

Item #1:

Report Of The August 2, 2011 PCZBA Meeting:

A. Final Plat Approval For Trails End Subdivision - *Withdrawn*



**MEETING AGENDA OF THE
PLAN COMMISSION & ZONING BOARD OF APPEALS
REGULAR MEETING**

Tuesday, August 2, 2011 at 7:00 P.M.

Village Hall, 3110 OLD MCHENRY ROAD LONG GROVE, ILLINOIS

1. Call to Order.

2. Consideration of a request for final plat approval for the subdivision of property to be known as the "Trails End Estates Subdivision" within the R-2 Residential District and/or any additional relief necessary and/or appropriate under the village code to allow subdivision of property on property commonly known as 1889 Checker Road submitted by Orrin Pickell Designers & Builders.

3. PUBLIC HEARING; Consideration of a request for amendment of an existing Special Use Permit and/or additional relief necessary and/or appropriate under the zoning code to allow co-location of wireless communications antenna on an existing monopole tower on property located at 5105 Arlington Heights Road and zoned under the R-2 District classification submitted by Mr. Mike Bieniek on behalf of AT&T Corporation.

4. PUBLIC HEARING; Consideration of a request for a Special Use Permit for the continued operation & maintenance and/or additional relief necessary and/or appropriate under the zoning code to allow co-location of wireless communications antenna and related facilities on an existing monopole tower on property located at 4211 Old McHenry Road and zoned under the R-1 District classification submitted by Mr. Mike Bieniek on behalf of AT&T Corporation.

5. PUBLIC HEARING; Consideration of a request for amendment of an existing Special Use Permit and/or additional relief necessary and/or appropriate under the zoning code to allow co-location of wireless communications antenna on an existing monopole tower on property located at 9109 Oakwood Road (a.k.a Gridley Ball fields) and zoned under the OS-P District classification submitted by Mr. Mike Bieniek on behalf of AT&T Corporation.

6. Approval of Minutes; June 7, 2011 Regular Meeting

**7. Other Business; Zoning Ordinance Amendment –
Keeping of Fowl**

8. Adjournment:

**Next Regular Meeting – September 6, 2011 - Village Board
Representative; (8/9) Commissioner Rubin**

**MEETING
PROCEDURES**

Plan Commission meeting follow the procedures outlined below. In the spirit of fairness to all parties, any of these procedures may be modified for a particular item at the discretion of the Chair.

1. Introduction of item by the Chair.
2. Village Staff's summary of Petition.
3. Presentation by the Petitioner.
4. Public Testimony and Comment.
5. Cross-Examination.
6. Response by the Petitioner.
7. Questions by the Commission.
8. Commission Discussion and Deliberation.
9. Commission Action.

The Village of Long Grove is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to phone David Lothspeich, Long Grove Village Manager at 847-634-9440 or TDD 847-634-9650 promptly to allow the Village of Long Grove to make reasonable accommodations for those persons.

Item #1:

Report Of The August 2, 2011 PCZBA Meeting:

B. Additional Wireless Antenna On Existing Monopole
5105 Arlington Heights Road



STAFF REPORT

TO: Long Grove PCZBA
FROM: JAMES M. HOGUE, VILLAGE PLANNER
DATE: 7/19/11
RE: PCZBA REQUEST 11-02; Consideration of an amendment to a previously approved special use permit and/or additional relief necessary and/or appropriate under the zoning code to allow co-location of additional antennas on an existing monopole telecommunications tower at 5105 Arlington Heights Road and zoned under the R-2 Zoning District classification

Item: PCZBA PETITION 11-02 submitted June 6, 2011. Referral by Village Board not required. Publication in news paper completed 7/17/2011 and is therefore timely.

History: The property is zoned R-2 Residential District and contains the "Life on the Vine" Christian Church as well as an existing monopole cell tower facility. In 1999 a special use permit (Ord. 99-O-13) was granted to allow the construction and maintenance of a 125' cell tower on the property at 5105 Arlington Heights Road. In 2005 that special use permit was amended (Ord. 2005-O-15) to allow Verizon Wireless to co-locate personal wireless services antenna and an equipment structure on the property. This allowed four (4) antennas to be placed on the monopole tower and limited construction of the of the equipment shelter to the plans submitted with that application. This special use permit was further modified in 2008 (Ord. 2008-O-18) which allowed for an additional antenna array and equipment shelter and in 2009-O-37 which allowed for additional antennas. This petition seeks to modify those plans & ordinance.

Proposal: Consideration of a request by AT & T for an amendment to an existing special use permit to allow co-location of additional antennas only on an existing monopole telecommunications tower.

Land Use, Zoning and Locational Data:

1. Proposed Zoning: No zoning change requested; amendment to an existing Special Use Permit.
2. Surrounding Land Uses and Zoning;

<i>Direction</i>	<i>Existing Use</i>	<i>Land Use Plan Designation/Zoning</i>
NORTH	Residential	Residential; R-2
SOUTH	Commercial	Village of Buffalo Grove
EAST	Residential	Village of Buffalo Grove
WEST	Vacant/Agricultural	Part of the B-1A Sub-Area; R-2

3. Location; The property is located on the west side of Arlington Heights Road. The existing cell tower and accessory equipment storage structures are located in the southwest corner of the property.
4. Acreage; The 5105 property contains 5.0 +/- acres (2 parcels) of land area. The existing cell tower & equipment storage occupy approximately 80' x 60' (4800 +/- sq. ft.) of the five acre piece.
5. Based upon information available through Lake County GIS, the property is free from FEMA Floodplain, Flood of Record area and/or wetlands (LCWI & ADID). (Maps not attached).
6. Topography; See attached Map from Lake County GIS.

Zoning Data	Existing	Proposed	Zoning Code	PUD
Lot Area	217,800 sq. ft.	No Change	2 acres (87,120 sq. ft.)	N/A
Floor Area (Total Floor Area)	N/A*	N/A	N/A	N/A
Lot Coverage (In-Square Feet)	43,100 (19.7%)	No Change	40% (87,120 sq. ft.)	N/A
Height	125'	94'*	125'	N/A

*Height of proposed new antennas

Yard Requirements (set-backs):

	Existing	Proposed	Zoning Ordinance (R-2 Standards)	P.U.D.
Front Yard (East/ AHR)	550'	No Change	75'	N/A
Side Yard (North)	120'	No Change	40'	N/A
Side Yard (South)	30'	No Change	40'	N/A
Rear Yard (West)	60'	No Change	40'	N/A

Conclusions:

In 1999 a Special Use Permit was modified granted permitting the construction and maintenance of a monopole cell tower 125 feet in height on the property at 5105 Arlington Heights Road. In 2005 the initial request was modified allow 4 antennas platforms to be place on the monopole and an equipment shelter to be in conformance with the plans as submitted. Cricket Communication proposed to further modify the site by adding one (1) additional antenna platform to the existing monopole and a 10' x15' equipment shelter. In 2008 Cricket Communication further amended the Special Use Permit to allow an additional antenna platform and equipment shelter. In 2009 this request was further modified to allow additional antennas to be placed on the tower.

The request as proposed involves three (3) additional LTE antennas and three (3) Radio Remote Units being placed on the existing tower. It is unclear if an additional antenna platform will be placed on the existing tower.

As proposed no additional height is being requested to the existing monopole which is at the maximum height permitted height of 125' feet per 5-9-6 of the Village Zoning Code. The antenna/platform height is 123' feet. 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 dish antennas is 94 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.

Furthermore, Section 5-9-6 of the Zoning Code promotes the co-location of antenna 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.

Equipment to be used in conjunction with the new antennas will be housed in the existing equipment building on-site. No new structure for equipment is requested or required for this proposal.

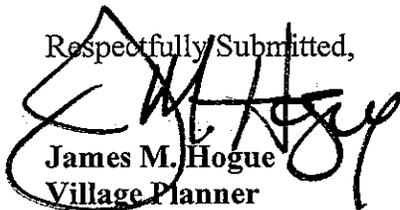
The proposal appears to meet all the requirements of the Village Code with regard to Personal Wireless Services Antennas. However, a condition of the 2009 approval no new antennas were to be allowed on this tower. It is unclear if this is enforceable and whether or not a carrier has dropped off the tower resulting in no new net increase in antennas or platforms. This should be clarified in testimony.

Previous testimony indicated that this tower was structurally at "capacity" and no addition equipment could be placed on it. Petitioner has submitted an analysis from a structural engineer indicating the tower is capable of supporting the existing as well as proposed equipment load. This analysis is attached for the consideration of the PCZBA.

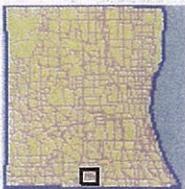
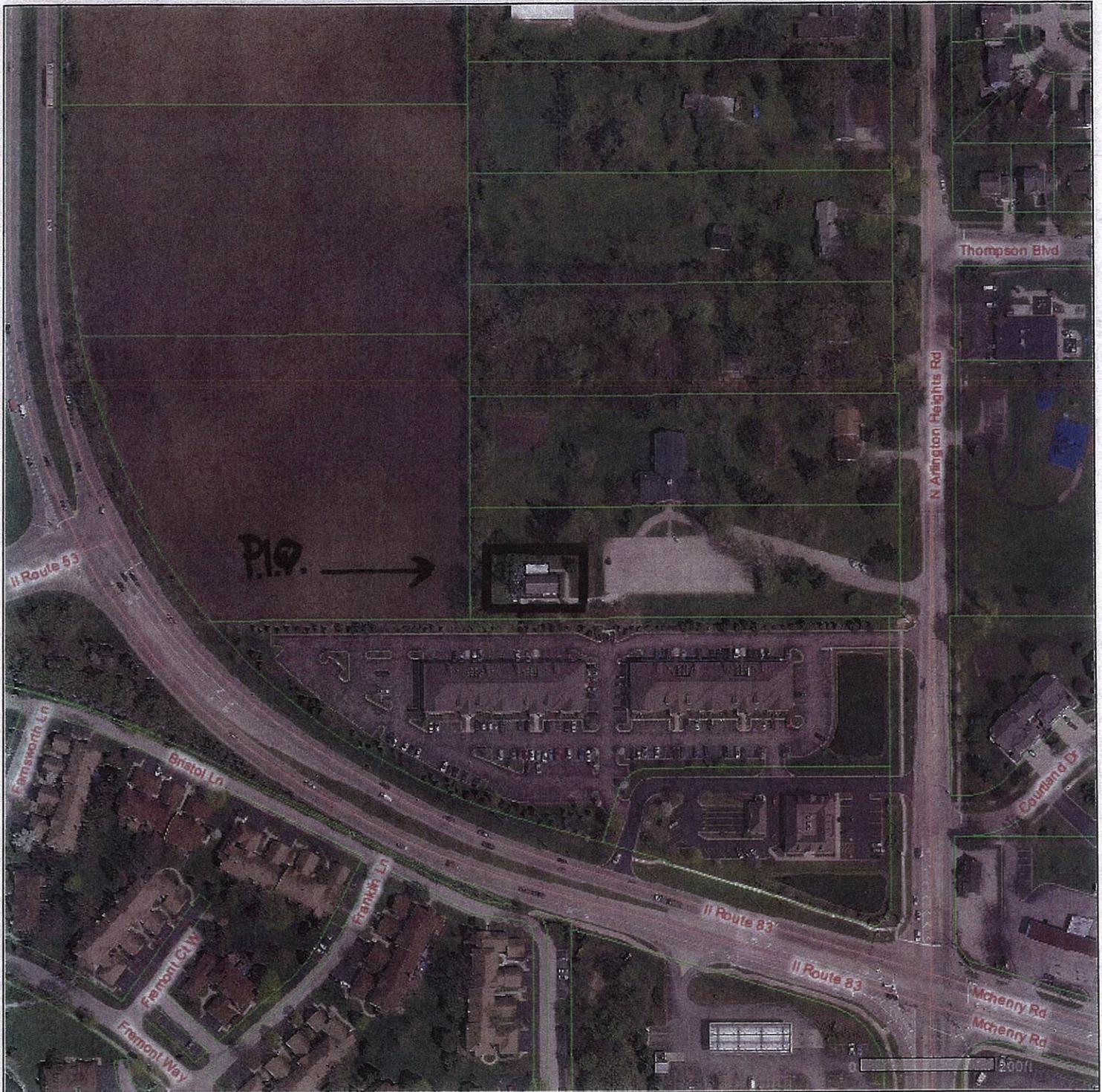
The PCZBA may also wish to consider, at a minimum the following condition;

- 1). The proposal shall be in conformance with the site plan and specifications as submitted with the application.

Respectfully Submitted,


James M. Hogue
Village Planner

Lake County Tax Parcel Map



LakeCounty
Geographic Information System

Lake County Department of
Information Technology
18 N County St
Waukegan IL 60085

Map Printed on 7/21/2011

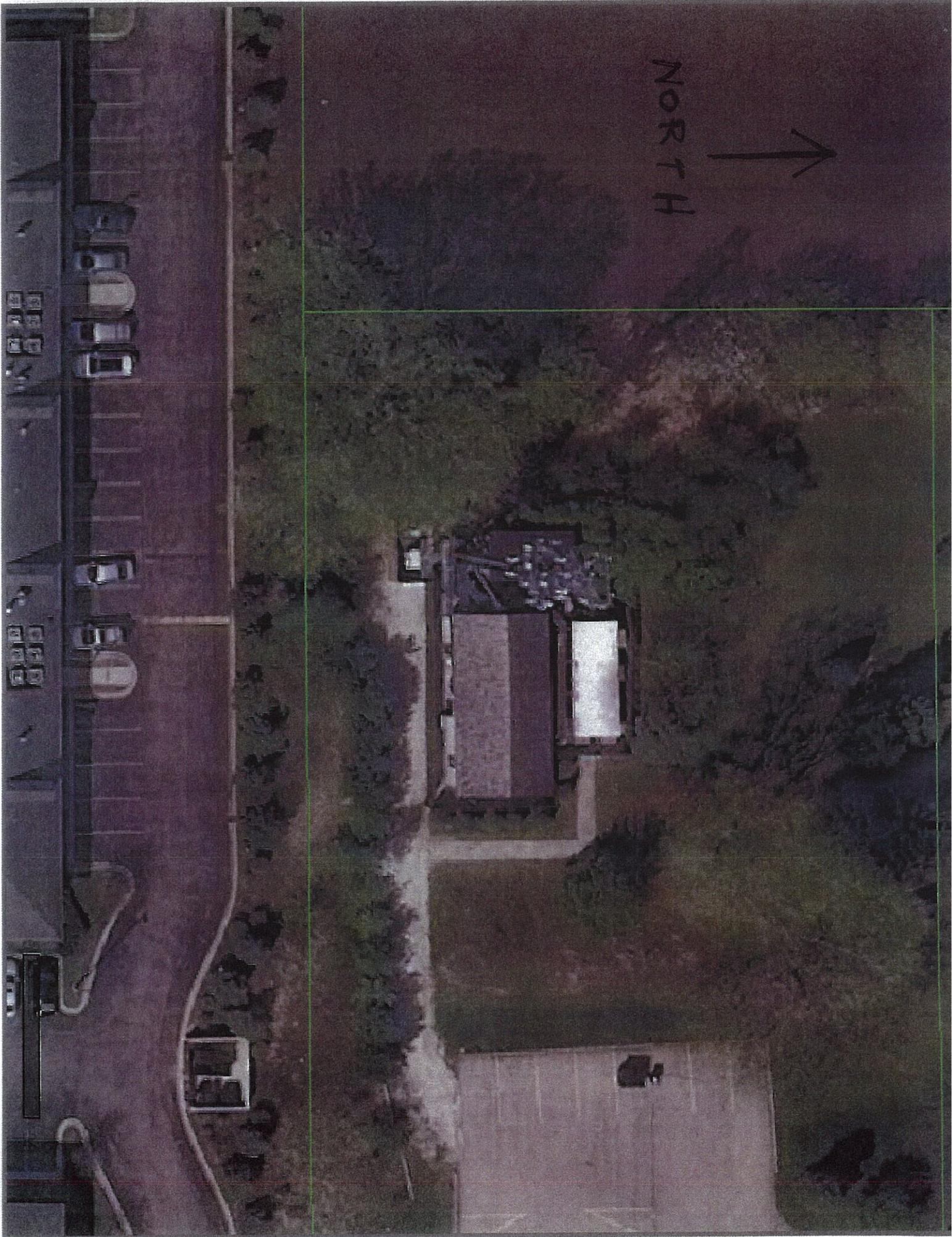
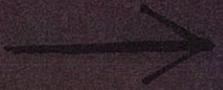


- Major Roads
- Railroads
- Major Water
- Parcels
- 2010 Aerial Photography

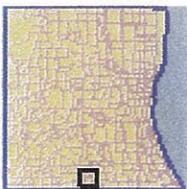
Disclaimer:

This map is for general information purposes only. 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.

NORTH



Lake County, Illinois Topography



LakeCounty
Geographic Information System

Lake County Department of
Information Technology
18 N County St
Waukegan IL 60085

Map Printed on 7/21/2011



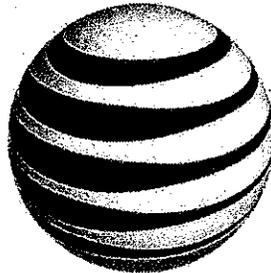
-  Topography
-  2010 Aerial Photography
-  Major Roads
-  Railroads
-  Major Water
-  Parcels

Disclaimer:

This map is for general information purposes only. 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.



