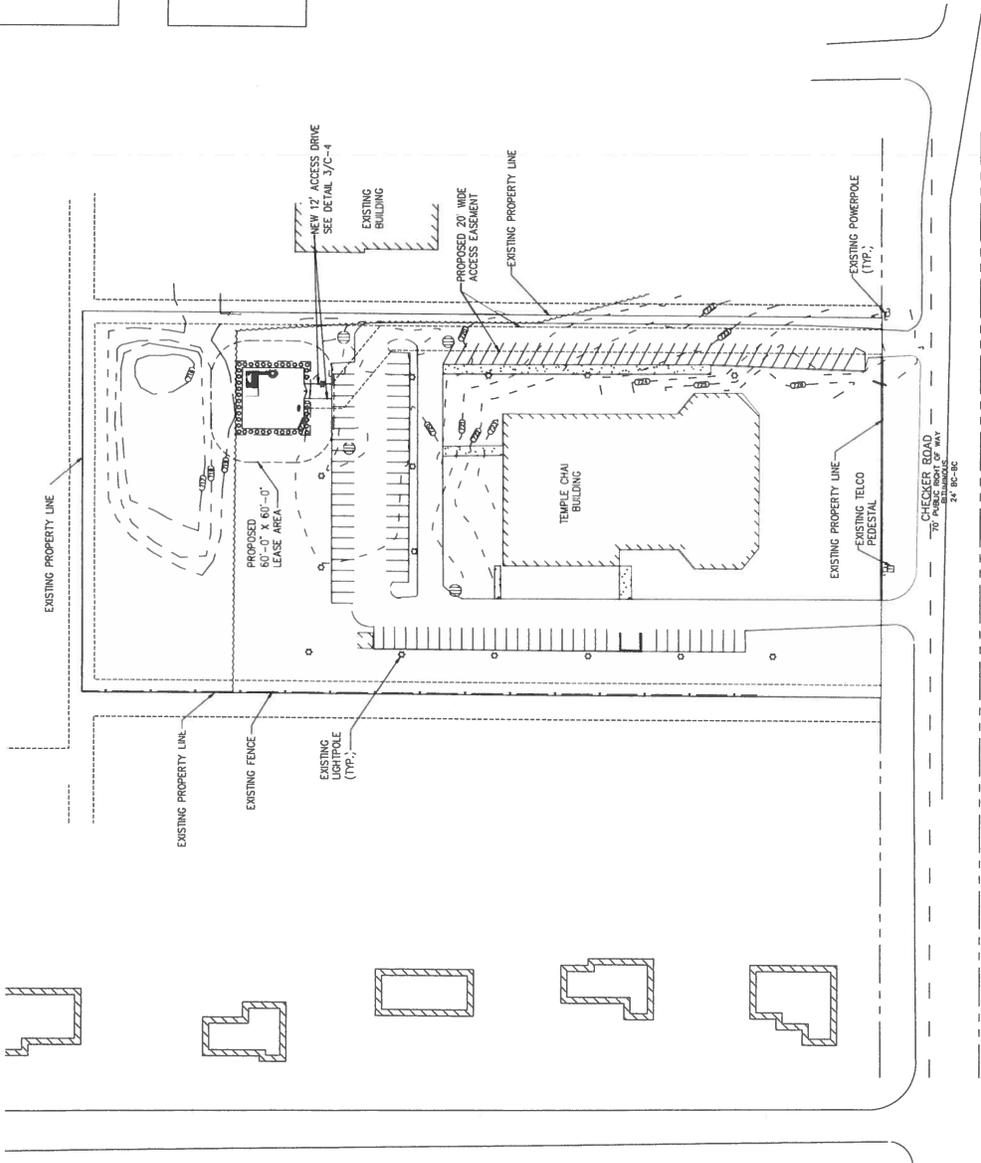
PLOT SCALE: 1" = 11.31'

IMPORTANT SITE NOTES:

- GENERAL CONTRACTOR WILL NOT START CONSTRUCTION UNTIL AFTER THEY HAVE RECEIVED THE PRE-CON PACKAGE AND HAVE A PRE-CON WALK WITH THE PROJECT MANAGER.
- 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.
- 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.
- CONTRACTOR TO VERIFY ALL HEIGHTS AND AZIMUTHS IN FIELD PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY T-MOBILE AND ENGINEERING FIRM OF ANY DISCREPANCIES BEFORE PROCEEDING.
- CONTRACTOR SHALL RESTORE AND REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION.

IMPORTANT SURVEY NOTES:

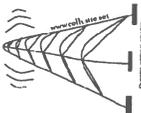
- FINAL EASEMENT LOCATION TO BE DETERMINED POST SURVEY FINDINGS.
- ALL BUILDING SET BACK LOCATIONS ARE TO BE DETERMINED UPON SURVEY FINDINGS.
- ALL FINAL DIMENSIONING FOR SITE AND EASEMENT LOCATIONS TO BE FINALIZED UPON COMPLETION OF THE SURVEY.
- SURVEYORS TO STAKE THE SITE PRIOR TO CONSTRUCTION.



OVERALL SITE PLAN

SCALE: 1" = 50'-0"

1



DATE:	DESCRIPTION:	BY:	REV:
06/06/15	90% REVIEW CD	BMF	A
09/17/15	90% REVIEW CD	BMF	B
09/29/15	90% REVIEW CD	BMF	C
02/11/16	90% REVIEW CD	BMF	D
04/10/16	90% REVIEW CD	BMF	E
04/13/16	90% REVIEW CD	BMF	F