AT&T MOBILITY



at&t

**APPLICATION FOR A SPECIAL USE PERMIT AND ANY OTHER
NECESSARY APPROVALS
FOR
THE PROPOSED LTE EQUIPMENT UPGRADE
AT**

**5105 ARLINGTON HEIGHTS ROAD
BUFFALO GROVE, IL 60089**

SITE NAME: IL0478 – BUFFALO GROVE

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6. Legal Description
7. Site Drawings

Letter of Application

June 6, 2011

James Hogue, Village Planner
Village of Long Grove
3110 Old McHenry Road
Long Grove, IL 60047-9635

RE: Site Number IL0478
Buffalo Grove
5105 Arlington Heights Road
Buffalo Grove, IL 60089

Dear Mr. Hogue:

AT&T Mobility has a lease agreement with the tower owners of the site referenced above to operate a wireless telecommunications facility. As part of the lease agreement, AT&T has the right to make the necessary technological upgrades as necessary. The proposed Long Term Evolution (LTE) upgrade is designed to improve the broadband signal needed to provide clear and uninterrupted wireless telecommunications services to the residents of Long Grove by AT&T.

The proposed wireless telecommunications upgrades will consist of the addition of three (3) LTE antennas; the addition of three (3) Radio Remote Units (RRU) behind the proposed antennas; the addition of fiber cables connecting the antennas to the equipment shelter (cable is similar in size to home television cable); and the addition of one power unit to be placed inside the existing shelter.

On behalf of AT&T Mobility, LCC Law has submitted all required documentation for a Special Use Permit, in accordance with the Village of Long Grove Zoning Ordinance. Should you have any questions please feel free to contact me. I look forward to working with you during the approval process in order to provide the residents of Long Grove the best possible PCS coverage.

Sincerely,



Mike Bieniek, AICP
Zoning Director



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:** Mike Bieniek, AICP (Agent) on behalf of AT&T Mobility

Address: 606 Dundee Avenue, Elgin, IL 60120

Telephone Number: 847-380-5563 E-mail Address: mbieniek@lclclaw.net

Fax number: 847-608-1299

Applicant's Interest in Property: Lessee

1.2 **Owner (if different from Applicant).**

Name: AT&T Towers

Address: 930 National Parkway, Schaumburg, IL 60173

Telephone Number: 1-800-RELEASE E-mail Address: _____

Fax number: _____

1.3 **Property.**

Address of Property: 5105 Arlington Heights Road, Buffalo Grove, IL 60089

Legal Description: Please attach Parcel Index Number(s): 15-30-200-020-0000

Present Zoning Classification R-2, Single Family Res. Size of Property (in acres) _____

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: _____

Describe the nature of the zoning relief granted: _____

Present use of Property:

Residential _____ Commercial X Office _____ Open Space _____ Vacant _____

Other (explain) _____

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

	Zoning Classification	Land Use
North:	<u>R-2</u>	<u>Vacant/Residential</u>
South:	<u>Village of Buffalo Grove</u>	<u>Commercial</u>
East:	<u>R-2</u>	<u>Residential</u>
West:	<u>R-2</u>	<u>Vacant</u>

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).

<u> </u> Appeal	<u> </u> Code Interpretation
<u> </u> Variation	<u> X </u> Special Use Permit (non-PUD)
<u> </u> Zoning Map Amendment (rezoning)	<u> </u> Zoning Code Text Amendment
<u> </u> Preliminary PUD Plat	<u> </u> Final PUD Plat

1.6 Supplemental Information (General):**

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):

_____ 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: <u>Mike Bieniek, LCC Law</u>	Name: <u>Concordia Triad</u>
Professional: <u>Agent for AT&T Mobility</u>	Professional: <u>General Contractor</u>
Address: <u>606 Dundee Avenue</u>	Address: <u>505 E. Golf Road, Suites D&E</u> <u>Arlington Heights, IL 60005</u>
Telephone: <u>847-380-5563</u>	Telephone: _____
E-mail: <u>mbieniek@lcclaw.net</u>	E-mail: _____

Name: <u>Tony Huebel, Volver International</u>	Name: _____
Professional: <u>Architect/Engineer</u>	Professional: _____
Address: <u>6836 Bee Caves Road, Suite 258</u> <u>Austin, TX 78746</u>	Address: _____
Telephone: <u>512-617-6327</u>	Telephone: _____
E-mail: <u>ahuebel@volver.us.com</u>	E-mail: _____

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).

_____ Fully completed Application with applicable supplementary information

_____ Non-refundable Filing Fee. Amount: \$ _____

_____ Planning Filing Fees. Amount: \$ _____

_____ Minimum Professional Fee/deposit Escrow. Amount \$ _____

- 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

Name of Applicant

Signature of Owner Date

[Handwritten Signature] June 6, 2011

Signature of Applicant Date

Site Data Sheet

Applicant:	AT&T Mobility 930 National Parkway Suite 400 Schaumburg, IL 60173
Agent:	LCC Law 606 Dundee Avenue Elgin, IL 60120
Tower Owner:	AT&T Towers 900 National Parkway Schaumburg, IL 60173
Applicant's Interest in the Property:	Leasehold
Address of Property:	Site Number IL0478 Buffalo Grove 5105 Arlington Heights Road Buffalo Grove, IL 60089
Parcel Number:	15-30-200-020-0000
Existing Zoning:	R-2, Single Family Residential District
Request:	Special Use Permit and any other approvals required for the installation of the proposed wireless telecommunications facility upgrades.

Narrative Overview

AT&T Mobility ("AT&T") seeks a Special Use Permit and any other necessary approvals in order to upgrade the wireless telecommunications facility on property located at 5105 Arlington Heights Road, Buffalo Grove, IL 60089. AT&T and its affiliates have acquired the necessary licenses from the Federal Communications Commission ("FCC") to provide Personal Communications Services ("PCS") coverage throughout the United States. These licenses include Long Grove, Illinois and the remainder of the greater Chicago metropolitan area.

The wireless telecommunications facility which AT&T is proposing to upgrade on the property is necessary in order to provide uninterrupted PCS services to the residents of Long Grove, including wireless telephone service, voice paging, messaging and wireless internet and broadband data transmission. AT&T's PCS technology operates at various radio frequency bands allocated by the FCC as part of their license. The frequency ranges that AT&T operates under at this site are between 1950 and 1965 megahertz.

As the wireless industry has evolved and more and more users have continued to rely on wireless technology, the need for upgrades to existing services has become necessary. The combination of increasing user ship and improvements in technology has left many sites at or above capacity. As a result, Long Term Evolution (LTE) upgrades have become necessary. The LTE upgrade helps to offload the broadband portion of the spectrum used on a wireless facility and adds much needed capacity to the site.

The property is zoned R-2, Residential Single Family. In accordance with the Village of Long Grove Zoning Ordinance, AT&T has made application to upgrade the wireless telecommunications facility. The facility will consist of an existing 99' monopole tower with a 20'-1" x 10'-0" equipment shelter situated within a 75'-9" x 34'-4" leased parcel.

There will be no expansion of the equipment shelter on the site, the only upgrades to the site will include the addition of three (3) LTE antennas; the addition of three (3) Radio Remote Units (RRU) behind the proposed antennas; the addition of fiber cables connecting the

antennas to the equipment shelter (cable is similar in size to home television cable); and the addition of one power unit to be placed inside the existing shelter.

The facility is and will remain unmanned and will require service technicians, in a pick-up/van sized vehicle, to visit the site approximately once per month. Access will be provided via an easement and the existing property entry at 5105 Arlington Heights Road. The site is entirely self-monitored through a sophisticated alarm system which is connected to a main switch station. The system alerts personnel to any equipment malfunction or breach of security. Additionally, there is no impact on any Village services such as water, sanitation, police and fire. The only services used in connect with the wireless telecommunications facility are power and land-line telephone.

In accordance with FCC regulations, the wireless telecommunications facility will not interfere with any form of communications, including but not limited to, land-line phones, cable and satellite television and radio broadcasts. PCS technology has become a vital part of emergency services, aiding local residents and motorists in a variety of situations, thus helping to protect the general public's health, safety and welfare. The proposed wireless telecommunications upgrades at this site will further enhance AT&T's goal of providing the most reliable network possible.

The proposed wireless telecommunications upgrades will be designed and constructed to meet all applicable governmental and industry safety standards. Specifically, AT&T will comply with all FCC and FAA rules and regulations regarding construction requirements, technical standards. Any and all RF emissions are subject to the exclusive jurisdiction of the FCC. Any height, lighting or marking issues are subject to the exclusive jurisdiction of the FAA.

LCC Law, on behalf of AT&T, looks forward to working with the Village of Long Grove to bring the benefits of the proposed service to the entire Long Grove area. The addition of the wireless telecommunications facility will ensure the best uninterrupted wireless services for the citizens of Long Grove.

Standards for Approval

In granting a Special Use Permit, the Village of Long Grove Planning and Zoning Commission & Zoning Board of Appeals shall consider the effect of the proposed use upon the health, safety, morals and general welfare of occupants of surrounding lands, including land values. Among other things, the Planning and Zoning Commission & Zoning Board of Appeals shall make the following findings where applicable:

1. Is deemed necessary for the public convenience at that location.

Wireless telephone technology provides many benefits to the communities it serves. Through the LTE upgrades AT&T is proposing on this existing site, wireless communications along with broadband experiences will be enhanced. These services include, but are not limited to, the following:

- **911 program allowing motorists to summon aid and report dangerous situations.**
- **Support for emergency services by providing wireless communications to paramedics, firefighters, and law enforcement agencies.**
- **A backup system to the land-line system in the event of a natural or man-made disaster.**
- **Communication capabilities in remote areas, enhancing the safety of travelers by allowing immediate access to emergency assistance.**
- **Support for the busy lives of people in the area reducing stress and increasing productivity.**
- **Wireless internet including faster and more reliable download speeds for all Wi-Fi and I-phone users.**

2. Is so designed, located and proposed to be operated that the public health, safety and welfare will be protected;

PCS technology does not interfere with any other form of communication, whether public or private. To the contrary, PCS technology provides vital communications in emergency situations and will commonly be used by local residents and emergency personnel to protect the general public's health, safety and welfare.

3. Will not cause substantial injury to the value of other property in the neighborhood in which it is located;

Due to the fact that AT&T is proposing to upgrade the existing tower, adding three antennas to the existing platform, this facility will have little impact on the use and enjoyment of property in the immediate vicinity for the purposes already permitted, nor will there be an adverse effect on property values within the neighborhood. To

the contrary, with AT&T's LTE improvements the enhanced wireless communications will have a positive influence on the development of this area.

4. Conforms to the applicable regulations of the district in which it is to be located, except as may be recommended by the plan commission and approved by the village board or, except in the case of a planned development; and

The special use will conform to the applicable regulations of the R-2, Single Family Residential District. Pursuant to the Village of Long Grove Zoning Ordinance, the proposed upgrades will be built to conform to all Zoning Ordinance/Code provisions.

5. Applicant can demonstrate, to the satisfaction of the village, that it has the capability and capacity, including, without limitation, the technological, personnel, and financial resources, to complete the project as proposed.

AT&T has the capability and capacity to complete the project. Currently, AT&T is the second leading wireless provider in the United States and is performing LTE upgrades system wide. As many other industries are facing hard economic times, the wireless industry is expanding and improving networks to accommodate the millions of users worldwide. With many users abandoning land line phone systems, wireless providers including AT&T are updating and expanding systems to meet user needs and demands.

Legal Description

The south half of the south 5 acres of the east half of the east half of the northeast quarter of section 30, township 43, North, range 11, east of the third principal meridian, in Lake County, Illinois.

Parcel Number: 15-30-200-020-0000

110478 Long Grove



AT&T STRUCTURAL ANALYSIS SUMMARY

295CLEIL-S

Site Information

Description:	120' Monopole	Tower Manufacturer:	Summit Manufacturing, Inc.
Site USID:	295	Site Name:	Buffalo Grove
Location:	5103 Arlington Heights Rd Buffalo Grove, IL 60089	Applicable Codes:	TIA/EIA-222-F

Existing Loads

Carrier	Elevation	Number of Antennas and Tower Mounted Equipment	Number of Coaxial Cables and Feedlines
AT&T	123'	Six (6) panel antennas and six (6) TMAs	Twelve (12) 1 5/8" coax (I)
Cricket	110'	Three (3) panel antennas	Six (6) 1 5/8" coax (O)
Unknown	105'	Nine (9) panel antennas	Fifteen (15) 7/8" coax (I)
Sprint/Nextel	90'	Nine (9) panel antennas and three (3) TTLNAs*	Fifteen (15) 1 5/8" coax (O) *
Verizon	80'	Twelve (12) panel antennas	Twelve (12) 1 5/8" coax (O)

* Three (3) panel antennas, three (3) TTLNAs, and six (6) 1 5/8" coax to be removed from Sprint/Nextel and utilized as part of Clear Wireless proposed equipment.

Proposed Additional Loads

Carrier	Elevation	Number of Antennas and Tower Mounted Equipment	Number of Coaxial Cables and Feedlines
AT&T	123'	Three (3) panel antennas, three (3) RRUs, three (3) RRHs, and one (1) BOB	One (1) Fiber cable (O) and two (2) DC cables (O)
Clear Wireless	94'	Three (3) dish antennas and three (3) ODUs	Three (3) 1/2" coax (O)
Clear Wireless	90'	Three (3) panel antennas and three (3) TTLNAs	Six (6) 1 5/8" coax (O) and one (1) 2" innerduct (O)

(I) = coaxial cables routed inside monopole (O) = coaxial cables routed outside monopole

Analysis Results

Tower Stress Level with Proposed Equipment:	97.5 %	Pass
Foundation Ratio with Proposed Equipment:	81.1 %	Adequate
Maximum Tower Tilt at 94' RAD Center:	2.2293 °	(Service Wind Load)
Maximum Tower Twist at 94' RAD Center:	0.0016 °	(Service Wind Load)

A rigorous analysis of the foundation was completed. Based on analysis, the foundation has adequate capacity to support the existing and proposed loads.

The tower and foundation fully comply with TIA/EIA-222-F standards for antenna supporting structures. Therefore, the existing tower and foundation are deemed **sufficient** for the proposed load cases.

Analysis Prepared by:	Erin B. Martin, E.I.T.
Analysis Revised by:	Reece Wheat, E.I.T.
Analysis Reviewed by:	Philip B. Vaughan, P.E., S.E.





AT&T STRUCTURAL ANALYSIS SUMMARY

29SCLEIL-S

Assumptions, Disclaimers, and Notes

1. The accuracy of loads listed in this report is the responsibility of AT&T. If the existing or proposed load cases are different than those analyzed, this report should be considered obsolete and further analysis will be required.
2. Capacity of the structural members is based on theoretical values.
3. It is the responsibility of the client and/or the tower owner to ensure no un-documented equipment is installed on the tower between now and the construction. If additional equipment is installed on the tower this report should be considered obsolete and further analysis will be required.
4. This analysis assumes that the tower structural components, including all steel sections and attachment hardware, are in good working order and in their original state, free of rust or other forms of corrosion. Furthermore, it is assumed that the tower and the tower foundation have been properly maintained and monitored since the time of construction. This report should be considered obsolete and further analysis will be required if the tower and/or foundation does not meet all of the above specifications.
5. The existing tower was analyzed using the RISATower computer program version 5.4.2.0. The loading criteria were developed from the "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures" outlined in the American National Standard Institute TIA/EIA-222-F. A basic wind speed of 80 mph, fastest mile, is required for this site located in Lake County, Illinois.
6. The existing tower foundation was analyzed using the L-PILE computer program version 5.0.39, assuming 4000 psi concrete.
7. Reported foundation ratio is based on calculated deflection compared to the allowable deflection for the foundation.
8. Reported tilt and twist information is for the tower only. Possible deflection of foundation and mounting equipment is not considered.
9. This analysis assumes that all existing and proposed port cuts are properly installed such that the overall structural capacity of the monopole is not reduced.
10. Existing tower and foundation information was obtained from the following sources:
 - Structural Analysis completed by Black & Veatch Corp., dated 12/7/2009.
 - Structural Analysis & Modifications completed by Black & Veatch Corp., dated 8/20/2009.
 - Structural Analysis completed by Black & Veatch Corp., dated 8/31/2009.
 - Structural Analysis completed by Black & Veatch Corp., dated 8/3/2009.
 - PMI Letter completed by Black & Veatch Corp., dated 3/16/2009.
 - Structural Analysis & Modifications completed by Black & Veatch Corp., dated 9/5/2008.
 - Structural Analysis completed by Black & Veatch Corp., dated 8/26/2008.
 - Structural Analysis completed by Apex Engineers, Inc., dated 6/20/2008, provided by AT&T.
 - Structural Analysis completed by Paul J. Ford and Company, dated 4/11/2005, provided by AT&T.
 - Geotechnical Report completed by Professional Service Industries, Inc., dated 4/28/1999, provided by AT&T.

This analysis was performed under the assumption that all information provided to Black & Veatch is current and correct. If it is not, this report should be considered obsolete and further analysis will be required. Black & Veatch has not investigated the tower loading or performed a tower mapping and takes no responsibility for the verification of information provided by AT&T.