CH73325H
IL-LONG GROVE

CHAI

1670 CHECKER RD.
LONG GROVE, IL 60047
LAKE COUNTY

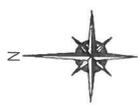
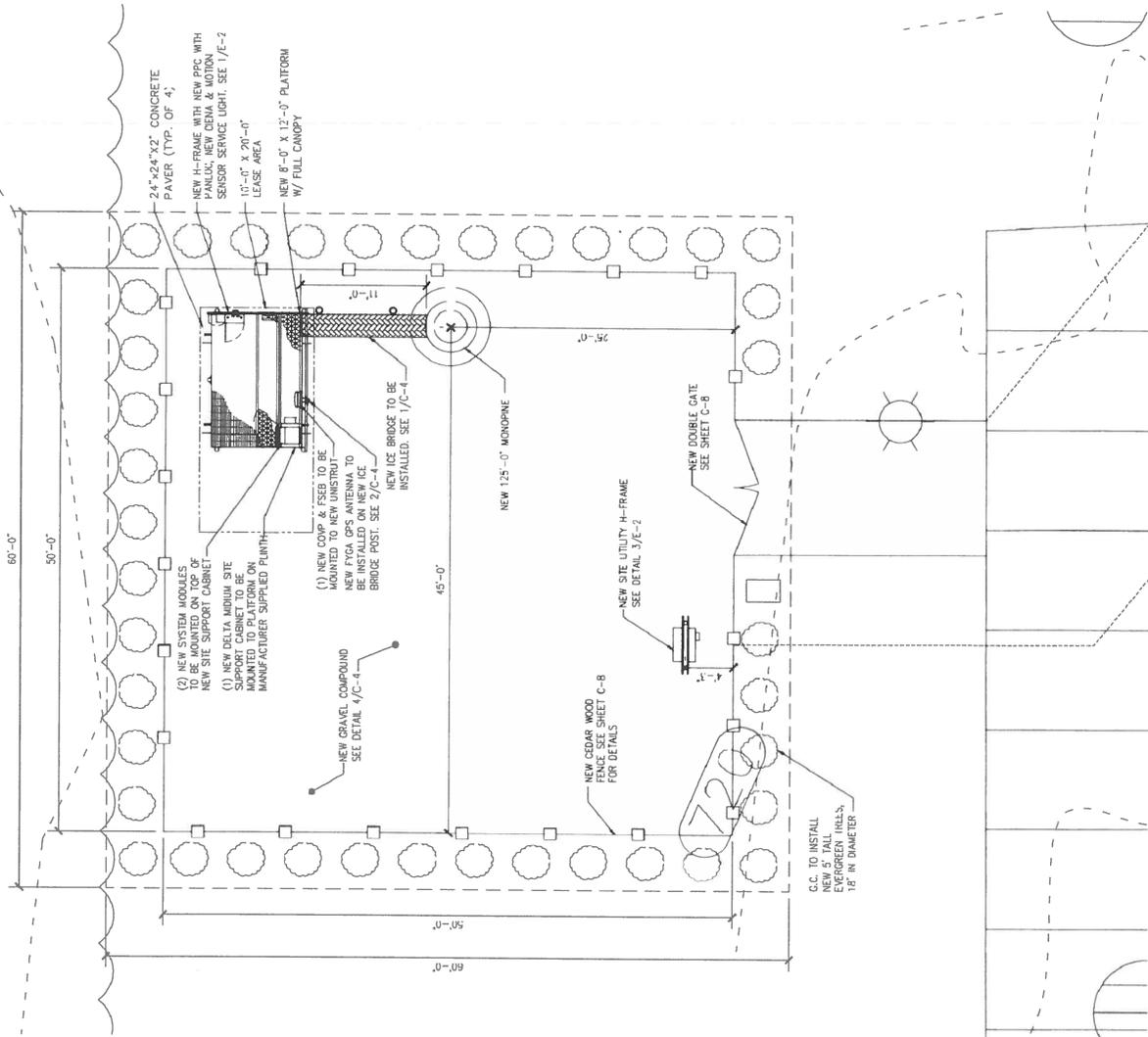
ENLARGED
SITE PLAN

C-2

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 "JHSIRUJL" ASSEMBLY HARDWARE SHALL BE TO BE EITHER HOT-DIPPED GALVANIZED OR STAINLESS STEEL. MANUFACTURER IS NOT TO USE ZINC-PLATED OR PRE-GALVANIZED.



ENLARGED SITE PLAN
SCALE: 3/16" = 1'-0"

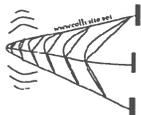
PLANS PREPARED FOR:

Parallel

PI TOWER DEVELOPMENT, LLC

PLANS PREPARED BY:

CelluSite, LLC



ENGINEERING LICENSE:

DATE	DESCRIPTION	BY	REV.
09/09/16	95% REVIEW CD	BMW	A
09/17/16	95% REVIEW CD	BMW	B
09/28/16	95% REVIEW CD	BMW	C
10/11/16	95% REVIEW CD	BMW	D
04/10/16	95% REVIEW CD	BMW	E
04/13/16	95% REVIEW CD	BMW	F

SITE INFORMATION:

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

SHEET TITLE:

TOWER ELEVATION

SHEET NUMBER:

A-1

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

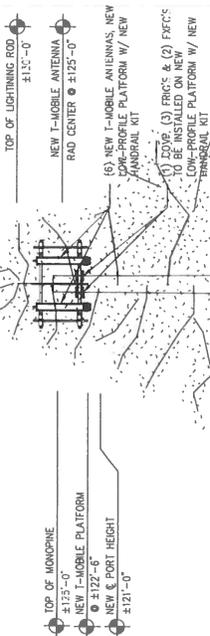
NOTE:
 CELLUSITE'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS AND SUPPORTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. PRIOR TO ANY ANTENNA OR EQUIPMENT INSTALLATION, A STRUCTURAL EVALUATION OF THE SUPPORT OR STRUCTURE INCLUDING ALL ANTENNA 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, L, LLC AND ENGINEERING FIRM WITH ANY DISCREPANCIES.