Legal Notice
VILLAGE OF LONG
GROVE, ILLINOIS

NOTICE OF A PUBLIC HEARING FOR CONSIDERATION OF AN AMENDMENT TO A PREVIOUSLY APPROVED SPECIAL USE PERMIT AND/OR ADDITIONAL RELIEF NECESSARY AND/OR APPROPRIATE UNDER THE ZONING CODE TO ALLOW CO-LOCATION OF ADDITIONAL ANTENNAS ON AN EXISTING MONOPOLE TELECOMMUNICATIONS TOWER AND RELATED EQUIPMENT FACILITIES AT 5105 ARLINGTON HEIGHTS ROAD AND ZONED UNDER THE R-2 ZONING DISTRICT CLASSIFICATION WITHIN THE VILLAGE OF LONG GROVE, ILLINOIS

PUBLIC NOTICE IS HEREBY GIVEN that on Tuesday, August 2, 2011 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 an amendment to a previously approved special use permit and any other relief necessary to allow the co-location of additional antennas on an existing monopole telecommunication tower and related equipment at 5105 Arlington Heights Road and within the R-2 District. No reclassification of the subject property is requested. The subject property is legally described as follows:

The south half of the south five (5) acres of the East Half of the East Half of the of the Northeast Quarter of Section 30, Township 43 North, Range 11 East of the Third Principal Meridian in Lake County, Illinois.

Commonly known as: 5105 Arlington Heights Road, Long Grove, Illinois, 60047.

PIN: 15-30-200-020

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 reserve 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
July 17, 2011 (4268804)

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

County(ies) of Cook, Kane, Lake, McHenry

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

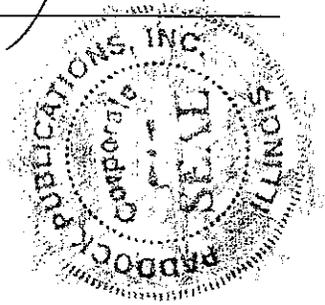
I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That notice of which the annexed printed slip is a true copy, was published July 17, 2011 in 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 Kathleen Egan
Authorized Agent

Control # 4268804



at&t

4300 MARKET POINTE DR
BLOOMINGTON IN 47403

PROJECT MANAGER

Goodman NETWORKS

ASSOCIATED ENGINEERING INC.
2705 N. MAIN STREET
5403 PATTON DRIVE UNIT 212
LISLE, IL 60532

ASSOCIATED ENGINEERING INC.
2705 N. MAIN STREET
5403 PATTON DRIVE UNIT 212
LISLE, IL 60532

PHONE: (708) 295-8800
FAX: (708) 295-8845

JUN 06 2011

STATE OF ILLINOIS
PROFESSIONAL LAND SURVEYOR
DAVID S. REIFKE
3713
STATE OF ILLINOIS

PLAT SITE NAME: BUFFALO GROVE

PLAT SITE NUMBER: IL0478

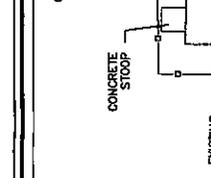
DATE: 11-12-10

REVISIONS:

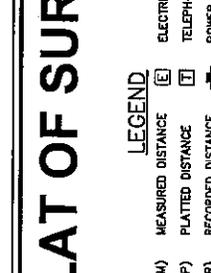
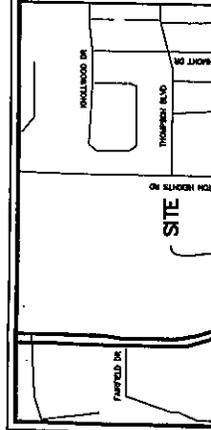
REV.	DATE	DESCRIPTION
0	11-12-10	PRELIMINARY

DRAWING TITLE: PLAT OF SURVEY

DRAWING NUMBER: SHEET 1 OF 1



- # PLAT OF SURVEY
- LEGEND**
- (M) MEASURED DISTANCE
 - (P) PLATTED DISTANCE
 - (R) RECORDED DISTANCE
 - (D) DEEDED DISTANCE
 - FOUND CORNER
 - SET CORNER
 - ⊙ BENCH MARK
 - ⊕ SECTION CORNER
 - CENTERLINE
 - - - APPARENT PROPERTY LINE
 - ELECTRIC BOX
 - ⊠ TELEPHONE BOX
 - ⊡ POWER POLE
 - ⊙ LIGHT POST
 - ⊙ HYDRANT
 - ⊙ TREE - DECIDUOUS
 - ⊙ TREE - CONIFEROUS
 - FENCE - CHAIN LINK
 - FENCE - WOOD
 - X - FENCE - BARB WIRE



SUBSEQUENT COUNTERPARTS
STATE OF ILLINOIS
COUNTY OF DUPAGE) SS

WE, ASSOCIATED ENGINEERING AND TECHNOLOGY INC., HEREBY CERTIFY THAT THIS PLAT OF SURVEY, UPON WHICH IT IS BASED HAS BEEN PREPARED FOR THE USES AND PURPOSES HEREIN SET FORTH.

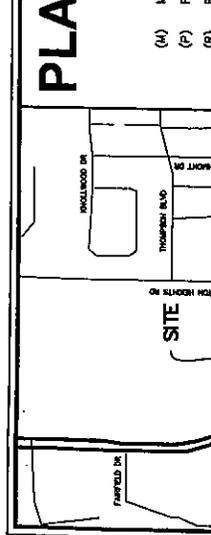
PARENT PARCEL LEGAL DESCRIPTION
THE SOUTH 5 ACRES OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
GIVEN UNDER MY HAND AND SEAL THIS 12th DAY OF NOVEMBER, A.D. 2010.

David S. Reifke
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3712
LICENSE EXPIRES NOVEMBER 30, 2010.

DESIGN FIRM PROFESSIONAL LICENSE NO. 184-003234
LICENSE EXPIRES APRIL 30, 2011

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
DATE OF FIELD SURVEY: NOVEMBER 02, 2010



GENERAL NOTES

- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A COUNTERPART SURVEY.
- DISTANCES ARE MARKED IN FEET AND DECIMALS THEREOF.
- NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- ALL BEARINGS SHOWN ARE GRID BEARINGS BASED ON 1983 ILLINOIS STATE PLANE COORDINATE SYSTEM, ZONE EAST.
- CONVEYANCES, ZONING REGULATIONS, EASEMENTS AND INSTRUMENTS CONTAINED IN AN ABSTRACT OF DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
- THE UTILITIES AS SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION PROVIDED AND ARE NOT INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE SURVEYOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM DAMAGE.
- COMPARE ALL POINTS BEFORE BUILDING BY SAME AND IMMEDIATELY REPORT ANY DISCREPANCIES.
- BUILDING DIMENSIONS AND TIES ARE SHOWN TO CONCRETE FOUNDATION.



BUFFALO GROVE
 IL0478
 5105 ARLINGTON HEIGHTS ROAD
 BUFFALO GROVE, IL 60089
 (LAKE COUNTY)
 00066377

SITE NAME
 SITE NUMBER
 SITE ADDRESS
 (OR NEAREST)
 FA CODE

THESE DRAWINGS ARE PREPARED BASED ON RFDS
 DATED: 06/28/2010
 REVISION: 1.0
 GENERAL CONTRACTOR TO VERIFY AND INCORPORATE MOST
 RECENT VERSION OF RFDS WITH "GOODMAN NETWORKS"
 PRIOR TO CONSTRUCTION.

BUILDING CODES

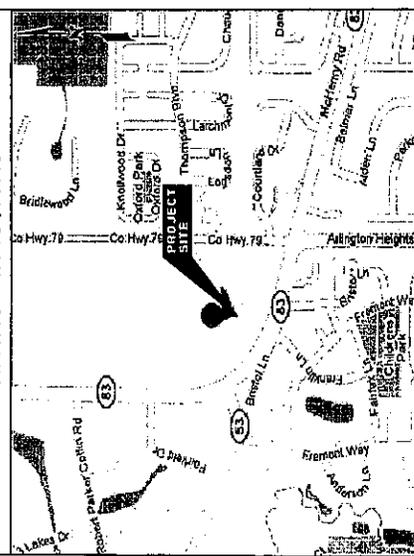
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL AUTHORITIES HAVING JURISDICTION:

- 2006 IBC AS ADOPTED BY LOCAL AUTHORITY
- 2006 INTERNATIONAL FIRE CODE
- 2008 NATIONAL ELECTRICAL CODE
- ANSI/TIA/EIA-223
- CITY/COUNTY ORDINANCES

DRIVING DIRECTIONS

DRIVING DIRECTIONS:
 DEPART O'HARE, MERGE ONTO I-190 E 2.6 MILES, MERGE ONTO I-294 N VIA EXIT 1C TOWARD MILWAUKEE (PORTIONS TOLL) 12.5 MILES, TAKE THE LAKE-COOK ROAD EXIT 0.4 MILES, TURN LEFT ONTO LAKE COOK RD 4.5 MILES, TURN RIGHT ONTO MCHENRY RD/ IL-83 N 2.0 MILES, TURN RIGHT ONTO N ARLINGTON HEIGHTS RD 0.1 MILES, 5103 N ARLINGTON HEIGHTS RD IS ON THE LEFT.

DRIVING DIRECTIONS



VICINITY MAP

PROJECT INFORMATION

SCOPE OF WORK:
 ADD (1) 700 RRU AND (1) AWS RRU IN EACH SECTOR, AND ADD (3) NEW LTE ANTENNAS.

ANSL:
 720'
LATITUDE:
 42° 10' 31.80"
LONGITUDE:
 -87° 59' 13.70"
JURISDICTION:
 CITY OF BUFFALO GROVE
TELEPHONE CO.:
 AT&T
POWER CO.:
 COMED

APPLICANT/LEASEE:

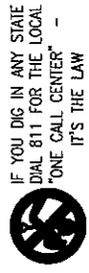
NAME:
 AT&T MOBILITY
ADDRESS:
 930 NATIONAL PARKWAY
 SCHAUMBURG, IL 60173
CONTACT:
 BRIAN ROBINSON
 847.762.2197
EMAIL:
 wmcgehee@goodmannetworks.com

PROPERTY OWNER:

NAME:
 GOODMAN NETWORKS, INC.
ADDRESS:
 6400 INTERNATIONAL PKWY, SUITE 1000
 PLANO, TX 75093
CONTACT:
 WILLIAM D. MCGEEHEE
 972.406.9892
EMAIL:
 wmcgehee@goodmannetworks.com

DESIGN TEAM

DESIGNER:
 VOLVER INTERNATIONAL, LLC
ADDRESS:
 6836 BEE CHIVES RD, SUITE 258
 TOSKY HILLS, IL
CONTACT:
 512.617.6327
PHONE:
 512.617.6327
EMAIL:
 dmuesel@volver.us.com



IF YOU DIG IN ANY STATE DIAL 811 FOR THE LOCAL "ONE CALL CENTER" - IT'S THE LAW

THE PROJECT OWNER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION CONFORMANCE WITH THE LOCAL PERMITS AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION CONFORMANCE WITH THE LOCAL PERMITS AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION CONFORMANCE WITH THE LOCAL PERMITS AND REGULATIONS.

APPROVALS

AT&T CONSTRUCTION MGR.	DATE	GOODMAN ENGINEER	DATE

GOODMAN CONSTRUCTION MGR.	DATE	CONTRACTOR	DATE

PROPERTY OWNER	DATE	CONTRACTOR	DATE

SHEET INDEX

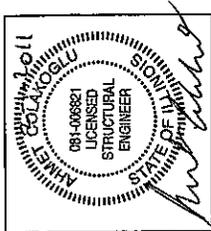
NO.	DESCRIPTION	REV
T1.0	COVER SHEET	1
N1.0	GENERAL NOTES	0
A1.0	COMPOUND PLAN	0
A1.1	EQUIPMENT LAYOUT	0
A2.0	TOWER ELEVATION AND ANTENNA ORIENTATION	0
A3.0	RFDS INFORMATION	0
A3.1	ALPHA AND BETA SECTOR CONFIGURATION	0
A3.2	GAMMA SECTOR CONFIGURATION AND DETAILS	0
A4.0	ANTENNA DETAILS	0
A5.0	CABLE MARKING DETAIL	0
E1.0	ELECTRICAL PLAN	0
E2.0	ELECTRICAL DETAILS	0

AT&T MOBILITY APPROVAL

REAL ESTATE	DATE
OPERATION	DATE

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL JUDGMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL REQUIREMENTS OF ALL APPLICABLE CODES AND ORDINANCES.

AT&T MOBILITY USE
 ILLINOIS STRUCTURAL ENGINEER, LICENSE #081.006821
 EXPIRES 11-30-2010



COVER SHEET
 IL0478
 BUFFALO GROVE
 BUFFALO GROVE, IL 60089

DESCRIPTION	ISSUED FOR CONSTRUCTION	REVIEWED SITE ADDRESS	DATE

PROJECT NUMBER
 ILLINOIS NUMBER
 T1.0

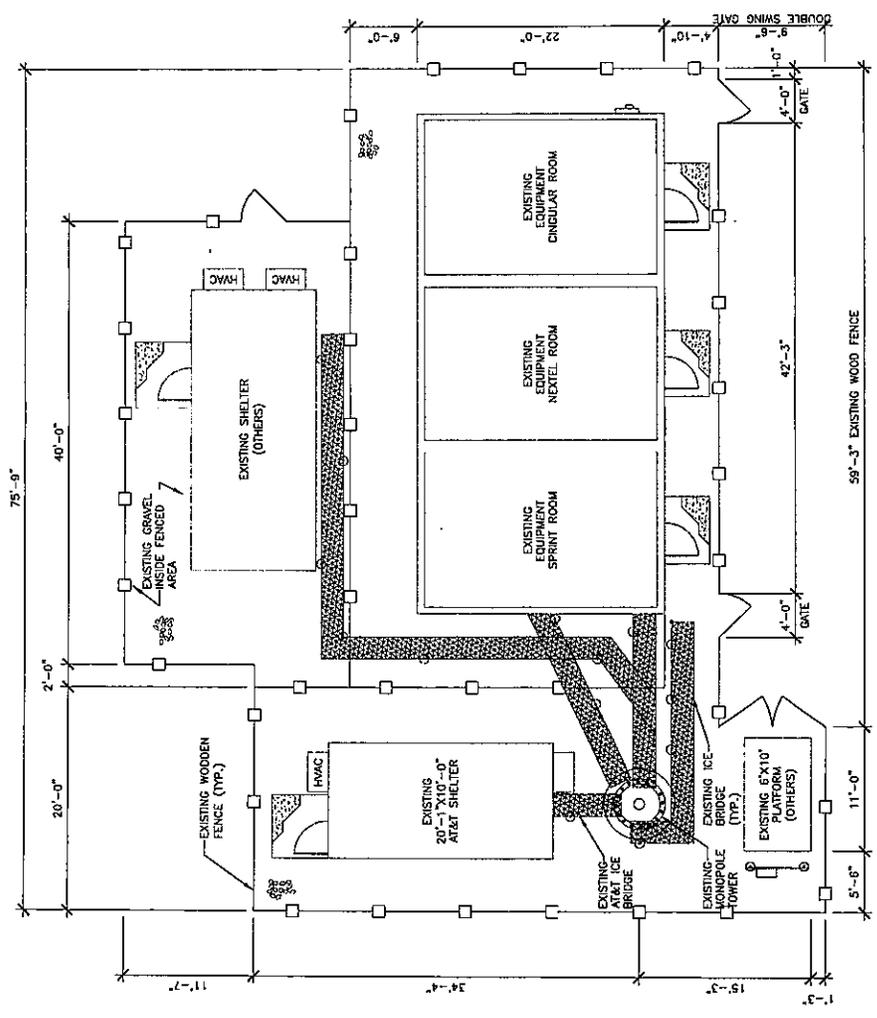


COMPUND PLAN
 IL0478
 BUFFALO GROVE
 BUFFALO GROVE, IL 60089



DESCRIPTION:	ISSUED FOR CONSTRUCTION
DATE:	08/25/10
REV:	0
BY:	PN
PROJECT NUMBER:	IL0478 CO
SHEET NUMBER:	A1.0

SCALE: 3/4" = 1'-0"
 NORTH



NOTES:
 THESE PLANS WERE BASED ON EXISTING DRAWINGS DATED 05/14/2010 AND
 UPDATED FOR LIE BUILD-OUT.

Item #1:

Report Of The August 2, 2011 PCZBA Meeting:

**C. Additional Wireless Antenna On Existing Monopole
4211 Old McHenry Road**



STAFF REPORT

TO: Long Grove PCZBA

FROM: JAMES M. HOGUE, VILLAGE PLANNER

DATE: 7/21/11

RE: PCZBA REQUEST 11-04; Consideration of a request for a Special Use Permit and/or additional relief necessary and/or appropriate under the zoning code to allow the continued operation and maintenance of an existing wireless communication antenna and related facilities and the co-location of additional antennas on the existing monopole telecommunications tower at 4211 Old McHenry Road and zoned under the R-1 Zoning District Classification submitted by Mr. Mike Bieniek on behalf of AT & T

Item: PCZBA Petition #11-04 submitted June 6, 2011. Referral by Village Board not required. Publication in newspaper completed 7/17/2011 and is therefore timely.

History: The property, 4211 Old McHenry Road, is located at the northeast corner of Illinois Route 22 and Old McHenry Road and abuts Jay's Camp to the west. The bulk of the property is zoned R-1 Residential District and is largely used for agricultural purposes. The property does contain a residence (farmstead) and agricultural outbuildings. Three separate and individual monopole towers (all on individual parcels) are also situated within the property along the western edge of the property. The property was force annexed into the Village in 2002. The existing monopole and antennas were on the property in question upon annexation and developed under the authority of Lake County. The subject property is the most southern monopole site. The property is also part of the Route 22/Old McHenry Road Planning Area.

Proposal: Consideration of a request by "AT&T" for a special use permit to allow continued operation and maintenance of the existing monopole, antennas and related facilities and co-location of additional antennas on an existing monopole telecommunications tower and any related facilities. Petitioner wishes to add a new omni-directional antenna at a height of 99' feet on the existing 101' foot monopole.

Land Use, Zoning and Locational Data:

1. Proposed Zoning: No zoning change requested; as the existing tower was permitted under County jurisdiction the SUP is for the continued operation and maintenance of the existing tower, antenna and facilities and the co-location of additional antennas and related facilities on the existing monopole.
2. Surrounding Land Uses and Zoning;

<i>Direction</i>	<i>Existing Use</i>	<i>Land Use Plan Designation/Zoning</i>
NORTH	Telecommunications/Monopole site	Retail Sales & Service/ R-1
SOUTH	Agricultural	Retail Sales & Service/ R-1
EAST	Agricultural	Retail Sales & Service/ R-1
WEST	Commercial/Recreational (Jay's Camp)	Retail Sales & Service/ R-1

3. Location; The property is located on the north side of Route 22 east of Old McHenry Road adjacent to Jay's Camp. The existing cell tower and accessory equipment storage structure in question is the most southern tower of the three on the property. The existing tower, antennas and related facilities were developed under the authority of Lake County when the property was unincorporated.
4. Acreage; The 4211 property contains 34.0 +/- acres of land area. The existing cell tower & equipment facilities occupy approximately 40' x 40' (1600 +/- sq. ft. - .03sacres) of the 34 acre piece.
5. Based upon information available through Lake County GIS, the property contains FEMA Floodplain, Flood of Record area and/or wetlands (LCWI & ADID). However these are confined to the northern third of the property. The existing tower and related facilities are outside the limits of any floodplain or wetlands on the property. (Maps not included).
6. Topography; See attached Map from Lake County GIS.

Zoning Data	Existing	Proposed	Zoning Code	PUD
Lot Area	34 acres	No Change	3 acres* (130,680 sq. ft.)	N/A
Floor Area (Total Floor Area)	N/A	N/A	N/A	N/A
Lot Coverage (In Square Feet)	UNKNOWN	No Change	40%	N/A
Height	101'	No Change	125'**	N/A

* Applies to principal residential structure only.

** Maximum Height for tower unless otherwise authorized by SUP

Yard Requirements (set-backs):

	Existing*	Proposed	Zoning** Ordinance (R-1 Standards)	P.U.D.
Front Yard (South)	147.6'	No Change	100'	N/A
Side Yard (West)	42'	No Change	50'	N/A
Side Yard (East)	1,123'	No Change	50'	N/A
Rear Yard (North)	867'	No Change	50'	N/A

* Approximate measurement; scaled to 40'x 40' tower & equipment area.

** For Principal Residential Structures in R-1 District; Cell towers regulated via 5-9-6 of Village Zoning Code

Analysis & Conclusions:

The existing monopole and cellular antennas were permitted and built under the authority of Lake County. In 2002 the property upon which the tower and antennas are located was force annexed into the Village.

As such, no special use permit was ever issued by the Village for the tower as mandated by 5-9-6 of the Village Code. This is why the “continued operation and maintenance of the existing monopole, antennas and related facilities” is included as part of this request in order to remove the non-conforming status of this facility.

Unless otherwise authorized and approved via special use permit personal wireless services antennas must conform to the following regarding height;

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.
- (b) Omnidirectional or Whip Antennae. Omnidirectional or whip antennae may extend not more than 12 feet above the highest point of the support structure on which it is mounted.
- (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.
- (d) Personal Wireless Services Facilities. Personal wireless services facilities located in a separate structure shall be limited by the applicable height limitations for accessory structures in the zoning code. Personal wireless services facilities located in, or mounted on, an antenna support structure shall not exceed the height of such support structure.

The existing monopole structure is 101' feet in height (based upon engineering submitted by the petitioner). Per Village Code height is limited to 125 feet. Per the Village Code such an antenna may not extend more than 12 feet above the highest point of the support structure on which it is mounted. Two antennas also presently exist on the structure. Although not specifically identified; it appears this criterion is met based upon the engineering drawings submitted.

Additionally, per the Village Code the following should be met;

Separation from Residential Districts and Properties. Personal wireless services antennae, support structures, and personal wireless services facilities shall not be located within 500 feet from the nearest outside wall of any single family dwelling in existence prior to the commencement of construction of such personal wireless services antennae, support structures, or personal wireless services facilities.

Staff finds the existing single family structure on the property is approximately 388' feet from the existing antennae & support structures and facilities.

Per the Village Code relief may be granted under the "Special Standards" section of 5-9-6 of the Village Code as follows;

- (C) 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.

The PCZBA should consider these factors in dealing with the “continued operation and maintenance” portion of the petition as well as the request for the additional antenna.

The petitioner has submitted a report from American Tower Company structural engineers which indicates the existing monopole structure is capable of supporting the existing and proposed loading and that no modifications to the monopole are required at this time (conclusions attached).

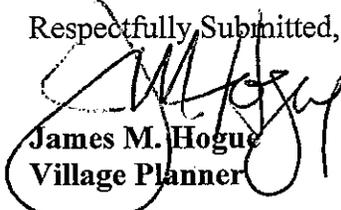
No additional platform or expansion of the existing equipment shelter are required or requested.

Additionally the proposal is in conformance with the Village policy of co-location of personal wireless service antennae as follows;

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.

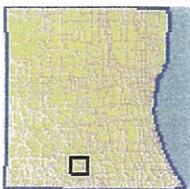
Co-Location. Unless otherwise authorized by the Village for good cause shown, every newly constructed personal wireless services antenna support structure shall be designed, constructed and installed to be of a sufficient size and capacity to allow the commercially feasible location of antennae for additional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

Respectfully Submitted,



James M. Hogue
Village Planner

Lake County Tax Parcel Map



LakeCounty
Geographic Information System

Lake County Department of
Information Technology
18 N County St
Waukegan IL 60085

Map Printed on 7/22/2011



- Major Roads
- Railroads
- Major Water
- Parcels
- 2010 Aerial Photography

Disclaimer:

This map is for general information purposes only. 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 Topography



LakeCounty
Geographic Information System

Lake County Department of
Information Technology
18 N County St
Waukegan IL 60085

Map Printed on 7/22/2011

- Topography
- 2010 Aerial Photography
- Major Roads
- Railroads
- Major Water
- Parcels

Disclaimer:

This map is for general information purposes only. 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.

entryway to the Village of Long Grove. [1991]

Figure J-1 indicates the planned land use for the Route 45 and 83 subarea. As can be noted from Figure J-1, the planned land uses in this area are a combination of highway-oriented retail sales and service uses, as well as residential. While the existing long narrow lots which extend along the south side of State Route 83 from State Route 45 on the east to Willow Spring Road on the west, do not easily lend themselves to commercial development due to their small size and configuration, they are well located in order to take full advantage of the abutting arterial highway. Many of these existing lots, particularly those located within the Village of Mundelein, have had changes in land use intensity recently from single-family residential to commercial uses. Therefore, the area can be characterized as being in transition from these relatively low intensities to higher land use intensities. Due to these changes, many of Long Grove's single-family dwellings located in this segment are now abutting commercial land uses. The scale of this area is also in transition from that of typically one- to two-story residential structures to three-story structures as in the case of the abutting Holiday Inn Motel. In addition, the plan illustrated in Figure L-1 indicates that those properties abutting State Route 45 north of State Route 83 and those properties abutting State Route 83 south of State Route 45 are to be retail sales and service uses. [1991]

Figure J-1 also indicates, with descriptive notes, the types of design concepts which should be implemented in this subarea. These include, among others, the amassing of small narrow lots into combined parcels, the elimination and combination of vehicular access drives, and the installation of significant landscape plant materials. [1991]

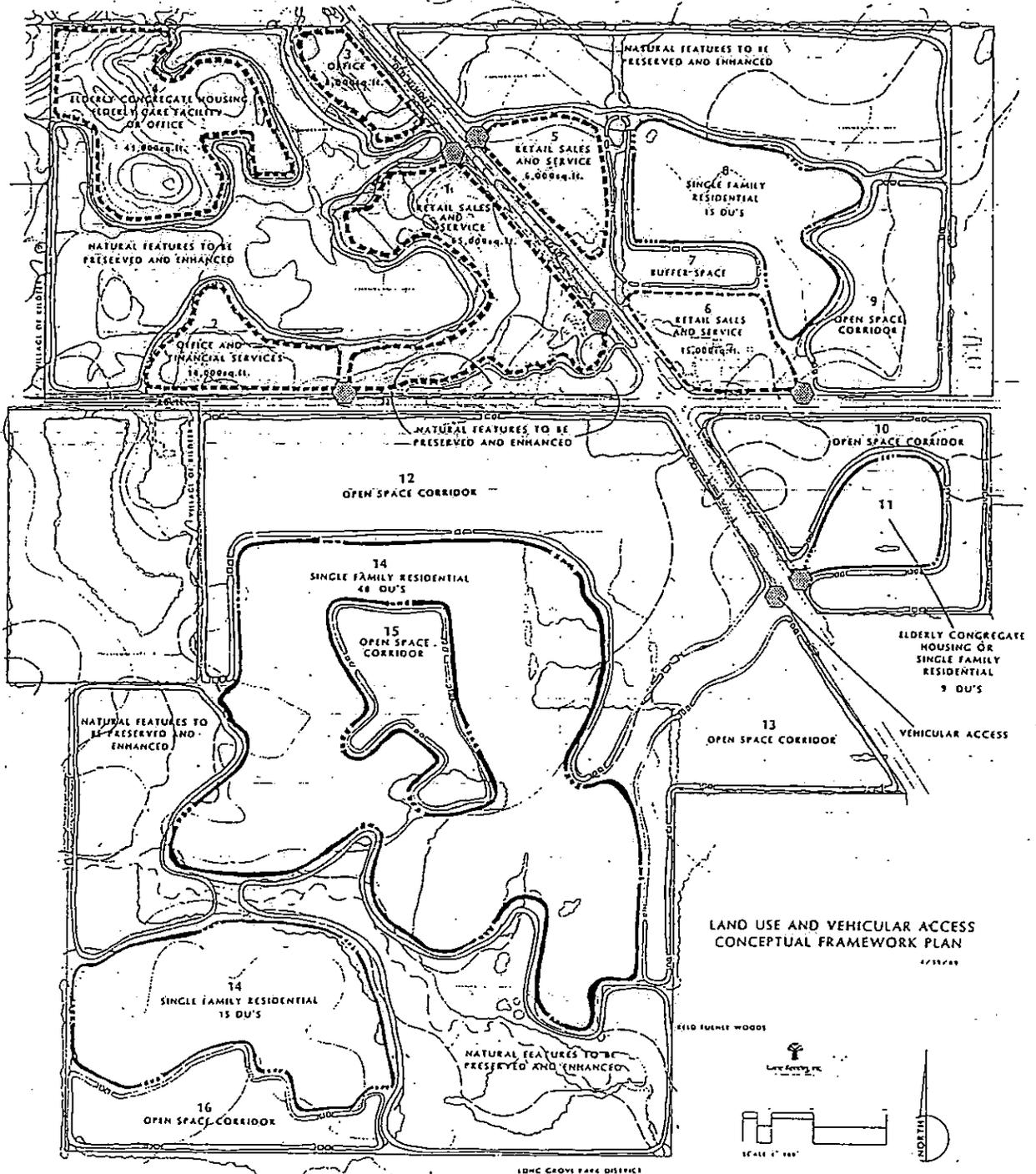
Land uses located along Orange Road and Meadow Lane Road are indicated, as shown in Figure J-1, to continue to be single-family residential in land use. This area represents an established residential neighborhood, and there is no need to promote the further transition of this portion of the subarea from residential to commercial uses. [1991]

The Route 22/Old McHenry Road Planning Subarea Plan

The Route 22/Old McHenry Road subarea covers all four corners formed by the intersection of Route 22 and Old McHenry Road in the Village of Long Grove. There are vacant lands on the portion of this subarea which lies south of Route 22, while residential and farm-related buildings and structures are found on the portion of this subarea which lies north of Route 22 and located within a 300-foot radius of this intersection. Natural features in the area include woodlands, wetlands, an intermittent stream, and hedgerow. The central portions of the properties located at both the northwest and northeast corners of this intersection are low areas, with wet soil characteristics and an intermittent stream, which pose some natural limitations for development. These areas also, due to their natural resource base characteristics, form an excellent framework for developing a plan which recognizes these natural attributes and uses them to create an environment which is both visually appealing and environmentally sound. Figure J-2 illustrates the plan for this area. However, this would be an interesting location for a "Historic Business District-North" area. [1991]

Figure J-2

DETAILED SUBAREA PLAN FOR THE ROUTE 22/
OLD MCHENRY ROAD PLANNING AREA



Long Grove



303936-CB
6/15/2010

AMERICAN TOWER
CORPORATION

Level 1 Structural Evaluation ¹	
ATC Site Number & Name	303936, Long Grove Engineering ID: 45254111
Carrier Site Number & Name	10005167/IL0149,
Site Address	23077 N. Old McHenry Road Lake Zurich, IL 60047, Lake County
Tower Description	97.5 ft PiROD Monopole
Standards & Codes ²	Basic Wind Speed: 80 mph (Fastest Mile) Radial Ice: 69 mph (Fastest Mile) w/ 1/2" radial ice Code: ANSI/TIA/EIA-222-F / 2000 IBC

Table 1: Existing Antenna Configuration

EL. (ft)	QTY	ANTENNAS	MOUNT	COAX (In.)	CARRIER
98	7	Allgon 7772.00	Platform w/ Handrails	(9) 7/8	AT&T Mobility
	2	CSS DBC-750			

Table 2: Proposed Antenna Configuration

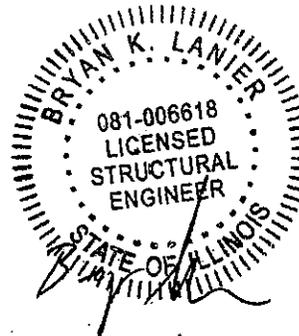
EL. (ft)	QTY	ANTENNAS	MOUNT	COAX (In.)	CARRIER
98	3	Powerwave P65-16-XLH-RR	Platform w/ Handrails	(3) 1/8 (inside (1) 2" conduit) (3) 7/8	AT&T Mobility
	12	Ericsson KRY 112 76/1			
	1	Ericsson 20.4" x 14.3" BOB			
	6	Ericsson RBS 6601			

Proposed coax to be installed inside monopole.

The subject tower and foundation *are adequate* to support the above stated loads in conformance with specified requirements. ³

EXPIRES

NOV 30 2010



6/15/10

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Illinois.

¹The existing and proposed loads of Table 1 and Table 2 are compared to the tower's current design capacity or previous analysis.

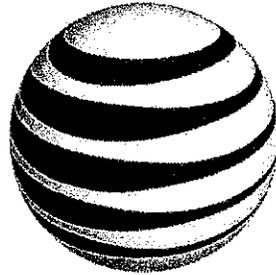
²The design wind criteria are compared to the current code requirements.

³The tower should be re-evaluated as future loads are added or if actual loads are found different from those mentioned in the above tables.



LORA, CHANTHADOUANGSY
& CASTELLANOS, LLC
ATTORNEYS AT LAW • SITE ACQUISITION

AT&T MOBILITY



at&t

**APPLICATION FOR A SPECIAL USE PERMIT AND ANY OTHER
NECESSARY APPROVALS
FOR
THE PROPOSED LTE EQUIPMENT UPGRADE
AT**

**4211 ROUTE 22
LONG GROVE, IL 60047**

SITE NAME: IL0149 – LONG GROVE

Table of Contents

1. Letter of Application
2. Application Materials
3. Site Data Sheet
4. Narrative Overview
5. Standards for Approval
6. Legal Description
7. Site Drawings

Letter of Application

June 6, 2011

James Hogue, Village Planner
Village of Long Grove
3110 Old McHenry Road
Long Grove, IL 60047-9635

RE: Site Number IL0149
Long Grove
4211 Route 22
Long Grove, IL 60047

Dear Mr. Hogue:

AT&T Mobility has a lease agreement with the tower owners of the site referenced above to operate a wireless telecommunications facility. As part of the lease agreement, AT&T has the right to make the necessary technological upgrades as necessary. The proposed Long Term Evolution (LTE) upgrade is designed to improve the broadband signal needed to provide clear and uninterrupted wireless telecommunications services to the residents of Long Grove by AT&T.

The proposed wireless telecommunications upgrades will consist of the addition of three (3) LTE antennas; the addition of three (3) Radio Remote Units (RRU) behind the proposed antennas; the addition of fiber cables connecting the antennas to the equipment shelter (cable is similar in size to home television cable); and the addition of one power unit to be placed inside the existing shelter.

On behalf of AT&T Mobility, LCC Law has submitted all required documentation for a Special Use Permit, in accordance with the Village of Long Grove Zoning Ordinance. Should you have any questions please feel free to contact me. I look forward to working with you during the approval process in order to provide the residents of Long Grove the best possible PCS coverage.

Sincerely,



Mike Bieniek, AICP
Zoning Director



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:** Mike Bieniek, AICP (Agent) on behalf of AT&T Mobility

Address: 606 Dundee Avenue, Elgin, IL 60120

Telephone Number: 847-380-5563 E-mail Address: mbieniek@lclaw.net

Fax number: 847-608-1299

Applicant's Interest in Property: Lessee

1.2 **Owner (if different from Applicant).**

Name: American Tower Corporation (Tower Owner)

Address: 116 Huntington Avenue, 11th Floor, Boston, MA 02116

Telephone Number: 617-375-7500 E-mail Address: _____

Fax number: _____

1.3 **Property.**

Address of Property: 4211 Route 22, Long Grove, IL 60047

Legal Description: Please attach Parcel Index Number(s): 15-30-200-019

Present Zoning Classification R-1, Single Family Res. Size of Property (in acres) _____

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: _____

Describe the nature of the zoning relief granted: _____

Present use of Property:

Residential _____ Commercial _____ Office _____ Open Space X Vacant _____

Other (explain) _____

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

	Zoning Classification	Land Use
North:	<u>R-2</u>	<u>Vacant/Residential</u>
South:	<u>Village of Buffalo Grove</u>	<u>Vacant/Residential</u>
East:	<u>R-2</u>	<u>Vacant/Residential</u>
West:	<u>R-2</u>	<u>Vacant/Residential</u>

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).