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



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

PROPOSED ±125'-0" MONOPINE

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

NEW 6'-0" x 12'-0" PLATFORM

NEW WOOD PRIVACY FENCE

GRADE 770'-0" AMSL

TOWER ELEVATION

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

1

EXHIBIT C

RESIDENTIAL / ADJACENT BUILDING / SIDE-YARD SETBACKS

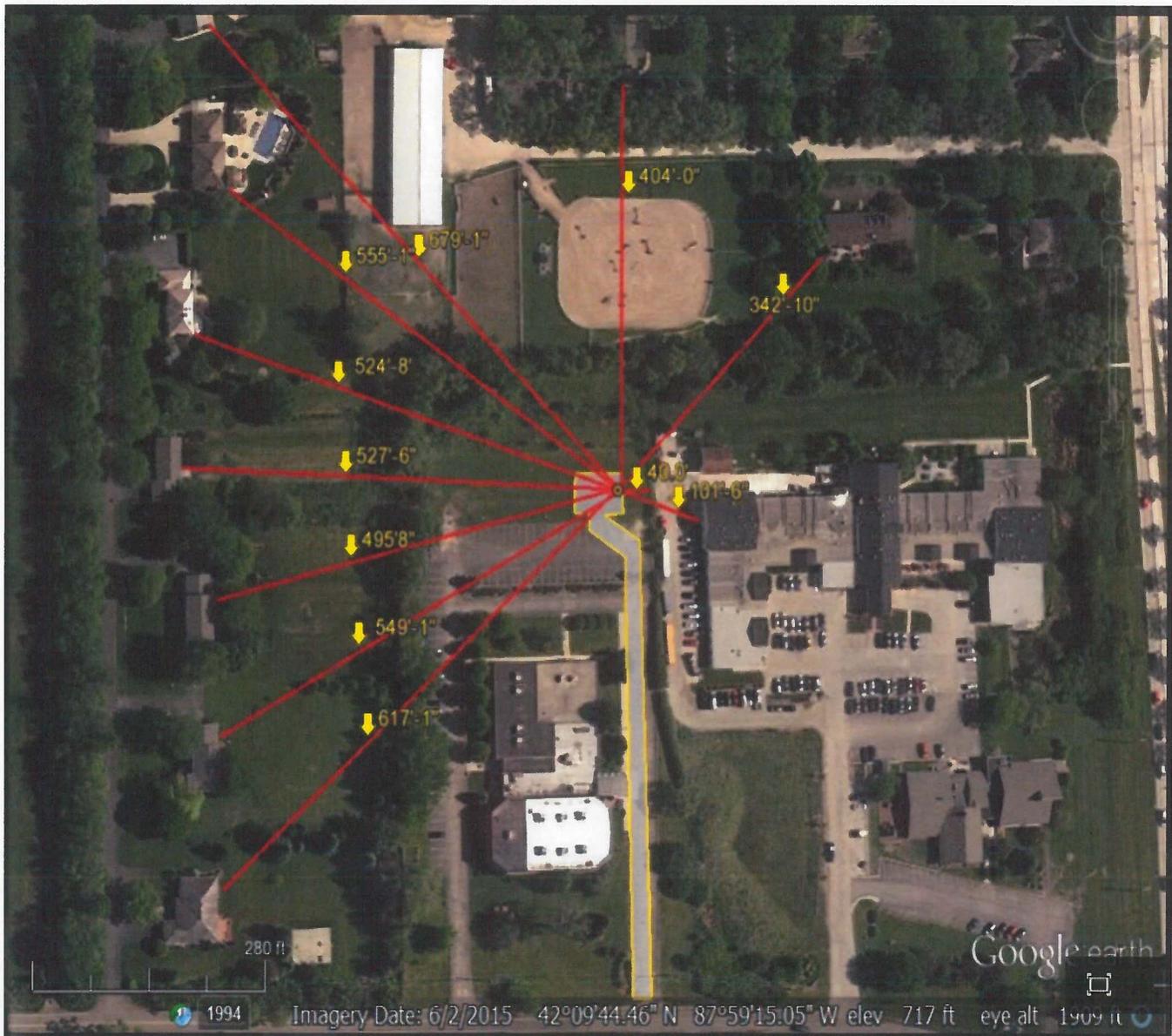


EXHIBIT D 1

(Site 66497B at 45')

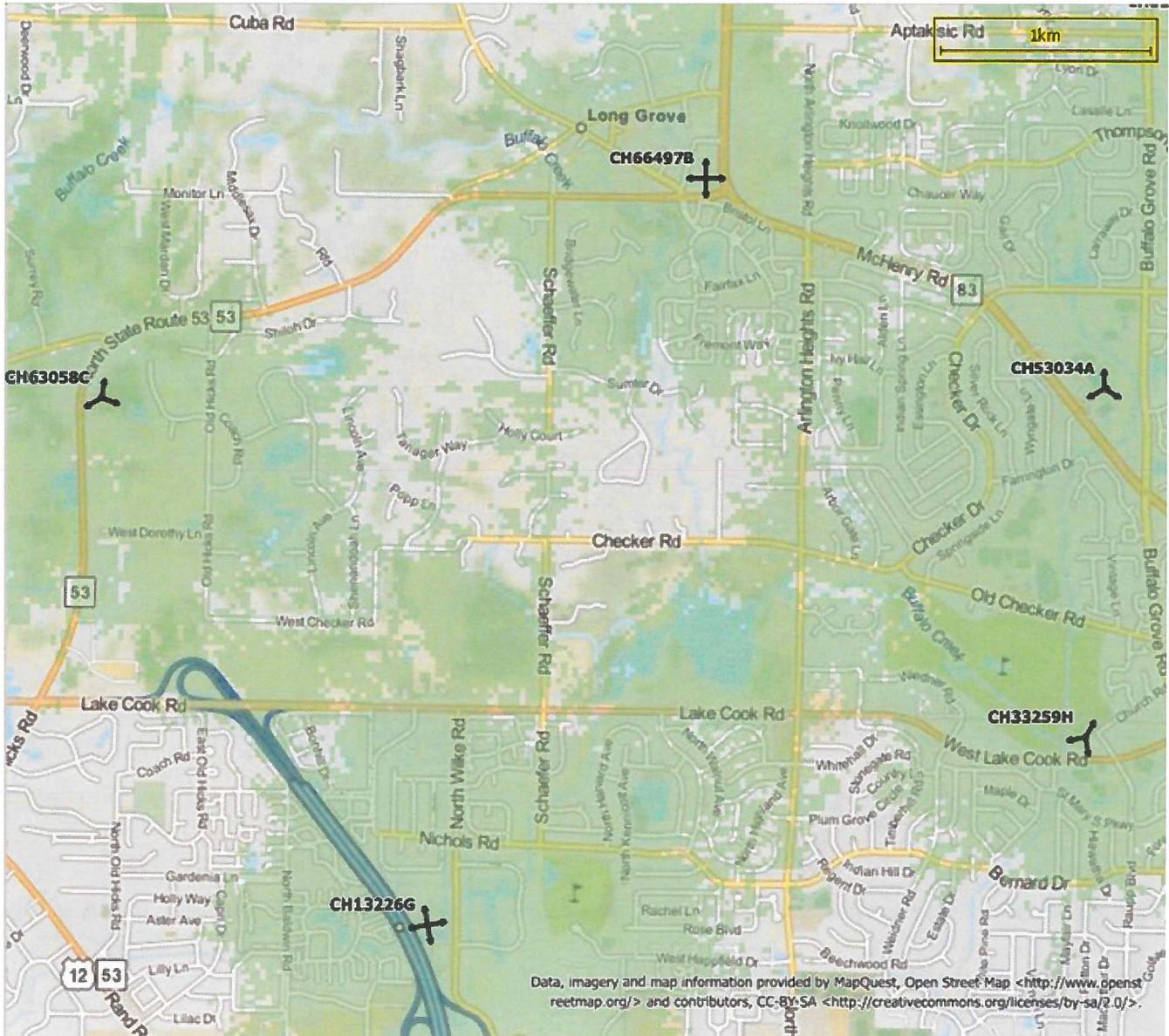
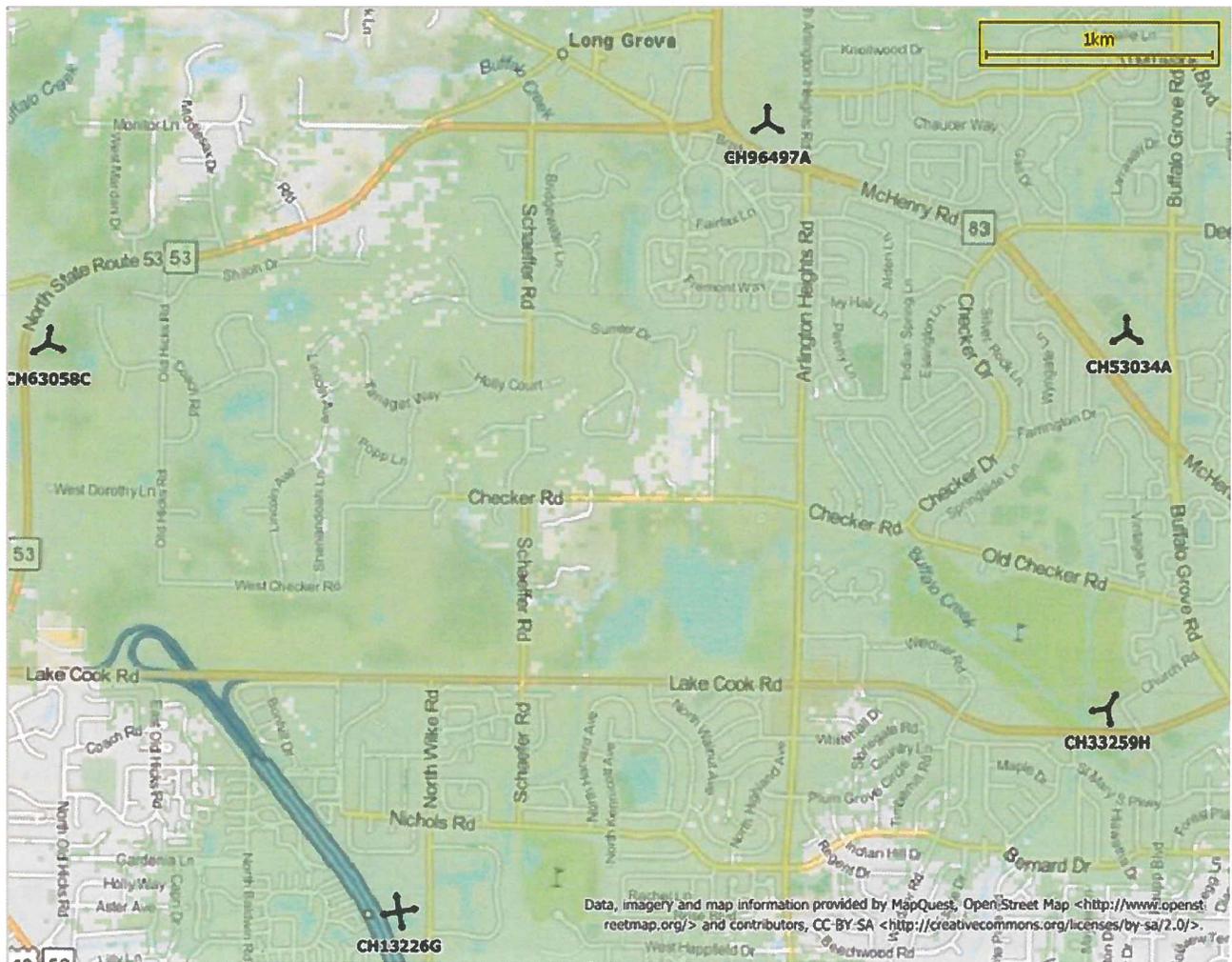