- | | |
|---|--|
| <u> </u> Appeal | <u> </u> Code Interpretation |
| <u> </u> Variation | <u> X </u> Special Use Permit (non-PUD) |
| <u> </u> Zoning Map Amendment (rezoning) | <u> </u> Zoning Code Text Amendment |
| <u> </u> Preliminary PUD Plat | <u> </u> Final PUD Plat |

1.6 Supplemental Information (General):**

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):**

_____ 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: <u>Mike Bieniek, LCC Law</u>	Name: <u>Concordia Triad</u>
Professional: <u>Agent for AT&T Mobility</u>	Professional: <u>General Contractor</u>
Address: <u>606 Dundee Avenue</u>	Address: <u>505 E. Golf Road, Suites D&E</u> <u>Arlington Heights, IL 60005</u>
Telephone: <u>847-380-5563</u>	Telephone: _____
E-mail: <u>mbieniek@lcclaw.net</u>	E-mail: _____

Name: <u>Tony Huebel, Volver International</u>	Name: _____
Professional: <u>Architect/Engineer</u>	Professional: _____
Address: <u>6836 Bee Caves Road, Suite 258</u> <u>Austin, TX 78746</u>	Address: _____
Telephone: <u>512-617-6327</u>	Telephone: _____
E-mail: <u>ahuebel@volver.us.com</u>	E-mail: _____

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).

- _____ Fully completed Application with applicable supplementary information
- _____ Non-refundable Filing Fee. Amount: \$ _____
- _____ Planning Filing Fees. Amount: \$ _____
- _____ Minimum Professional Fee/deposit Escrow. Amount \$ _____

- 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

Name of Applicant

Signature of Owner Date



Signature of Applicant June 6, 2011
Date

Site Data Sheet

Applicant:	AT&T Mobility 930 National Parkway Suite 400 Schaumburg, IL 60173
Agent:	LCC Law 606 Dundee Avenue Elgin, IL 60120
Tower Owner:	American Tower Corporation 116 Huntington Avenue 11 th Floor Boston, MA 02116
Applicant's Interest in the Property:	Leasehold
Address of Property:	Site Number IL0149 Long Grove 4211 Route 22 Long Grove, IL 60047
Parcel Number:	14-13-300-014-0021
Existing Zoning:	R-1, Single Family Residential District
Request:	Special Use Permit and any other approvals required for the installation of the proposed wireless telecommunications facility upgrades.

Narrative Overview

AT&T Mobility ("AT&T") seeks a Special Use Permit and any other necessary approvals in order to upgrade the wireless telecommunications facility on property located at 4211 Route 22, Long Grove, IL 60047. AT&T and its affiliates have acquired the necessary licenses from the Federal Communications Commission ("FCC") to provide Personal Communications Services ("PCS") coverage throughout the United States. These licenses include Long Grove, Illinois and the remainder of the greater Chicago metropolitan area.

The wireless telecommunications facility which AT&T is proposing to upgrade on the property is necessary in order to provide uninterrupted PCS services to the residents of Long Grove, including wireless telephone service, voice paging, messaging and wireless internet and broadband data transmission. AT&T's PCS technology operates at various radio frequency bands allocated by the FCC as part of their license. The frequency ranges that AT&T operates under at this site are between 1950 and 1965 megahertz.

As the wireless industry has evolved and more and more users have continued to rely on wireless technology, the need for upgrades to existing services has become necessary. The combination of increasing user ship and improvements in technology has left many sites at or above capacity. As a result, Long Term Evolution (LTE) upgrades have become necessary. The LTE upgrade helps to offload the broadband portion of the spectrum used on a wireless facility and adds much needed capacity to the site.

The property is zoned R-1, Residential Single Family. In accordance with the Village of Long Grove Zoning Ordinance, AT&T has made application to upgrade the wireless telecommunications facility. The facility will consist of an existing 99' monopole tower with a 28' x 12' equipment shelter situated within a 38'-2" x 38'-7" leased parcel.

There will be no expansion of the equipment shelter on the site, the only upgrades to the site will include the addition of three (3) LTE antennas; the addition of three (3) Radio Remote Units (RRU) behind the proposed antennas; the addition of fiber cables connecting the

antennas to the equipment shelter (cable is similar in size to home television cable); and the addition of one power unit to be placed inside the existing shelter.

The facility is and will remain unmanned and will require service technicians, in a pick-up/van sized vehicle, to visit the site approximately once per month. Access will be provided via an easement and the existing property entry at 4211 Route 22. The site is entirely self-monitored through a sophisticated alarm system which is connected to a main switch station. The system alerts personnel to any equipment malfunction or breach of security. Additionally, there is no impact on any Village services such as water, sanitation, police and fire. The only services used in connect with the wireless telecommunications facility are power and land-line telephone.

In accordance with FCC regulations, the wireless telecommunications facility will not interfere with any form of communications, including but not limited to, land-line phones, cable and satellite television and radio broadcasts. PCS technology has become a vital part of emergency services, aiding local residents and motorists in a variety of situations, thus helping to protect the general public's health, safety and welfare. The proposed wireless telecommunications upgrades at this site will further enhance AT&T's goal of providing the most reliable network possible.

The proposed wireless telecommunications upgrades will be designed and constructed to meet all applicable governmental and industry safety standards. Specifically, AT&T will comply with all FCC and FAA rules and regulations regarding construction requirements, technical standards. Any and all RF emissions are subject to the exclusive jurisdiction of the FCC. Any height, lighting or marking issues are subject to the exclusive jurisdiction of the FAA.

LCC Law, on behalf of AT&T, looks forward to working with the Village of Long Grove to bring the benefits of the proposed service to the entire Long Grove area. The addition of the wireless telecommunications facility will ensure the best uninterrupted wireless services for the citizens of Long Grove.

Standards for Approval

In granting a Special Use Permit, the Village of Long Grove Planning and Zoning Commission & Zoning Board of Appeals shall consider the effect of the proposed use upon the health, safety, morals and general welfare of occupants of surrounding lands, including land values. Among other things, the Planning and Zoning Commission & Zoning Board of Appeals shall make the following findings where applicable:

1. Is deemed necessary for the public convenience at that location.

Wireless telephone technology provides many benefits to the communities it serves. Through the LTE upgrades AT&T is proposing on this existing site, wireless communications along with broadband experiences will be enhanced. These services include, but are not limited to, the following:

- **911 program allowing motorists to summon aid and report dangerous situations.**
- **Support for emergency services by providing wireless communications to paramedics, firefighters, and law enforcement agencies.**
- **A backup system to the land-line system in the event of a natural or man-made disaster.**
- **Communication capabilities in remote areas, enhancing the safety of travelers by allowing immediate access to emergency assistance.**
- **Support for the busy lives of people in the area reducing stress and increasing productivity.**
- **Wireless internet including faster and more reliable download speeds for all Wi-Fi and I-phone users.**

2. Is so designed, located and proposed to be operated that the public health, safety and welfare will be protected;

PCS technology does not interfere with any other form of communication, whether public or private. To the contrary, PCS technology provides vital communications in emergency situations and will commonly be used by local residents and emergency personnel to protect the general public's health, safety and welfare.

3. Will not cause substantial injury to the value of other property in the neighborhood in which it is located;

Due to the fact that AT&T is proposing to upgrade the existing tower, adding three antennas to the existing platform, this facility will have little impact on the use and enjoyment of property in the immediate vicinity for the purposes already permitted, nor will there be an adverse effect on property values within the neighborhood. To

the contrary, with AT&T's LTE improvements the enhanced wireless communications will have a positive influence on the development of this area.

4. Conforms to the applicable regulations of the district in which it is to be located, except as may be recommended by the plan commission and approved by the village board or, except in the case of a planned development; and

The special use will conform to the applicable regulations of the R-1, Single Family Residential District. Pursuant to the Village of Long Grove Zoning Ordinance, the proposed upgrades will be built to conform to all Zoning Ordinance/Code provisions.

5. Applicant can demonstrate, to the satisfaction of the village, that it has the capability and capacity, including, without limitation, the technological, personnel, and financial resources, to complete the project as proposed.

AT&T has the capability and capacity to complete the project. Currently, AT&T is the second leading wireless provider in the United States and is performing LTE upgrades system wide. As many other industries are facing hard economic times, the wireless industry is expanding and improving networks to accommodate the millions of users worldwide. With many users abandoning land line phone systems, wireless providers including AT&T are updating and expanding systems to meet user needs and demands.

Legal Description

That part of the southeast quarter of the southwest quarter of section thirteen, township forty-three north, range ten, east of the third principal meridian, bounded and described as follows: commencing at the intersection of the west line of the southeast quarter of the southwest quarter of said section thirteen (said line having an assumed bearing of north 00° 00' 00" east for the purpose of this description) with the northeasterly right-of-way line of Old McHenry Road (also known as State Aid Route No. 32) according to the plat of highway recorded August 15, 1991 as document no. 3052214 and the right-of-way dedication recorded as document 521614; thence southeasterly 40.53 feet on the northeasterly right-of-way line of said Old McHenry Road, being a curved line concave to the southwest having a radius of 2904.79 feet with a chord distance of 40.53 feet and a chord bearing of south 38° 03' 03" east; thence north 00° 00' 00" east on a line parallel with the west line of the southeast quarter of the southwest quarter of said section thirteen a distance of 128.82 feet to the point of beginning; thence continuing north 00° 00' 00" east, a distance of 40.0 feet; thence north 90° 00' 00" east perpendicular to the last described course a distance of 40.0 feet; thence south 00° 00' 00" west parallel with the west line of the southeast quarter of the southwest quarter of said section thirteen a distance of 40.0 feet; thence south 90° 00' 00" west perpendicular to the last described course a distance of 40.0 feet to the point of beginning, all in Lake County, Illinois.

Parcel Number: 14-13-300-014-0021

Legal Notice
VILLAGE OF LONG GROVE, ILLINOIS

NOTICE OF A PUBLIC HEARING FOR CONSIDERATION OF A PETITION TO ALLOW A SPECIAL USE PERMIT AND/OR ADDITIONAL RELIEF NECESSARY AND/OR APPROPRIATE UNDER THE ZONING CODE TO ALLOW THE CONTINUED OPERATION AND MAINTENANCE OF AN EXISTING WIRELESS COMMUNICATIONS ANTENNA AND RELATED FACILITIES AND THE CO-LOCATION OF ADDITIONAL ANTENNAS ON AN EXISTING MONOPOLE TELECOMMUNICATIONS TOWER AND RELATED EQUIPMENT FACILITIES AT 4211 OLD MCHENRY ROAD AND ZONED UNDER THE R-1 ZONING DISTRICT CLASSIFICATION WITHIN THE VILLAGE OF LONG GROVE, ILLINOIS

PUBLIC NOTICE IS HEREBY GIVEN that on Tuesday, August 2, 2011 at 7:00 a.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 a special use permit to allow for the continued operation and maintenance of an existing wireless communications antenna and related facilities and any other relief necessary to allow the co-location of additional antennas on an existing monopole telecommunications tower and related equipment at 4211 Old McHenry Road and within the R-1 Zoning District. No reclassification of the subject property is requested. The subject property is legally described as follows:

That part of the southeast quarter of the southwest quarter of section thirteen, township forty-three north, range ten, east of the third principal meridian, bounded and described as follows: commencing at the intersection of the west line of the southeast quarter of the southwest quarter of said section thirteen (said line having an assumed bearing of north 00 degrees, 00', 00" east for the purpose of this description) with the northeasterly right-of-way line of Old McHenry Road, (a.k.a. State Aid Route #32) according to the plat of highway recorded August 15, 1991 as Document #3052214 and the R.O.W. dedication recorded as Document # 521614; thence southeasterly 40.53 feet on the northeasterly R.O.W. line of said Old McHenry Road, being a curved line concave to the southwest having a radius of 2904.79 feet with a chord distance of 40.53 feet and a chord bearing of south 38 degrees, 03', 03" east; thence north 00 degrees, 00', 00" east on line parallel with the west line of the southwest quarter of the southwest quarter of said section thirteen a distance of 128.82 feet to the point of beginning; thence continuing north 00 degrees, 00', 00" east a distance of 40.0 feet; thence north 90 degrees, 00', 00" east perpendicular to the last described course a distance of 40.0 feet; thence south 80 degrees, 00', 00" west parallel with the west line of the southwest quarter of the southwest quarter of said section 13 a distance of 40.0 feet; thence south 90 degrees, 00', 00" west perpendicular to the last described course a distance of 40.00 feet to the point of beginning, all in Lake county, Illinois

Commonly known as:
4211 Old McHenry Road, Long Grove, Illinois, 60047.
PIN: 14-13-300-014

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 reserve 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 July 17, 2011 (4268803)

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

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

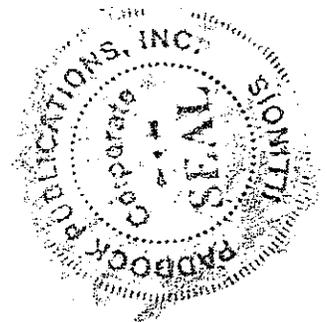
I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That notice of which the annexed printed slip is a true copy, was published July 17, 2011 in said 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 Kathleen E. Solar
Authorized Agent

Control # 4268803



at&t
 1420 MARKET ROUTE DR.
 BLOOMINGTON, IN 47403

Goodman Networks
 Project Manager

ASSOCIATED ENGINEERING AND TECHNOLOGY INC.
 5403 PATTON DRIVE, UNIT 212
 LISLE, IL 60532

ASSOCIATED ENGINEERING INC.
 2000 N. LAKEVIEW AVENUE
 OMAHA, NE 68122
 PH: (402) 289-5040
 FAX: (402) 289-5045

AE INC. PROJECT #2886

DANIEL S. REIFKE
 3713
 PROFESSIONAL LAND SURVEYOR
 STATE OF ILLINOIS

DSR	DSR	TH
AT&T SITE NAME		

LONG GROVE
 AT&T SITE NUMBER

IL-0149
 SUBMITTALS

REV.	DATE	DESCRIPTION
0	12-17-10	PRELIMINARY

PLAT OF SURVEY
 DRAWING NUMBER

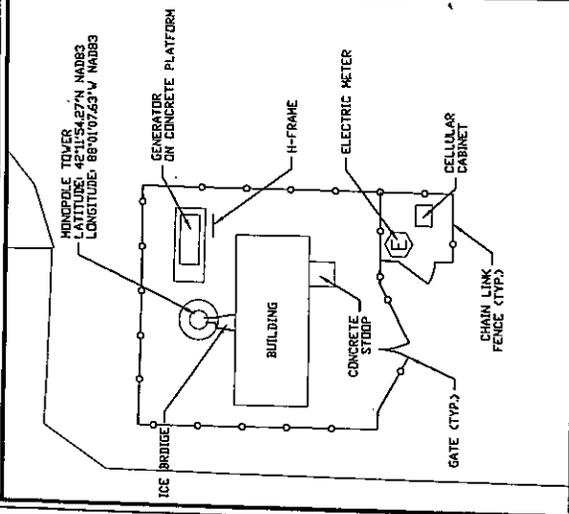
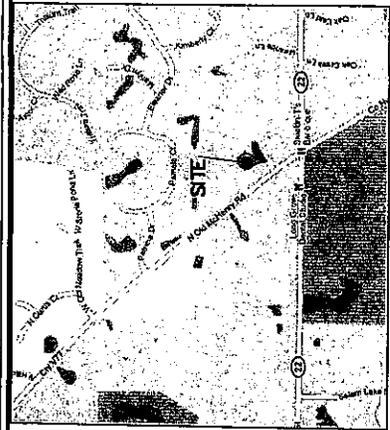
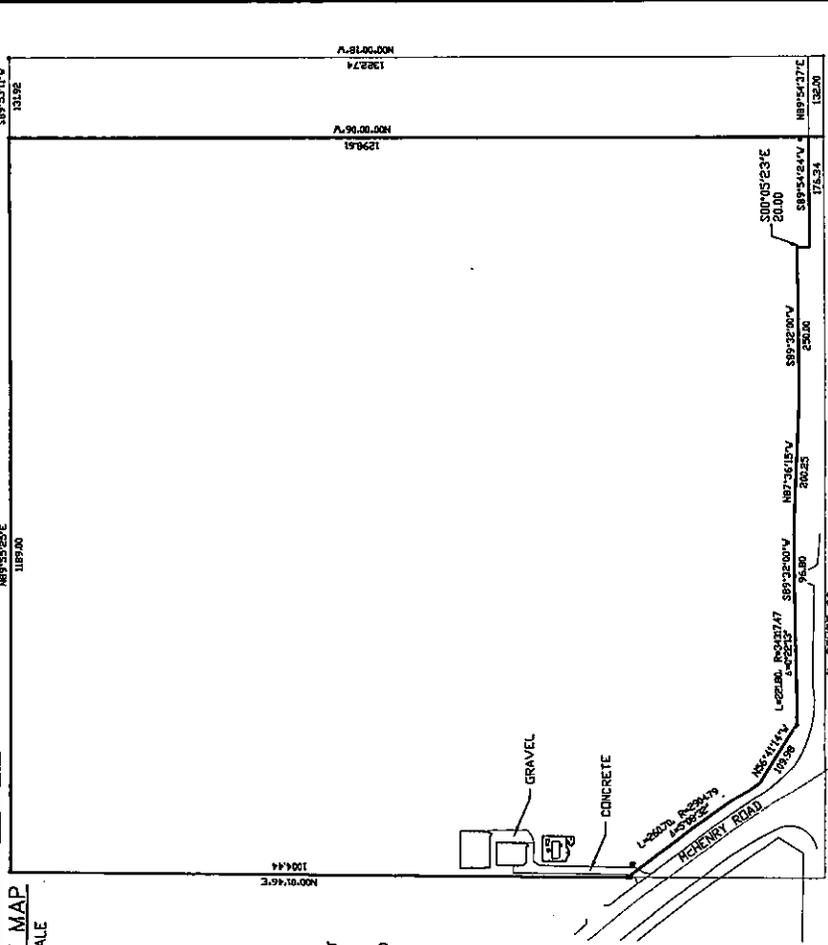
SHEET 1 OF 1

PLAT OF SURVEY

LEGEND

(M)	MEASURED DISTANCE	(E)	ELECTRIC BOX
(P)	PLATTED DISTANCE	(T)	TELEPHONE BOX
(R)	RECORDED DISTANCE	(*)	POWER POLE
(O)	DEEDED DISTANCE	(L)	LIGHT POST
(C)	FOUND CORNER	(H)	HYDRANT
(S)	SET CORNER	(D)	TREE - DECIDUOUS
(B)	SECTION CORNER	(N)	TREE - CONIFEROUS
(X)	CENTERLINE	(F)	FENCE - CHAIN LINK
(Y)	PROPERTY LINE	(W)	FENCE - WOOD
(Z)		(X)	FENCE - BARS WIRE

GRAPHIC SCALE
 (IN FEET)
 1 inch = 200 ft. (1:200)
 1 inch = 100 ft. (1:100)



WE, ASSOCIATED ENGINEERING AND TECHNOLOGY INC., HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED HAS BEEN PREPARED FOR THE USES AND PURPOSES HEREIN SET FORTH.

PARTIAL LEGAL DESCRIPTION
 THAT PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE EAST 2 CHAINS OF SAID QUARTER AND THAT PART LYING WESTERLY OF THE CENTERLINE OF STATE RD ROUTE 32 (McHENRY ROAD) NOVEMBER 27, 1842 FEE DOCUMENT 521817, AND EXCEPTING HIGHWAY WIDENING PER DOCUMENT NUMBER 1345623 AND CONDEMNATION CASE CORDED, IN LAKE COUNTY, ILLINOIS.

ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 19TH DAY OF DECEMBER, A.D. 2010.

Daniel S. Reifke
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3712
 LICENSE EXPIRES NOVEMBER 30, 2012.

DESIGN FIRM PROFESSIONAL LICENSE NO. 184-003234
 LICENSE EXPIRES APRIL 30, 2011

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE OF FIELD SURVEY: NOVEMBER 1, 2010

GENERAL NOTES

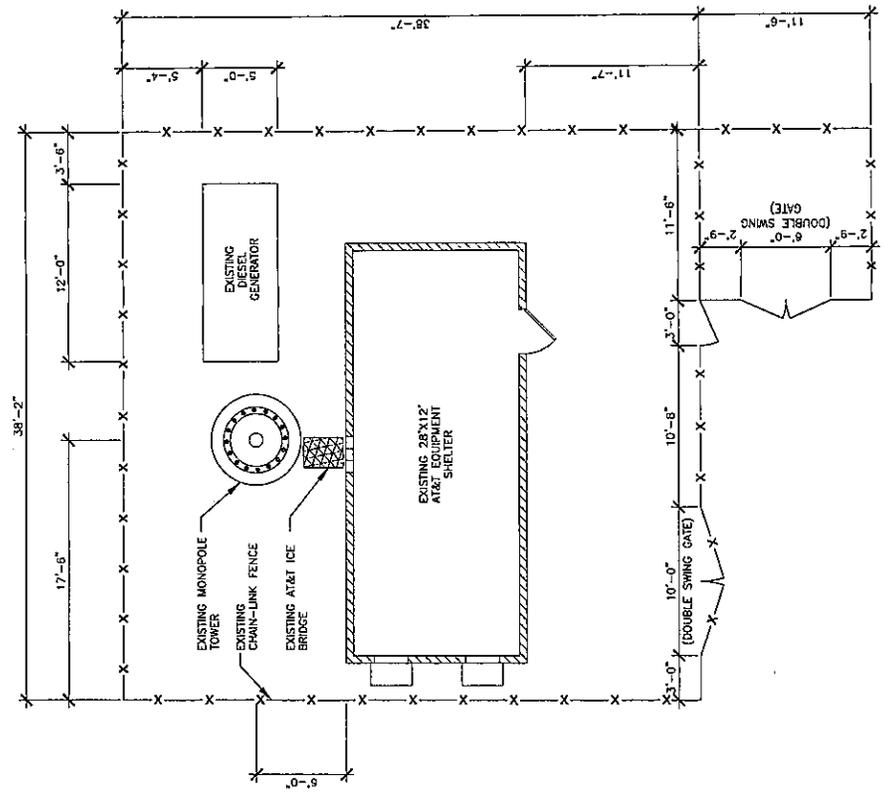
- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT WHICH WAS OBTAINED BY THE CLIENT.
- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
- NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- ALL BEARINGS SHOWN ARE GRID BEARINGS BASED ON 1983 ILLINOIS STATE PLANE COORDINATES, ZONE EAST.
- ALL DIMENSIONS SHOWN ARE GRID DIMENSIONS. PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, INSTRUMENTS, ETC., SHALL CONTROL OVER THIS DRAWING.
- THE UTILITIES AS SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THIS IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CLIENT'S/ CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM DAMAGE PRIOR TO ANY CONSTRUCTION.
- CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM DAMAGE PRIOR TO ANY CONSTRUCTION.
- BUILDING DIMENSIONS AND TIES ARE SHOWN TO CONCRETE FOUNDATION.



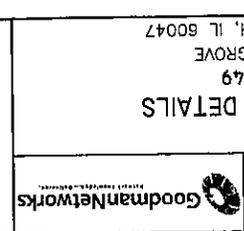
COMPOUND PLAN
 IL0149
 LONG GROVE
 LAKE ZURICH, IL 60047

DESCRIPTION:	ISSUED FOR CONSTRUCTION
DATE:	08/04/10
REV:	
PROJECT NUMBER:	
DRAWN BY:	
CHECKED BY:	
DATE:	

FILE NAME
 IL0149 CD
 SHEET NUMBER
A1.0



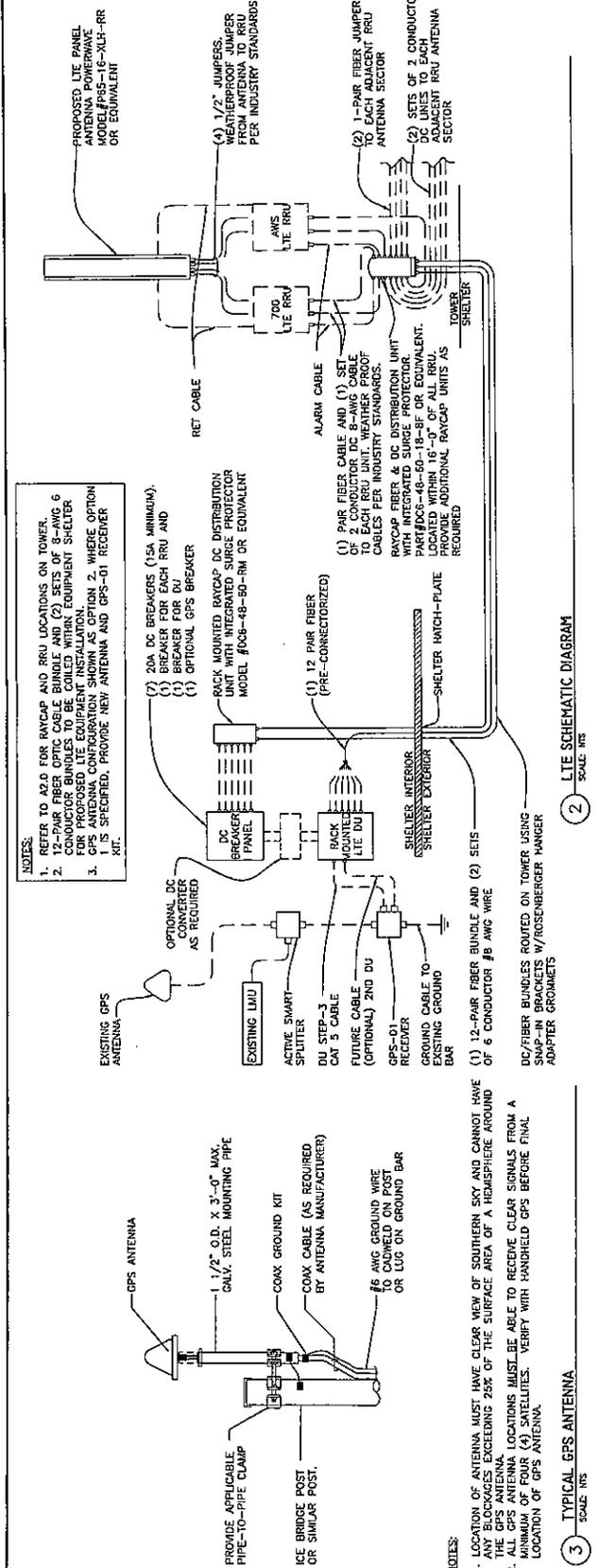
1 COMPOUND PLAN
 SCALE 1/4" = 1'-0"



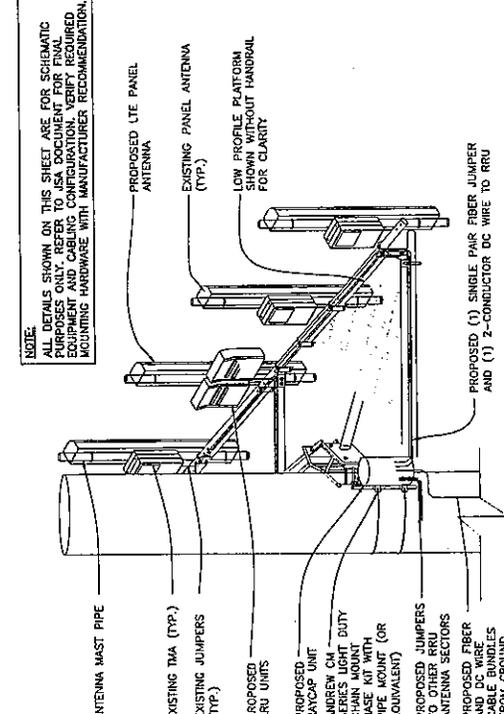
ANTENNA DETAILS
 IL0149
 LONG GROVE
 LAKE ZURICH, IL 60047

DATE:	08/04/10	ISSUED FOR CONSTRUCTION:	
PROJECT NUMBER:		PROJECT NUMBER:	
DESIGNER BY:		CHECKED BY:	
DRAWN BY:		PN:	

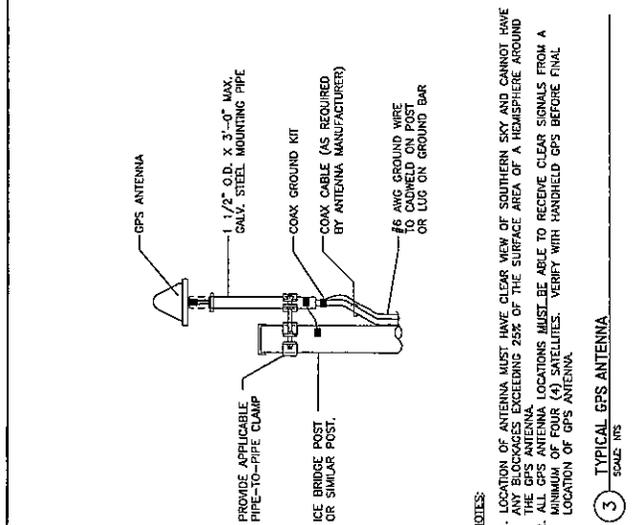
FILE NAME: IL0149 CD
 SHEET NUMBER: A4.0



2 LTE SCHEMATIC DIAGRAM
 SCALE: NTS



1 LTE ANTENNA SYSTEM-ISOMETRIC VIEW (MONOPOLE)
 SCALE: NTS



3 TYPICAL GPS ANTENNA
 SCALE: NTS

- NOTES:**
1. REFER TO 42.0 FOR RAYCAP AND RRU LOCATIONS ON TOWER.
 2. 12-PAIR FIBER OPTIC CABLE BUNDLE AND (2) SETS OF 8-AWG 6 CONDUCTOR BUNDLES TO BE COILED WITHIN EQUIPMENT SHELTER FOR PROPOSED LTE EQUIPMENT INSTALLATION.
 3. GPS ANTENNA CONFIGURATION SHOWN IN PLAN 2, WHERE OPTION GPS ANTENNA IS REQUIRED. PROVIDE NEW ANTENNA AND GPS-01 RECEIVER KIT.

- NOTES:**
1. LOCATION OF ANTENNA MUST HAVE CLEAR VIEW OF SOUTHERN SKY AND CANNOT HAVE ANY OBSTACLES EXCEEDING 25% OF THE SURFACE AREA OF A HEMISPHERE AROUND THE GPS ANTENNA. LOCATIONS MUST BE ABLE TO RECEIVE CLEAR SIGNALS FROM A MINIMUM OF FOUR (4) SATELLITES. VERIFY WITH HANDHELD GPS BEFORE FINAL LOCATION OF GPS ANTENNA.

- NOTES:**
- (1) 20A DC BREAKERS (15A MINIMUM).
 - (1) BREAKER FOR EACH RRU AND (1) BREAKER FOR DU
 - (1) OPTIONAL GPS BREAKER
 - RACK MOUNTED RAYCAP DC DISTRIBUTION UNIT WITH INTEGRATED SURGE PROTECTOR MODEL #058-48-50-RM OR EQUIVALENT
 - (1) 12 PAIR FIBER (PRE-CONNECTORIZED)
 - (1) PAIR FIBER CABLE AND (1) SET OF 2 CONDUCTOR DC 8-AWG CABLE TO EACH RRU UNIT WEATHER PROOF CABLES PER INDUSTRY STANDARDS.
 - RAYCAP FIBER & DC DISTRIBUTION UNIT PART #048-60-18-BE OR EQUIVALENT. LOCATED WITHIN 16'-0" OF ALL RRU. PROVIDE ADDITIONAL RAYCAP UNITS AS REQUIRED
 - (4) 1/2" JUMPERS, WEATHERPROOF JUMPER FROM ANTENNA TO RRU PER INDUSTRY STANDARDS.
 - (2) 1-PAIR FIBER JUMPERS TO EACH ADJACENT RRU ANTENNA SECTOR
 - (2) SETS OF 2 CONDUCTOR DC LINES TO EACH ANTENNA RRU ANTENNA SECTOR

Item #1:

Report Of The August 2, 2011 PCZBA Meeting:

**D. Additional Wireless Antenna On Existing Monopole
9109 Oakwood Road**



STAFF REPORT

TO: Long Grove PCZBA
FROM: JAMES M. HOGUE, VILLAGE PLANNER
DATE: 7/22/11
RE: PCZBA REQUEST 04-11; Request for a Special Use Permit and/or additional relief necessary and/or appropriate under the zoning code to allow the co-location of wireless communication antennas and related equipment facilities on property known as 9019 Oakwood Road (a.k.a. the Gridley Ball Field) and zoned under the OS-R district classification and within a flood hazard area submitted by Mike Bieneik on behalf of AT&T.

Item: PCZBA Petition 04-11 submitted June 9, 2011. Referral by Village Board not required. Re-publication in newspaper completed July 17, 2011 and is therefore timely.

History: The property is zoned OS-R Open Space District and is commonly known as the Gridley ball fields and owned by the Long Grove Park District. The property is largely use for open space/recreational purposes and contains a baseball diamond and parking area as well as an existing monopole cell tower facility with three omni-directional antenna platforms and an equipment buildings/platforms associated with the existing cell tower. The existing tower was built between 2000 & 2002 and would have been under Village jurisdiction. An approval ordinance or building permits for the existing tower were not found however. In 2009 a special use permit was granted which allowed the continued operation and maintenance of the existing tower as well as the co-location of personal wireless facilities on the existing monopole. This request serves to modify this approval ordinance.

Proposal: Consideration of a request for a Special Use Permit and/or additional relief necessary and/or appropriate under the zoning code to allow the co-location of wireless communication antennas and related equipment facilities on property known as 9019 Oakwood Road (a.k.a. the Gridley Ball Field) and zoned under the OS-P zoning district classification and within a flood hazard area submitted by Mr. Mike Bieneik on behalf of AT&T Wireless.