EXHIBIT D₂

(SITE CH66497B 120')

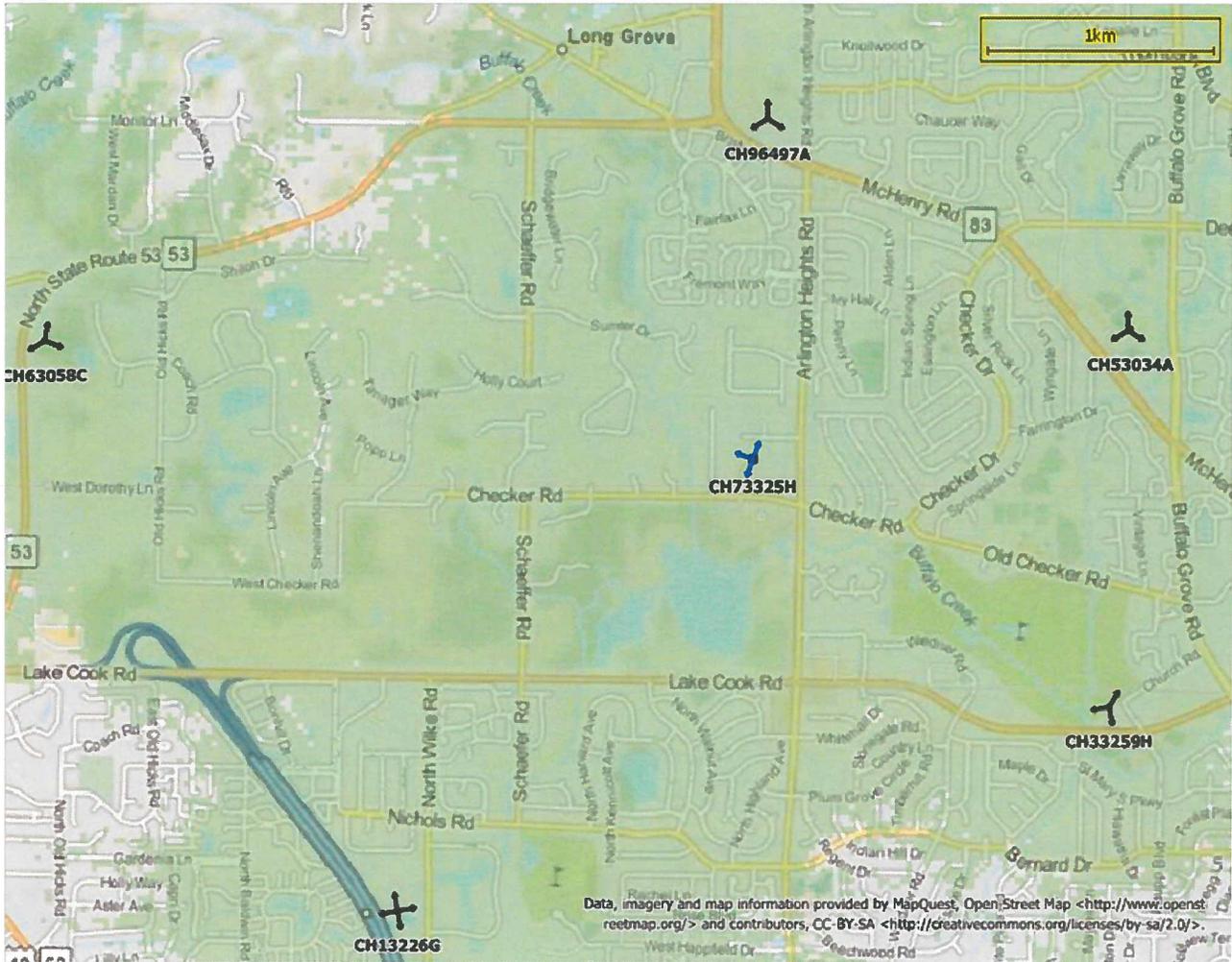
T-Mobile Existing Coverage



Indoor coverage without New Site

EXHIBIT D₃

T-Mobile Proposed Coverage



Indoor coverage with New Site

EXHIBIT E

Friday, January 29, 2016

James Keiser
1847 Schaeffer Road
Long Grove, IL 60047

RE: Property Inquiry for a Wireless Tower Lease

Dear James,

We represent T-Mobile and Parallel Infrastructure in the procurement of property for Wireless Tower Facilities.

We were directed to you by the Village of Long Grove to investigate the interest in placing a 150' tall monopole structure on your property.

The proposal would be for a 60' x 60' fenced compound with a 150' tall monopole structure. We are proposing an initial rent of \$12,000.00 per year for a 5 year lease with Five additional 5-year renewal options.

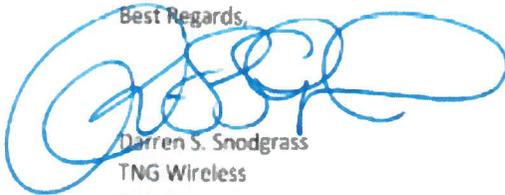
All costs associated with the development of this project would be the responsibility of Parallel Infrastructure.

Should this not be of interest to you, I need documentation of that position.

If you could please either fax back this letter with the indication of no interest or email it back to me at Darren@TNGEnterprisesllc.com. A simple email indicating interest or no interest would also suffice.

Thanks you in advance for your time.