Land Use, Zoning and Locational Data:

1. Proposed Zoning: No zoning change requested; a modification of the existing SUP for the co-location of the additional antennas/platform on the existing monopole and related facilities and work in the flood hazard area as applicable are requested.
2. Surrounding Land Uses and Zoning;

<i>Direction</i>	<i>Existing Use</i>	<i>Land Use Plan Designation/Zoning</i>
NORTH	Open Space	Open Space (OS-R)/ OS-R
SOUTH	Open Space	Open Space (OS-R)/ OS-R
EAST	Vacant/ Open Space	Residential; R2
WEST	Open Space	Open Space (OS-R)/ OS-R

3. Location; The property is located north of Oakwood Road and west of the Commonwealth Edison Right-Of-Way. The existing cell tower and accessory equipment storage structures are located north and west of the existing baseball diamond. The existing tower, antennas and related facilities are situated on approximately the southern third of the Gridley Ball Field property.
4. Acreage; The Gridley Ball Field property, owned by the Long Grove Park District, is zoned OS-R and contains 26 +/- acres of land area. The existing cell tower & equipment facilities and fenced area occupy approximately 1,600 square feet of the 26 acre parcel. No expansion of the existing the equipment facilities structure would be required. The additional antenna would be placed on the existing monopole.
5. Based upon information available through Lake County GIS, the property contains FEMA Floodplain, Flood of Record area and/or wetlands (LCWI & ADID). The existing facilities as well as what is proposed are located within the boundaries of the 100 year floodplain. The proposed equipment area is out of but adjacent to wetland areas. (See Maps).
6. Topography; See attached Map from Lake County GIS.

Zoning Data	Existing	Proposed	Zoning Code	PUD
Lot Area	26 acres +/-	26 acres +/-	N/A	N/A
Floor Area (Total Floor Area)	N/A	N/A	N/A	N/A
Lot Coverage (In Square Feet)	1,600 sq. ft.*	No Change	N/A	N/A
Height	Unknown	128'**	125'***	N/A

* Existing perimeter of fenced equipment areas per 2009 approval.

** Height of proposed additional antenna.

*** Maximum Height for tower unless otherwise authorized by SUP.

Yard Requirements (set-backs):

	Existing*	Proposed	Zoning*** Ordinance (OS-R Standards)	P.U.D.
Front Yard (South)	450'	No Change	N/A	N/A
Side Yard (West)	450'	No Change	N/A	N/A
Side Yard (East)	200'	No Change	N/A	N/A
Rear Yard (North)	1100'	No Change	N/A	N/A

* Approximate measurement; scaled to edge of property to fence line of existing tower & equipment areas.

** No Yard requirements are mandated in the OS-R District

Analysis & Conclusions:

The existing monopole, antennas and related equipment facilities were presumably built under the authority of the Village. Historical aerial photos indicate that the existing facility was built between 2000 & 2002. The Village adopted cell tower regulations in 1997 as Ordinance 97-O-19 adopted in November of 1997. Presumably this tower and associated facilities were permitted and constructed under the rules and regulations of the Long Grove Village Code. In 2009 a Special Use permit was granted to allow the continued operation and maintenance of the existing tower as well allowing additional antennas to be placed on the monopole. This request seeks to amend that approval.

OS – R District:

Per the Village Code the OS-R District is defined as follows;

OS-R, which is intended to fulfill the village's future recreational needs. Uses that promote the village's general recreation needs may be allowed as a special use within the OS-R district. These special uses include, but are not limited to: ball fields and courts, golf courses, trails and tracks, swimming pools and beaches, picnic and concession areas, and playgrounds and tot lots. The special uses that may be allowed in the OS-N and OS-P districts may be allowed as special uses within the OS-R district as well. (Ord. 2007-O-04, 4-24-2007).

In this district any manmade structure is considered a special use. Personal Wireless Service Antennas (cell towers) may be permitted as a special use as follows;

SPECIAL USES:

The following uses may be permitted in the open space district subject to: a) the issuance of a special use permit as provided in section 5-11-17 of this title and b) compliance with all applicable conservancy or scenic corridor area restrictions contained in title 7 of this code.

(A) Any manmade structure.

(B) In the OS-R district, recreational facilities and equipment, including ball fields and courts, golf courses, trails and tracks, swimming pools and beaches, picnic and concession areas, playgrounds and tot lots.

(C) Personal wireless services antennas, but only subject to the special procedures and standards contained in section 5-9-6 of this title.

(D) Any other uses which the village board determines are consistent with the overall purpose of the open space district. (Ord. 2007-O-04, 4-24-2007)

There is no conservancy or scenic corridor easements in the area of the proposed addition.

Village Code Provisions:

Unless otherwise authorized and approved via special use permit personal wireless services antennas must conform to the following regarding height;

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.
- (b) Omnidirectional or Whip Antennae. Omnidirectional or whip antennae may extend not more than 12 feet above the highest point of the support structure on which it is mounted.
- (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.
- (d) Personal Wireless Services Facilities. Personal wireless services facilities located in a separate structure shall be limited by the applicable height limitations for accessory structures in the zoning code. Personal wireless services facilities located in, or mounted on, an antenna support structure shall not exceed the height of such support structure.

As proposed the additional antennas and platform will be erected to a height of 128' feet which is the top of the existing tower and appears to be in conformance with the aforementioned regulations as the antennas do not appear to extend more than 12 feet above the highest point of the structure. No changes to the equipment structure are proposed.

Additionally, per the Village Code the following should be met;

Separation from Residential Districts and Properties. Personal wireless services antennae, support structures, and personal wireless services facilities shall not be located within 500 feet from the nearest outside wall of any single family dwelling in existence prior to the commencement of construction of such personal wireless services antennae, support structures, or personal wireless services facilities.

Staff finds the nearest residential structure to be located to the south and east of the property and approximately 1050 feet from the existing site and proposed equipment shelter. The next nearest residential structure is to the north and approximately 1100 feet from the site.

Per the Village Code relief may be granted under the "Special Standards" section of 5-9-6 of the Village Code as follows;

(C) 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.

The PCZBA should consider these factors in reviewing the request however it appears that no additional relief is requested or required.

The petitioner has not yet submitted a report from a structural engineer which indicates the existing monopole structure is capable of supporting the existing and proposed loading for the additional antenna and platform.

Floodhazard Area;

As noted the property is in the flood hazard area, specifically the boundaries of the 100 year floodplain. As no improvements are being made at grade the floodplain should not be an issue in this instance.

Additionally the proposal is in conformance with the Village policy of co-location of personal wireless service antennae as follows;

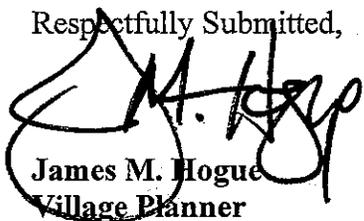
Location. Personal wireless services antennae shall be mounted on existing antenna support structures or other lawfully existing buildings, unless otherwise provided in this ordinance. No more than one antenna support structure shall be permitted on any one zoning lot.

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

Conditions

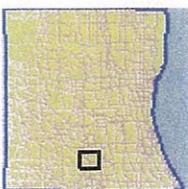
Staff suggests the following condition based upon review of the application materials to date; 1). The proposed antenna and/or platform be in conformance with the submitted engineering plans. The PCZBA may wish to add additional condition upon hearing testimony at the public hearing.

Respectfully Submitted,



James M. Hogue
Village Planner

Lake County Tax Parcel Map



LakeCounty
Geographic Information System

Lake County Department of
Information Technology
18 N County St
Waukegan IL 60085

Map Printed on 7/27/2011

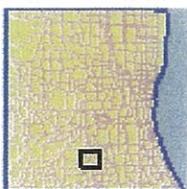
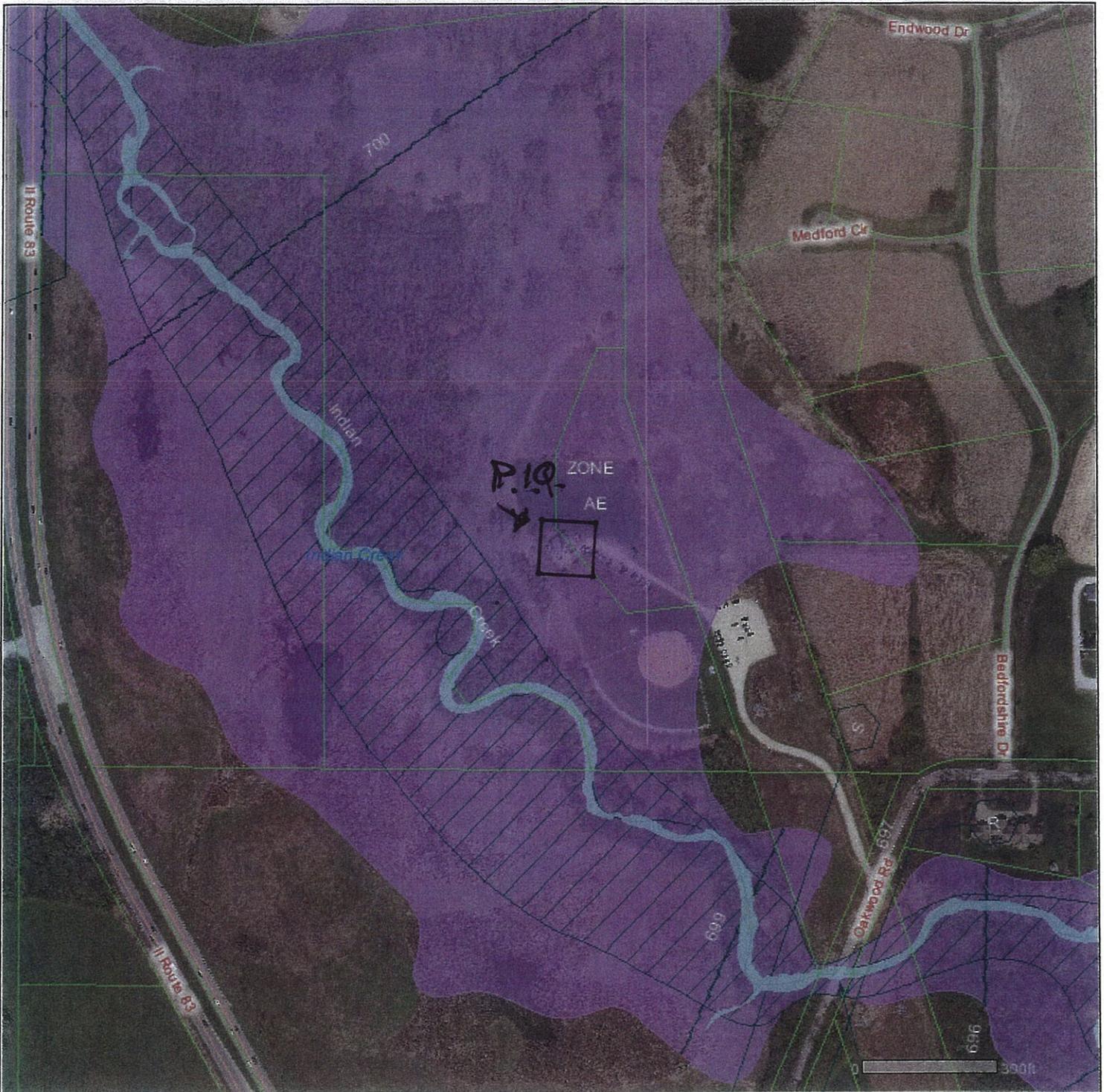


- Major Roads
- Railroads
- Major Water
- Parcels
- 2010 Aerial Photography

Disclaimer:

This map is for general information purposes only. 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.

Locations of Mapped FEMA Floodplains in Lake County, Illinois



LakeCounty
Geographic Information System

Map Printed on 7/27/2011

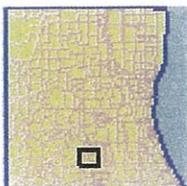


- | | |
|-----------------------|-------------------------|
| Parcels | 2010 Aerial Photography |
| Zone X | Major Roads |
| Zone X - 500 Yr Flood | Railroads |
| SFHA - 100 Yr Flood | Major Water |
| Zones A, AE and AH | Parcels |
| Floodway | |

Disclaimer:

Property boundaries indicated are provided as a courtesy for general locational purposes. Floodplain limits shown are approximate and should not be used to determine setbacks for structures or as a basis for purchasing property. A topographic survey is required to determine existing floodplain boundaries. This map is intended to be viewed and printed in color.

Advance Identification Wetlands (ADID) in Lake County, Illinois



LakeCounty
Geographic Information System

Map Printed on 7/27/2011

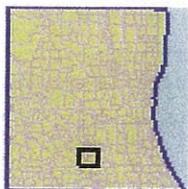


- ADID
- 2010 Aerial Photography
- Major Roads
- Railroads
- Major Water
- Parcels

Disclaimer:

This map is for general information purposes only. 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 Topography



Lake County
Geographic Information System

Lake County Department of
Information Technology
18 N County St
Waukegan IL 60085

Map Printed on 7/27/2011



-  Topography
-  2010 Aerial Photography
-  Major Roads
-  Railroads
-  Major Water
-  Parcels

Disclaimer:

This map is for general information purposes only. 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.



RECEIVED

JUN 09 2011

VILLAGE OF LONG GROVE

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:** Mike Bieniek, AICP (Agent) on behalf of AT&T Mobility

Address: 606 Dundee Avenue, Elgin, IL 60120

Telephone Number: 847-380-5563 E-mail Address: mbieniek@lcclaw.net

Fax number: 847-608-1299

Applicant's Interest in Property: Lessee

1.2 **Owner (if different from Applicant).**

Name: AT&T Towers

Address: 930 National Parkway, Schaumburg, IL 60173

Telephone Number: 1-800-RELEASE E-mail Address: _____

Fax number: _____

1.3 **Property.**

Address of Property: Route 83 & Oakwood Road (Gridley Park), Long Grove, IL 60047

Legal Description: Please attach Parcel Index Number(s): 15-07-101-008-0000

Present Zoning Classification OS-P, Open Space Preserv. Size of Property (in acres) _____

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

If yes, please identify the ordinance or other document granting such zoning relief: _____

Describe the nature of the zoning relief granted: _____

Present use of Property:

Residential _____ Commercial X Office _____ Open Space _____ Vacant _____

Other (explain) _____

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

	Zoning Classification	Land Use
North:	<u>OS-P</u>	<u>Vacant/Residential</u>
South:	<u>OS-P</u>	<u>Residential/Commercial</u>
East:	<u>OS-R</u>	<u>Farm</u>
West:	<u>R-2</u>	<u>Farm</u>

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).

<u> </u> Appeal	<u> </u> Code Interpretation
<u> </u> Variation	<u> X </u> Special Use Permit (non-PUD)
<u> </u> Zoning Map Amendment (rezoning)	<u> </u> Zoning Code Text Amendment
<u> </u> Preliminary PUD Plat	<u> </u> Final PUD Plat

1.6 Supplemental Information (General):**

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):

_____ 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: <u>Mike Bieniek, LCC Law</u>	Name: <u>Concordia Triad</u>
Professional: <u>Agent for AT&T Mobility</u>	Professional: <u>General Contractor</u>
Address: <u>606 Dundee Avenue</u>	Address: <u>505 E. Golf Road, Suites D&E</u> <u>Arlington Heights, IL 60005</u>
Telephone: <u>847-380-5563</u>	Telephone: _____
E-mail: <u>mbieniek@lcclaw.net</u>	E-mail: _____

Name: <u>Fullerton Engineering</u>	Name: _____
Professional: <u>Architect/Engineer</u>	Professional: _____
Address: <u>9600 W. Bryn Mawr Ave., Suite 200</u> <u>Rosemont, IL 60018</u>	Address: _____
Telephone: <u>847-292-0200</u>	Telephone: _____
E-mail: _____	E-mail: _____

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).

_____ Fully completed Application with applicable supplementary information

_____ Non-refundable Filing Fee. Amount: \$ _____

_____ Planning Filing Fees. Amount: \$ _____

_____ Minimum Professional Fee/deposit Escrow. Amount \$ _____

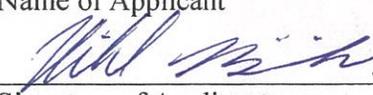
- 3.0 Certifications.** The Applicant and Owner certify that this Application is filed with the permission and consent of the Owner of the Property and that the person signing this Application is fully authorized to do so.
- 3.1** The Applicant certifies that all information contained in this Application 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

Name of Applicant

Signature of Owner

Date


Signature of Applicant

June 8, 2011

Date

Legal Notice
VILLAGE OF LONG GROVE, ILLINOIS

NOTICE OF A PUBLIC HEARING FOR CONSIDERATION OF A SPECIAL USE PERMIT AND/OR ADDITIONAL RELIEF NECESSARY AND/OR APPROPRIATE UNDER THE ZONING CODE TO ALLOW THE CO-LOCATION OF WIRELESS COMMUNICATION ANTENNA AND CONSTRUCTION OF RELATED EQUIPMENT FACILITIES IN A FLOODHAZARD AREA ON PROPERTY KNOWN AS 9019 RFD AND ZONED UNDER THE OS-P ZONING DISTRICT CLASSIFICATION WITHIN THE VILLAGE OF LONG GROVE, ILLINOIS

PUBLIC NOTICE IS HEREBY GIVEN that on Tuesday, August 2, 2011 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 a Special Use Permit and/or additional relief necessary and/or appropriate under the zoning code to allow the co-location of wireless communication antennas and related equipment facilities on property known as 9019 Oakwood Road (a.k.a. the Gridley ball fields) and zoned under the OS-P zoning district classification and within a flood hazard area. No reclassification of the subject property is requested. The subject property is legally described as follows:

That portion of Parcel "A" in the final plat of the Old Gridley Farm PUD containing an existing cellular communications tower and that portion of said Parcel "A" described as follows; commencing at the most southeasterly corner of said Parcel "A", also being the west right-of-way line of Commonwealth Edison; thence along said west right-of-way line of Commonwealth Edison North 17 degrees 17 minutes 54 seconds west for a distance of 388.38 feet; thence south 84 degrees 30 minutes 10 seconds west, for a distance of 149.70 feet; thence north 37 degrees 47 minutes 55 seconds west for a distance of 180.89 feet; thence south 52 degrees 12 minutes 04 seconds west for a distance of 46.58 feet to the point of beginning. Thence south 51 degrees 35 minutes 30 seconds west for a distance of 10 feet; thence north 38 degrees 24 minutes 30 seconds west for a distance of 10 feet; thence north 51 degrees 35 minutes 30 seconds east for a distance of 10 feet; thence south 38 degrees 24 minutes 30 seconds east for a distance of 10 feet to the point of beginning; containing 100 square feet more or less and all being a part of the Old Gridley Farm PUD, a subdivision of the Southeast Quarter of Section 7 and the Southwest Quarter of Section 8, Township 43 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded as document 2375843 on August 14, 1985, and corrected by certificates of correction recorded September 19, 1985 as document 2385342, October 2, 1985 as document 2388428, October 31, 1985 as document 2395989, November 19, 1985 as document 2400724 and December 10, 1985 as document 2405453 in Lake County, Illinois.