Best Regards,



Darren S. Snodgrass
TNG Wireless
317-979-1212

Fax: 317-209-0934

Darren@TNGEnterprisesllc.com

Yes we are interested in this proposal

No we are not interested in this proposal



James Keiser or representative



TNG Wireless - 1829 Fortner Drive, Indianapolis, IN 46231



Page 1

VILLAGE OF LONG GROVE

SPECIAL USE APPLICATION

MARCH 24TH, 2016

NOTIFICATION DOCUMENTATION

REGARDING:

TEMPLE CHAI

1670 CHECKER ROAD

Submitted By:

**Richard Connor Riley
Attorney for Petitioner
123 N. 4th street
Chesterton, IN 46304
(312) 953-5664**

	P.I.N.	Property Owner	Address
1	1531201047	Standard Bank and Trust	1650 Bernay Ln. Long Grove, IL 60047
2	1531201035	Demetrios & Maria Koutsopanagos	1690 Bourdeaux Ln. Long Grove, IL 60047
3	1531201036	Fred E. & Beverly I. Phillips	1688 Bourdeaux Ln. Long Grove, IL 60047
4	1531201037	Rhett & Gina Starr	1686 Bourdeaux Ln. Long Grove, IL 60047
5	1531201038	Chunmei Ding	1684 Bourdeaux Ln. Long Grove, IL 60047
6	1531201039	Venkat Gopikanth	1682 Bourdeaux Ln. Long Grove, IL 60047
7	1531201040	James & Maria Powell	1680 Bourdeaux Ln. Long Grove, IL 60047
8	1531400010	Lake County Forest Preserve District	18163 W. Checker Rd. Lake Zurich, IL 60047
9	1531201083	Kedzie Home L.L.C.	0 Checker Rd. Long Grove, IL 60047
10	1531201055	Hope Lutheran Church	1660 Checker Rd. Long Grove, IL 60047
11	1531201057	Hope Lutheran Church	0 Arlington Heights Rd. Long Grove, IL 60047
12	1531201082	Kedzie Home L.L.C.	1666 Checker Rd. Long Grove, IL 60047
13	1531201046	William R. Blackburn & Sarah J. Murphy	1647 Bernay Long Grove, IL 60047
14	1531201045	Michael A Ditallo	1648 Bernay Long Grove, IL 60047
15	1531201048	Temple Chai	1670 Checker Rd. Long Grove, IL 60047
16	1531201034	Patricia E. Voller	1692 Bordeaux Ln. Long Grove, IL 60047



3110 Old McHenry Road 60047-9635
Phone: 847-634-9440 Fax: 847-634-9408
www.longgrove.net

PLAN COMMISSION ZONING BOARD OF APPEALS GENERAL ZONING APPLICATION

1.0 General Information (See Subsection 5-11-8(E) of the Long Grove Zoning Code).

1.1 Applicant Name: PI Telecom Infrastructure T, LLC, a Delaware limited liability company

Address: c/o TNG Wireless, 1829 Fortner Drive, Indianapolis, IN 46231

Telephone Number: 317-979-1212 E-mail Address: Darren@TNGEnterprisesllc.com

Fax number: 317-203-0940

Applicant's Interest in Property: Leasehold Interest

1.2 Owner (if different from Applicant).

Name: Temple Chai, an Illinois not for Profit Corporation

Address: 1670 Checker Road, Long Grove, IL 60047

Telephone Number: 847-534-1771 E-mail Address: dgreenswag@templechai.org

Fax number: 847-537-8075

1.3 Property.

Address of Property: 1670 Checker Road, Long Grove, IL 60047

Legal Description: Please attach Parcel Index Number(s): 15-31-201-048

Present Zoning Classification R2 Size of Property (in acres) 4.31

Has any zoning reclassification, variation, or special use permit/PUD been granted for the Property?
Yes: X No:

If yes, please identify the ordinance or other document granting such zoning relief: ORDINANCE 78-0-6, AND ORDINANCE No.2004-0-19.

Describe the nature of the zoning relief granted: Ordinance 78-0-6: Original PUD for 46 Lots; Ordinance NO. 2004-0-19: Minor Admendment for Lot 46 modification of parking.

Present use of Property:

Residential _____ Commercial _____ Office _____ Open Space _____ Vacant _____

Other (explain): RELIGIOUS ORGANIZATION

Present zoning and land use of surrounding properties within 250' of Property:

	Zoning Classification	Land Use
North:	R2	Residential / Equestrian
South:	Lake County	Forest Preserve
East:	R2	Religious Organization
West:	R2	Residential

1.4 Trustees Disclosure.

Is title to the Property in a land trust? Yes _____ No: X

If yes, full disclosure of all trustees, beneficiaries and their legal and equitable interests is required. Attach a copy of all documents showing ownership of the Property and the Applicant's and/ or Owner's control of or interest in the Property.

1.5 Requested Action (Check as many as are applicable).

_____ Appeal	_____ Code Interpretation
X Variation	X Special Use Permit (non-PUD)
_____ Zoning Map Amendment (rezoning)	_____ Zoning Code Text Amendment
_____ Preliminary PUD Plat	_____ Final PUD Plat
X Amendment to existing PUD (Ordinance NO.78-0-6) to allow Wireless Telecommunication Facility.	

1.6 Supplemental Information (General): SEE ATTACHED EXHIBITS & STATEMENTS**

Every Application filed shall, in addition to the data and information required above, provide the following general information when applicable to the use or development for which approval is being sought:

- (a) A description or graphic representation of any development or construction that will occur or any use that will be established or maintained if the requested relief is granted.
- (b) A table showing the following, as applicable:
 - the total lot area of the lot, in acres and in square feet; and
 - the total existing and proposed lot area, expressed in acres, in square feet and as a percent of the total development area, devoted to: residential uses, business uses; office uses; college uses; institutional uses; open space; rights-of-way; streets; and off-street parking and loading areas; and
 - the existing and proposed number of dwelling units; and gross and net floor area devoted to residential uses, business uses, office uses, college uses, and institutional uses.
- (c) A table listing all bulk, space, and yard requirements; all parking requirements; and all loading requirements applicable to any proposed development or construction and showing the compliance of such proposed development or construction with each such requirement. When any lack of compliance is shown, the reason therefore shall be stated and an explanation of the village's authority, if any, to approve the Application despite such lack of compliance shall be set forth.
- (d) The certificate of a registered architect or civil engineer licensed by the State of Illinois, or of an owner-designer, that any proposed use, construction, or development complies with all provisions of this code and other village ordinances or complies with such provisions except in the manner and to the extent specifically set forth in said certificate.
- (e) A landscape development plan, including the location, size and species of plant materials.

1.7 Supplemental Information (per specific request):

- X Appeals, Code Interpretations, and Variations: See 5-11-8(E)3, 4, & 5 of the Zoning Code and Form "A"
- X Special Use Permit (non-PUD): See 5-11-8(E)7 of the Zoning Code and Form "B"
- _____ Zoning Map Amendment (rezoning): See 5-11-8(E) 8 of the Zoning Code and Form "C"
- _____ Zoning Code Text Amendment: See Form "D"
- _____ Preliminary PUD Plat: See 5-11-18(D)(2) of the Zoning Code and Form "E"

Final PUD Plat: See 5-11-18(D)(3) of the Zoning Code and Form "F"

** The scope and detail of information shall be appropriate to the subject matter of the Application, with special emphasis on those matters likely to be affected or impacted by the approval being sought in the Application. Information required in the application shall be considered the minimum information required for filing an application. Additional information including but not limited to graphic depictions, environmental impacts, plans for sewer and water service and storm water management, photometric plans, traffic studies and effects on property values, among others, should also be considered and may be helpful in detailing the Application.

Special Data Requests. In addition to the data and information required pursuant to this Application, every Applicant/Owner shall submit such other additional data, information, or documentation as the building superintendent or any board or commission before which the Application is pending may deem necessary or appropriate to a full and proper consideration and disposition of the particular Application.

1.8 Consultants.

Please provide the name, address, and telephone number of each professional or consultant advising Applicant with respect to this Application, including architects, contractors, engineers or attorneys:

Name: CelluSite, LLC

Name: Irish Tower

Professional: A&E / Site Acquisition

Professional: Professional Engineer

Address: 103 Wilshire CT Noblesville, IN 46062

Address: 4603 Bermuda Dr. Sugarland, TX 77479

Telephone: 317-507-4541

Telephone: 281-796-2651

E-mail: Derek@Cellusite.net

E-mail: _____

Name: Richard C Riley

Name: Xcel Consultants

Professional: Attorney

Professional: Surveyor

Address: 123 N 4th Street, Chesterton, IN 46304

Address: 8300 42nd Street Rock Island, IL 61201

Telephone: 312-244-3792

Telephone: 309-787-9968

E-mail: rcriley@siting-advisors.com

E-mail: bholland@xcelconstantsinc.com

1.9 Village Officials or Employees.

Does any official or employee of the Village have an interest, either directly or indirectly, in the Property? Yes: _____ No: X

If yes, please identify the name of such official or employee and the nature and extent of that interest. (Use a separate sheet of paper if necessary.)

1.10 Successive Applications (5-11-9).

Second Applications Without New Grounds Barred. Whenever any Application filed pursuant to this code has been finally denied on its merits, a second Application seeking essentially the same relief, whether or not in the same form or on the same theory, shall not be brought unless in the opinion of the officer, board, or commission before which it is brought there is substantial new evidence available or a mistake of law or fact significantly affected the prior denial.

New Grounds to Be Stated. Any such second Application shall include a detailed statement of the grounds justifying consideration of such Application.

Summary Denial With or Without Hearing. Any such second Application may be denied by the building superintendent summarily, and without hearing, on a finding that no grounds appear that warrant a new hearing. In any case where such Application is set for hearing, the owner shall be required to establish grounds warranting reconsideration of the merits of its Application prior to being allowed to offer any evidence on the merits. Unless such grounds are established, the Application may be summarily dismissed for such failure.

Exception. Whether or not new grounds are stated, any such second Application filed more than two years after the final denial of a prior Application shall be heard on the merits as though no prior Application had been filed. The Applicant or Owner shall, however, be required to place in the record all evidence available concerning changes of conditions or new facts that have developed since the denial of the first Application. In the absence of such evidence, it shall be presumed that no new facts exist to support the new petition that did not exist at the time of the denial of the first Application.

2.0 Required Submittals (See Specific Supplemental Information Form for filing Fees).

- | | | |
|---|---|--------------------|
| X | Fully completed Application with applicable supplementary information | |
| X | Non-refundable Filing Fee. | Amount: \$300.00 |
| X | Planning Filing Fees. | Amount: \$1,150.00 |
| X | Minimum Professional Fee/deposit Escrow. | Amount \$5,500.00 |

- 3.0 **Certifications.** The Applicant and Owner certify that this Application is filed with the permission and consent of the Owner of the Property and that the person signing this Application is fully authorized to do so.
- 3.1 The Applicant certifies that all information contained in this Application is true and correct to the best of Applicant's knowledge.
- 3.2 The Applicant acknowledges that the Village may seek additional information relating to this Application and agrees to provide the Village with such information in a timely manner. Failure to provide such information may be grounds for denying an Application.
- 3.3 The Applicant and Owner agree to reimburse the Village for any and all costs relating to the processing of this Application, including any consultants' fees. By signing this Application, Applicant and Owner agree to be jointly and severally liable for such costs, and Owner further agrees to the filing and foreclosure of a lien against the Property for all such costs plus all expenses relating to collection, if such costs are not paid within 30 days after mailing of a demand for payment.
- 3.4 The Applicant agrees that the Village and its representatives have the right, and are hereby granted permission and a license, to enter upon the Property, and into any structures located there on, for purposes of conducting any inspections that may be necessary in connection with this Application.
- 3.5 **The Owner, Applicant, and/or designated representative is required to be present during the meeting.**

Name of Owner:

Temple Chai, An Illinois
Not-For-Profit Corp.

Signature of Owner

Date

Name of Applicant:

PI Telecom Infrastructure T, LLC, a
Delaware L.L.C. By their Attorney
Richard Connor Riley


Signature of Applicant

Date

3/24/14



**Village of Long Grove - Plan Commission Zoning Board of Appeals
Supplemental Application Information for Variations, Appeals, or Code Interpretations**

RESPONSE TO FORM "A"

In addition to the information required by the General Zoning Application, the Applicant must provide specific supplemental information as required below for Applications for a Variation, Appeal, or Code Interpretation.

Applications for Variations. In addition to the information required in the General Zoning Application, every Application for a **Variation** shall provide the following supplemental information:

(a) The specific feature or features of the proposed use, construction, or development that require a variation.

RESPONSE: Petitioner seeks to construct a Wireless Telecommunication Facility consisting of an unmanned equipment shelter and a tower structure. It is this tower structure that requires a variance due to its height.

(b) The specific provision of this code from which a variation is sought and the precise variation therefrom being sought.

RESPONSE: The Village of Long Grove Zoning Code requires at SECTION 5-9-6(B) 1. that a tower be setback 500' from "the nearest outside wall of any single family dwelling" and further requires at SECTION 5-9-6(B) 5 that a tower 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 further, 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; Therefore, the site needed to be a minimum of 137.5' from the nearest structure to the east.

(c) A statement of the characteristics of the lot that prevent compliance with the provisions of this code.

RESPONSE: These setback requirements create a difficulty for the property as a whole, as there are no locations on the property whereby this regulation can be satisfied from all surrounding residential structures and structures on adjacent lots. At present the location selected places the site closer to the other non-residential usage surrounding the property and thereby further from the multiple residential structures to the west.

(d) A statement of the minimum variation of the provisions of this code that would be necessary to permit the proposed use, construction, or development.

RESPONSE: (Please refer to Exhibit "C") Petitioner meets the residential setback requirement with regard to all Residential properties to the West except one (Short 4 feet 4 inches); they do not meet the Residential setback from two residential properties to the North (Short 96 feet) and North East (Short 157'-2"). Nor does this tower meet the required setback from structures on adjacent properties (Short 36.0 feet).

(e) A statement of how the variation sought satisfies the standards set forth in section 5-11-15 of this code.