Commonly known as: 9019 Oakwood Road (a.k.a. Gridley Ball Field) Long Grove, Illinois, 60047.
PIN: a part of 15-07-401-008

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 and time and place should that become necessary.

James M. Hogue, Village Planner, Village of Long Grove
Published in Daily Herald July 17, 2011 (4268805)

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

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.

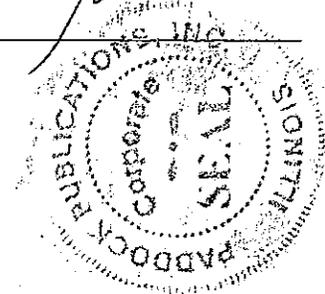
I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published July 17, 2011 in said 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 Kathleen E. Solan
Authorized Agent

Control # 4268805



THESE DRAWINGS ARE PREPARED BASED ON RFD'S
 DATED: 06/14/2010
 REVISION: INITIAL VERSION
 GENERAL CONTRACTOR TO VERIFY AND
 INCORPORATE MOST RECENT VERSION OF RFD'S WITH
 'GOODMAN NETWORKS' PRIOR TO CONSTRUCTION.



at&t

SITE MODEL: LONG GROVE PARK DISTRICT
 SITE NUMBER: IL0453
 SITE ADDRESS:
 (OR NEAREST)
 ROUTE 88 AND OAKWOOD ROAD
 CHICAGO, ILLINOIS 60641
 (COOK COUNTY)
 EA CODE: 10006373

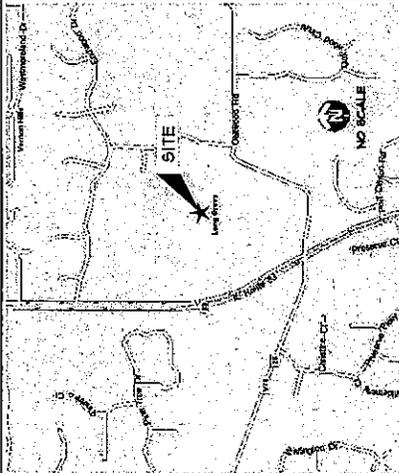
BUILDING CODES

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN
 ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AS
 ADOPTED BY THE LOCAL AUTHORITIES HAVING JURISDICTION.
 • INTERNATIONAL BUILDING CODE, 2009 EDITION
 • NATIONAL ELECTRIC CODE, 2009 EDITION

DRIVING DIRECTIONS

1. DRIVING DIRECTIONS FROM CHICAGO INTERNATIONAL AIRPORT:
2. DEPART FROM CHICAGO O'HARE INTERNATIONAL AIRPORT, IL
3. KEEP RIGHT ONTO ROAD
4. TAKE RAMP RIGHT FOR I-80 EAST
5. AT I-80, TAKE RAMP RIGHT FOR I-294 NORTH / TRI-STATE
6. KEEP RIGHT TO STAY ON I-294 NORTH / TRI-STATE TOLLWAY
7. KEEP STRAIGHT TOWARD I-294 NORTH / TRI-STATE TOLLWAY
8. BEAR RIGHT ONTO I-294 NORTH / TRI-STATE TOLLWAY
9. TURN LEFT ONTO LAKE COOK ROAD
10. ROAD NAME CHANGES TO E LAKE COOK RD / CR-100 / CR-400
11. ROAD NAME CHANGES TO E LAKE COOK RD / CR-100 /
12. CR-400
13. TURN RIGHT ONTO 88-03 / MCLENNAN RD
14. ARRIVE AT SITE ON THE LEFT

VICINITY MAP



PROJECT INFORMATION

SCOPE OF WORK:
 INSTALL NEULITE EQUIPMENT TO
 EXISTING EQUIPMENT SHELTER.
 REFERENCE (67) EXISTING
 ANTENNAS (37) NEW ANTENNAS
 ANTENNAS (37) NEW LTE

APSL:
 693.76 FT.
 43' 12" 49.61"
 91' 59" 27.89"
 FROM RFD'S
 VILLAGE OF LONG GROVE

APPLICANT/LESSEE:
 AIRTEL
 ADDRESS:
 CITY, STATE ZIP:

AIRTEL MOBILITY:
 500 NATIONAL PARKWAY, 4th FLOOR
 SCHLAUBURG, IL 60073

Goodman Networks
 900 NATIONAL PARKWAY
 SCHLAUBURG, IL 60073
 TEL: (847) 232-0700
 FAX: (847) 232-0700
 DESIGN PRINT NO. 104-000498

Goodman Networks
 900 NATIONAL PARKWAY
 SCHLAUBURG, IL 60073
 PROJECT MANAGER

APPROVALS

DATE	DATE	DATE	DATE
AT&T CONSTRUCTION MGR	GOODMAN CONSTRUCTION MGR	GOODMAN ENGINEER	PROPERTY OWNER
DATE	DATE	DATE	DATE
AT&T REAL ESTATE	GOODMAN ENGINEER	GOODMAN ENGINEER	PROPERTY OWNER
DATE	DATE	DATE	DATE
AT&T RF	CONTRACTOR	CONTRACTOR	DATE
DATE	DATE	DATE	DATE

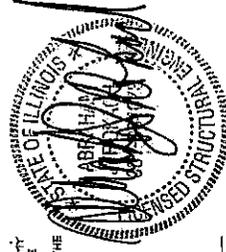
SHEET INDEX

NO.	DESCRIPTION
T-1	TITLE SHEET
C-1	COMPOUND PLAN
C-2	EQUIPMENT PLAN
C-3	ELEVATION AND ANTENNA DETAILS
C-4	ANTENNA DETAILS
C-5A	RFD'S INFORMATION (SITE INFO)
C-5B	RFD'S INFORMATION (CURRENT INFO)
C-6A	ALPHA CONFIGURATION
C-6B	BETA CONFIGURATION
C-6C	GAMMA CONFIGURATION
C-7	ANTENNA DETAILS
C-8	SITE DETAILS AND NOTES
E-1	ELECTRICAL PLAN AND DETAILS
	VILLAGE OF LONG GROVE

DRAWING SCALED TO 11"X17"

CERTIFICATION STATEMENT:

I HEREBY CERTIFY THAT THESE
 PLANS WERE PREPARED UNDER MY
 DIRECT SUPERVISION AND TO THE
 BEST OF MY PROFESSIONAL
 KNOWLEDGE THEY COMPLY TO THE
 INTERNATIONAL BUILDING CODE,
 2009 EDITION



SIGNED DATE: _____
 LICENSE# 081-0004973
 EXPIRES: 11/29/2011

900 NATIONAL PARKWAY
SCHLAUBURG, IL 60073

900 NATIONAL PARKWAY
SCHLAUBURG, IL 60073

900 NATIONAL PARKWAY
SCHLAUBURG, IL 60073

DESIGN PRINT NO. 104-000498

CHECKED BY: _____ AG

APPROVED BY: _____ TBS

DATE	DESCRIPTION	INITIALS
07/29/10	FINAL	DE

RECEIVED

JUN 08 2011

VILLAGE OF LONG GROVE

SITE NAME
**LONG GROVE
PARK DISTRICT**

SITE NO.
IL0453

SITE ADDRESS
**ROUTE 88 AND OAKWOOD RD
LONG GROVE, IL 60641**

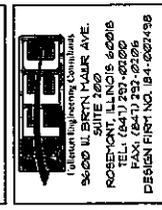
SHEET NAME
**TITLE
SHEET**

SHEET NUMBER
T-1

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200 NATIONAL PARKWAY
SUITE 300
SCHAUMBURG, IL 60196



900 NATIONAL PARKWAY
SUITE 300
SCHAUMBURG, IL 60196

ROBERTSON ENGINEERING CONSULTANTS, INC.
1000 W. BIRN PARKER AVE.
ROSEMONT, ILLINOIS 60018
TEL: (847) 297-6700
FAX: (847) 297-0296
DESIGN FIRM NO. 194-002498

CHECKED BY:	AG

APPROVED BY:	MB

DATE	DESCRIPTION
10/26/09	FINAL
	DZ

SITE NAME
**LONG GROVE
PARK DISTRICT**

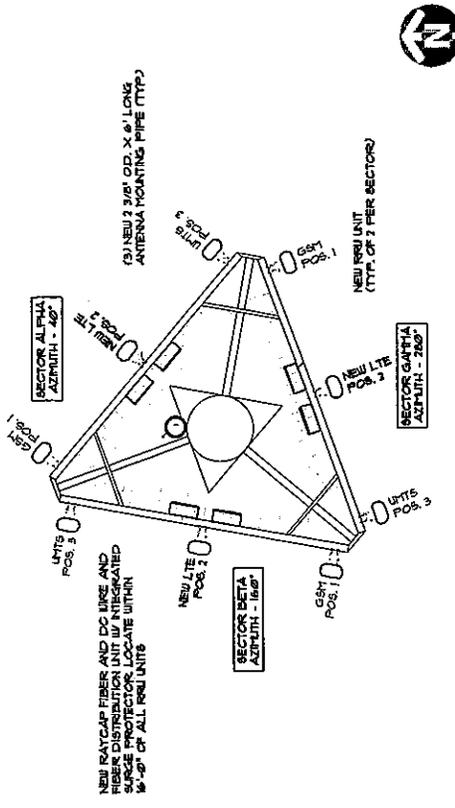
SITE NO.
IL0453

SITE ADDRESS
**ROUTE #9 AND CANTON RD
LONG GROVE, IL 60141**

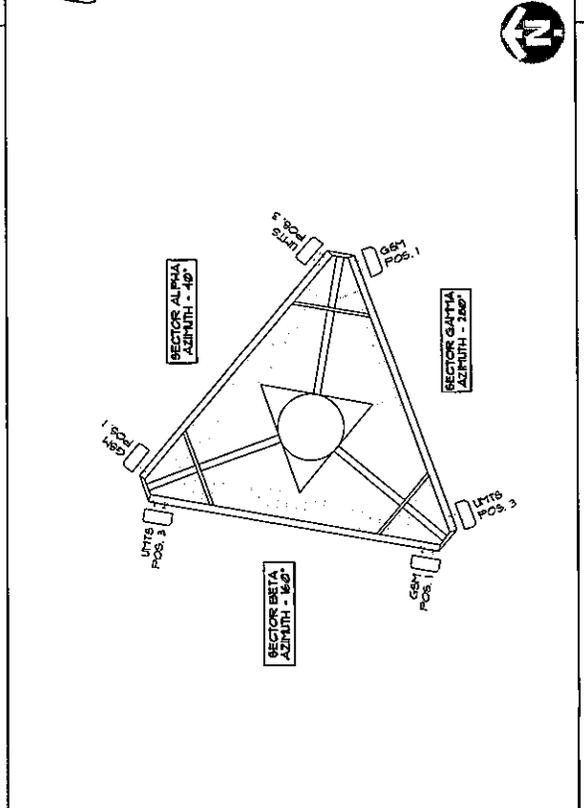
SHEET NAME
**ELEVATION
AND ANTENNA
PLANS**

SHEET NUMBER
C-3

NOTES
REPLACE (6) EXISTING C86 ANTENNAS WITH (6) NEW ANDREW P800H-4365B-R01 ANTENNAS (SEE SITE PLAN) AND ANTENNAS (TOTAL OF NEW ANTENNAS)

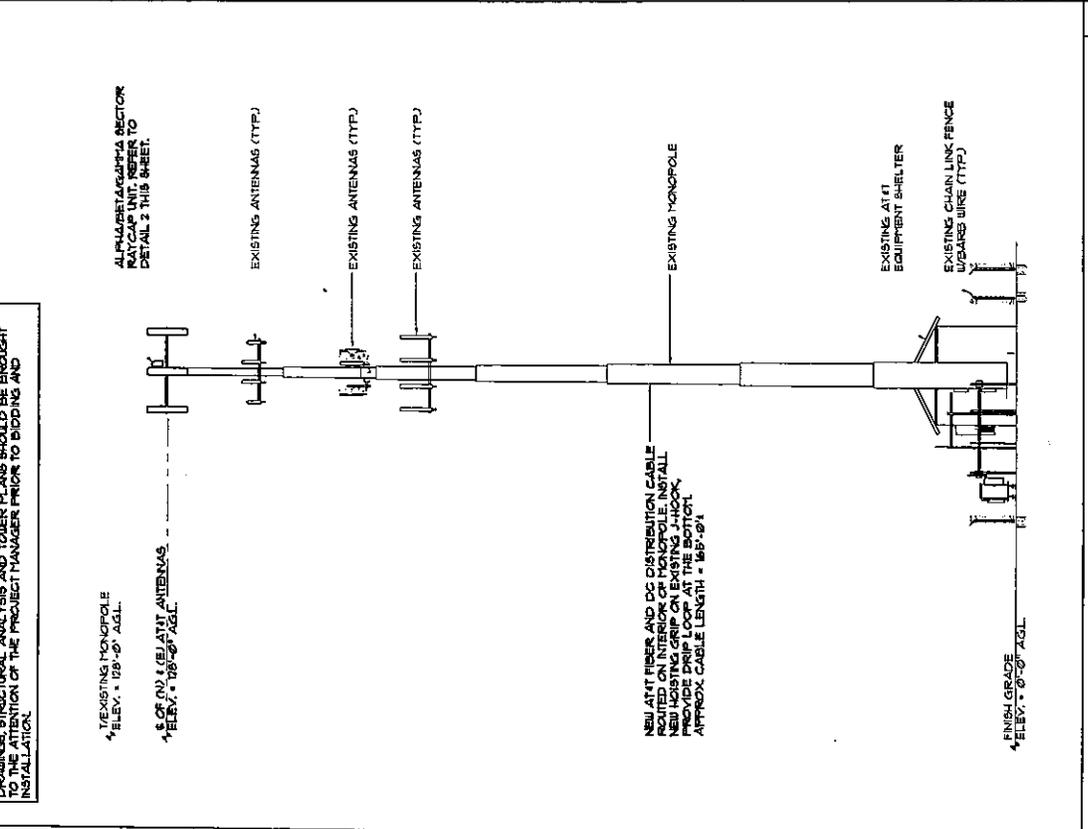


NEW ANTENNA ORIENTATION
SCALE: 3/16" = 1'-0"



EXISTING ANTENNA ORIENTATION
SCALE: 3/16" = 1'-0"

COLLOCATION NOTE:
STRUCTURAL ANALYSIS PERFORMED BY OTHERS. CONTRACTOR TO THOROUGHLY REVIEW THE TOWER STRUCTURAL ANALYSIS FOR INFORMATION REGARDING TO TOWER DIMENSIONS (IF REQUIRED), MOUNTING TYPES, ANTENNA HEIGHTS, AND WEIGHTS. ALL STRUCTURAL ANALYSIS AND TOWER PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER PRIOR TO BIDDING AND INSTALLATION.



ELEVATION
SCALE: 1/2" = 1'-0"



MEMORANDUM

TO: Village of Long Grove Planning Commission & Zoning Board of Appeals
FROM: JAMES M. HOGUE, Village Planner
DATE: July 28, 2011
RE: Ordinance Amendment – Keeping of Fowl (Chickens)

At the July 12th Village Board meeting the Board referred a general ordinance amendment for the keeping of fowl (Chickens) within residential areas of the Village to the PCZBA.

This request was made by a resident of the Prairie Trails Subdivision in an effort to produce fresh eggs for consumption by his family. Other cities and village have passed or are currently considering similar amendment to their codes to allow this type of use.

Presently such a use is only permitted as an expanded agricultural use via a special use permit on properties of 10 acres or more (a lot size/acreage limitation, among other things, should likely be a consideration of any proposed regulation) as chickens (fowl) are considered farm animals and not pets or other domesticated animal. There are pro's and con's to making such an amendment.

In terms of process I suggest a two step approach;

Step 1 – The PCZBA hold a public hearing to gain input on the issue; both pro and con. It is possible that a substantial segment of population would not be in support of such a change. Information gathered at this meeting would however be considered for incorporation into any draft regulations for consideration by the Village Board.

Step 2 - A draft ordinance would be created and reviewed by the PCZBA at an additional public hearing(s) (likely a continuation of the original hearing) with a recommendation ultimately being made to the Village Board.

Typically the PCZBA has reserved the 2nd monthly meeting date for such considerations. However, as business before the PCZBA has been “slow” recently perhaps the regular meeting dates could be considered.

I would like to discuss this “process” further with the PCZBA at the August 2nd meeting.

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