Section 5-11-15 (F) Standards For Variations: Provides that:

1. General Standards: No variation shall be recommended or granted pursuant to this section unless the owner shall establish that carrying out the strict letter of the provisions of this title would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this subsection (F):

(a) That the lot in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located;

RESPONSE: The purpose of the Wireless Communication zoning regulations is to provide specific regulations and standards for the placement and siting of wireless telecommunications antennas and related facilities to provide wireless telecommunications services in the village. The goal of this section is to provide regulations that will facilitate the location of various types of wireless communication facilities in permitted locations so that they are consistent with the

countryside and estate character of the village. This section is intended to allow wireless telecommunication facilities that are sufficient to allow adequate service to citizens, the traveling public, and others within the village, while maintaining the unique character of the village as described in the village comprehensive plan.

It is also understood that these wireless communication facilities are secondary uses on property and are generally not the primary source of financial return for the property owner. To eliminate this site on the basis of this standard would thwart the purpose of the Wireless Communication zoning regulations.

(b) That the plight of the owner is due to unique circumstances;

RESPONSE: It is understood today that wireless telecommunications is the ONLY telecommunication system and municipalities are faced with the traditional “utility” struggle of balancing this need for wireless telecommunication service with the impact of the wireless infrastructure, namely towers. It is the necessity of locating these wireless facilities on a “grid” and the inevitable resulting sensitive areas where these facilities have to be located that causes unique circumstances to arise and which are not caused by the owner. Restated, it is the exact locational requirements of the wireless technology that create a unique circumstance/hardship.

(c) That the variation, if granted, will not alter the essential character of the locality.

RESPONSE: The subject property is larger property consisting of approximately 4.3 Acres; its current use is that of a Religious Organization and is located next to other quasi commercial usage. Another Church to the east and a Equine property to the north. The property is owned by Temple Chai. The new structure will be built deep into the property at the rear behind the temple to minimize the impact on surrounding properties. There will be a 60' x 60' shadowbox privacy fenced compound that will host the structure and all equipment shelters/cabinets. An access road will be improved upon running from Checker Road using the existing parking lot and drive as much as possible. That access easement will also include enough space to accommodate the utilities that will need to go back to the facilities. This compound, once constructed, will house the ground radio equipment. The proposed structure will have a height of approximately 125' plus lightning rod and will not require lighting. The compound will have landscaping installed surround all sides of the site. The type

of structure being proposed is that of a Monopine and will be designed to accommodate up to three additional tenants. The use of the Monopine will minimize the impact to the surround property character and therefore will not alter the essential character of the locality.

(f) A survey, certified by a registered land surveyor, showing existing lot lines and dimensions, lot area, all easements, all public and private rights-of-way, and all streets across and adjacent to the lot.

RESPONSE: Petitioner has provided said survey.

(g) A statement concerning the conformity or lack of conformity of the approval being requested to the official comprehensive plan and the official map of the village. When the approval being requested does not conform to the official comprehensive plan or the official map, reasons justifying the approval despite such lack of conformance.

RESPONSE: It is understood today that wireless telecommunications is the ONLY telecommunication system and municipalities are faced with the traditional “utility” struggle of balancing this need for wireless telecommunication service with the impact of the wireless infrastructure, namely towers. It is the necessity of locating these wireless facilities on a “grid” and the inevitable resulting sensitive areas where these facilities have to be located that causes unique circumstances to arise and which are not caused by the owner.

The subject location, namely a larger property consisting of approximately 4.3 Acres is currently used as a Religious Organization Place of Worship and is located next to other quasi commercial usage. Another Church is located to the east and an Equine property is located to the north. The new structure will be built deep into the property at the rear behind the temple to minimize the impact on surrounding properties. There will be a 60’ x 60’ shadowbox privacy fenced compound that will host the structure and all equipment shelters/cabinets. The property is owned by Temple Chai and offers the ability in conjunction with the use of the monopine stealth tower (See picture following) design to provide necessary wireless service to the residents the Village of Long Grove with little or no aesthetic impact.

It is also important to realize that this facility will accommodate up to three additional wireless tenants whose telecommunication services provide enhanced coverage both in vehicular and in building service in this area of Long Grove including enhanced E911 capabilities as well as improved data and voice services.

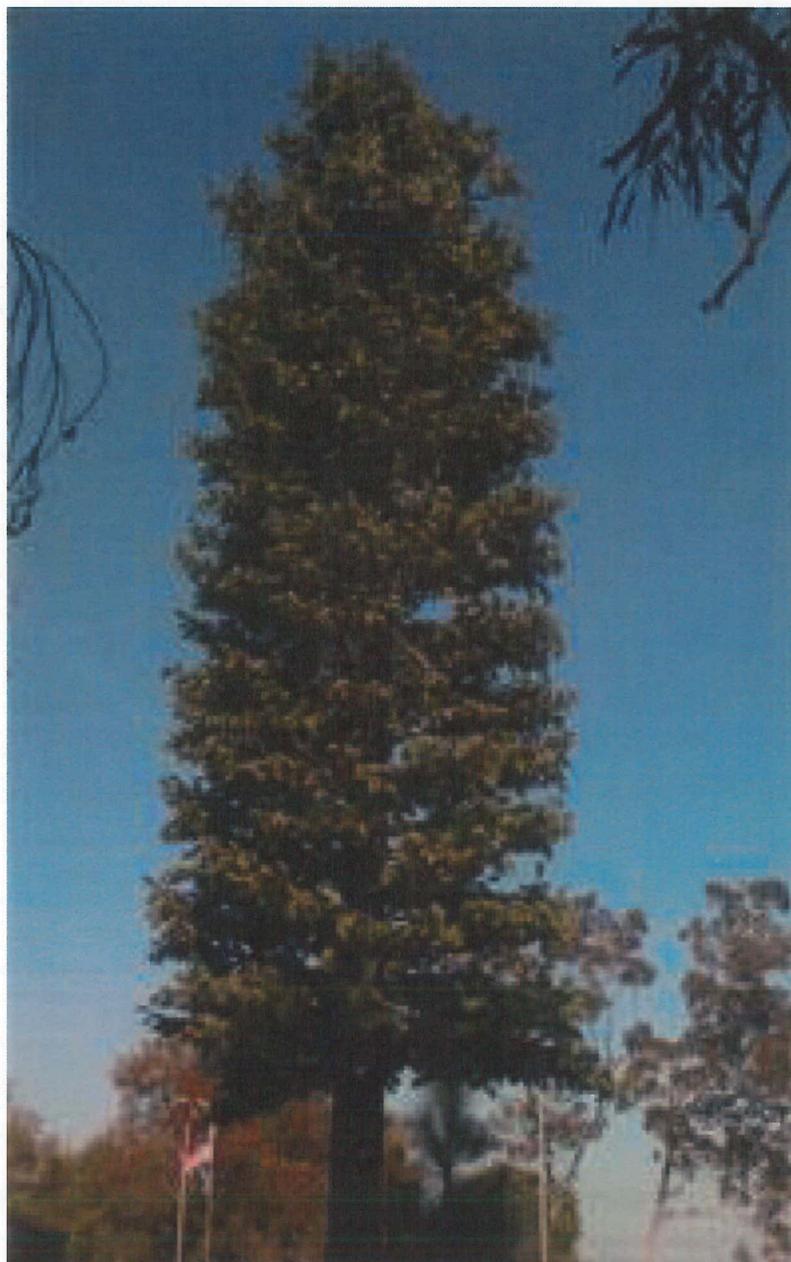
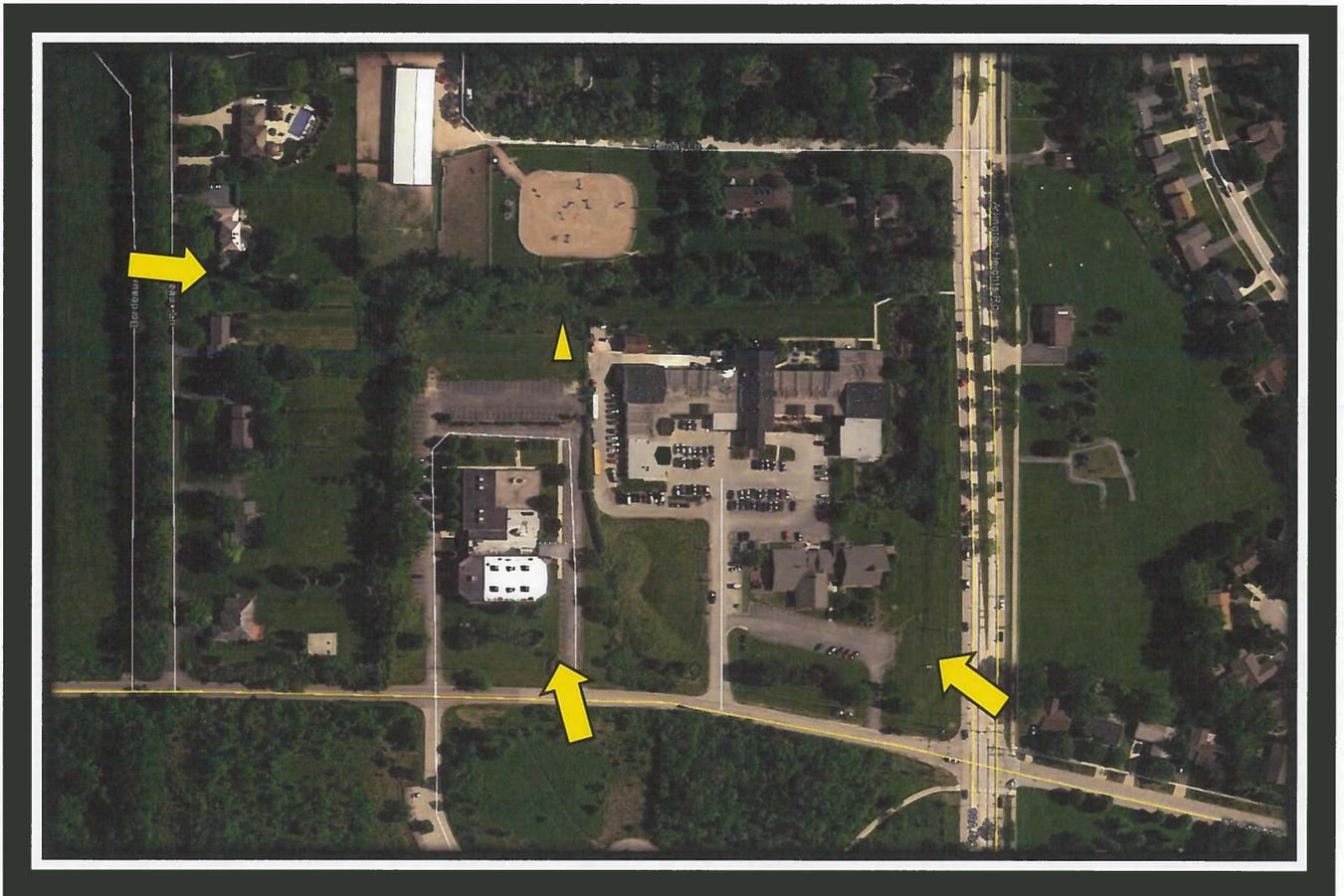


Photo Locations

T-Mobile / Parallel Infrastructure

Project: CH73325H IL Long Grove Chai

1670 Checker Road, Long Grove, IL



Current - From South



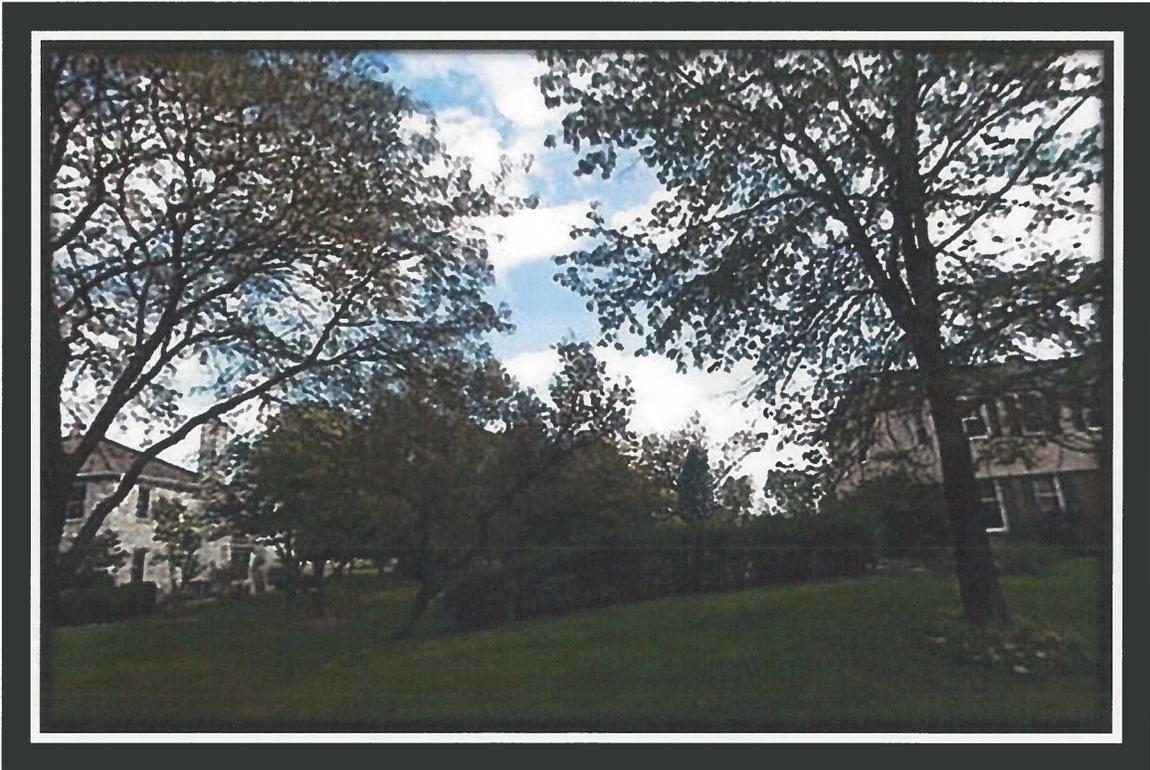
Proposed



Current – From West



Proposed



Current - From Southeast



Proposed



**RESIDENTIAL DEVELOPMENT
SURROUNDING
PROPOSED WIRELESS FACILITY**

