

Item #1:
Report Of Plan & Zoning Board Of Appeals:
Wireless Telecommunications Facility – 1190 Old McHenry Road



**MEETING AGENDA OF THE
PLAN COMMISSION & ZONING BOARD OF APPEALS
REGULAR MEETING
Tuesday, August 3, 2010 at 7:00 P.M.**

Village Hall, 3110 OLD MCHENRY ROAD LONG GROVE, ILLINOIS

1. Call to Order.

2. PUBLIC HEARING – Consideration of a petition for a Special Use Permit and/or additional relief necessary and/or appropriate under the zoning code including modification of the existing PUD as required to allow a wireless telecommunications facility and related equipment to be located within the existing structure at 1190 Old McHenry Road and within the R-2 PUD District submitted by Mr. Mark Layne on behalf of T-Mobile Central LLC.

3. Approval of Minutes; July 15, 2010 Re-scheduled Meeting

4. Other Business;

5. Adjournment:

Next Regular Meeting –September 7, 2010.

Village Board Representative; (8/10) Commissioner Dvorak

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.

**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.



STAFF REPORT

TO: Long Grove PCZBA

FROM: JAMES M. HOGUE, VILLAGE PLANNER

DATE: 7/20/10

RE: PCZBA REQUEST #10-04; Consideration of a petition for a Special Use Permit and/or additional relief necessary and/or appropriate under the zoning code including modification of the existing PUD as required to allow a wireless telecommunications facility and related equipment to be located within the existing structure at 1190 Old McHenry Road and within the R-2 PUD District submitted by Mr. Mark Layne on behalf of T-Mobile Central LLC.

Item: PCZBA PETITION #10-04 submitted 7/6/2010. Referral by Village Board not required. Publication in newspaper completed 7/14/2010 and is therefore timely.

History: The property is zoned R-2 PUD Residential District and is situated within the Fairfield Village PUD. Specifically the property in question is Lot 17 of this PUD. In 1979 a special use permit/PUD approval (Ord. 79-O-88 & Res. 79-R-15) were granted to allow the construction and maintenance of the PUD including the Midwest Bank Building (as well as the medical offices to the north) at 1190 Old McHenry Road.

Proposal: The petitioner proposes a wireless telecommunications facility (up to 9 panel antennas) to be installed within the existing cupola of the on the roof of the bank. Antennas will be installed at an elevation of 54.5 feet behind the louvers inside of the octagonal cupola above the clock. Antennas are proposed to be invisible form the external elevation of the building. Equipment cabinets will be housed in the basement of the building and likewise be invisible from public view.

Land Use, Zoning and Locational Data:

1. Proposed Zoning: No zoning change requested; Special Use Permit for a personal wireless services antenna(s)/PUD modification as required.
2. Surrounding Land Uses and Zoning;

<i>Direction</i>	<i>Existing Use</i>	<i>Land Use Plan Designation/Zoning</i>
NORTH	Office	Office; R-2 PUD
SOUTH	Multi-Family Residential	Village of Buffalo Grove\R-9 MFR District
EAST	Vacant\Agricultural	Commercial\Office; R-2
WEST	Residential (Fairfield Village)	Residential; R-2 PUD

3. Location; The property is located on the west side of the intersection of Route 83 and Route 53 and is presently the site of the Midwest Bank Building – 1190 Old McHenry Road .
4. Acreage; The property (Lot17 - Fairfield Village PUD contains approximately 10 +/- acres of land area.
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). (See Maps).
6. Topography; See attached Map from Lake County GIS.

Zoning Data	Existing	Proposed	Zoning Code (R-2 Standard)	PUD
Lot Area	435,908 sq. ft.	435,908 sq. ft.	2 acres (87,120 sq. ft.)	N/A
Floor Area (Total Floor Area)	17,970 sq.ft. *	N/A	N/A	85,000 sq. ft.
Lot Coverage (In Square Feet)	No Change	No Change	40%	N/A
Height	No Change	No Change	35'	35'

* Midwest Bank Bldg square footage.

Yard Requirements (set-backs):

	Existing	Proposed	Zoning Ordinance (R-2 Standards)	P.U.D. *
Front Yard (East/ Rt. 83)	172'	No Change	75'	125'
Side Yard (North)	502'	No Change	40'	125'
Front Yard (South Rt. 53)	183'	No Change	40'	125'
Rear Yard (West)	306'	No Change	40'	200'

* Setback to building box per approved PUD plat.

Conclusions:

The property on question is zoned R-2 PUD District. Personal Wireless Services Antennas are considered as special use within the residential zoning districts (per 5-3-6 (k) of the Village Code). The Fairfield Village PUD approvals also limited development of this property to 85,000 square feet of bank & “general offices uses”.

Petitioner proposes that the antenna structures be placed in the existing cupola on the roof of the Midwest Bank Building. All antennas (as many as 9 panel antennas are proposed) and related equipment cabinets will be placed within the bank building. No components of this proposal will be visible to the public at this location.

Petitioner has identified a “hole” for optimal “in-building coverage” in current coverage area as provided for by existing antennas. This proposal is targets to fill this gap. Petitioner’s application indicates that no existing tower within the vicinity is available to provide the necessary coverage.

As the antennas will be place in an existing structure and no additional support structure (i.e. monopole) is required many of the standards as identified in the Village code (as well as other “concerns” such as aesthetics, height and support structure engineering) do not apply.

Certain aspects of the Village Code appear applicable such as:

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

Aerial photos (attached) indicate that the cupola structure is approximately 500 from the outside wall of the nearest single family structure to the west. As the antennas will be located inside the cupola of the bank and screened from view no adverse impacts are associated with the proximity of the antennas to the residences.

The nearest residential dwellings however are the multiple family units located to the south in Buffalo Grove. These units appear to be closer than 500 feet to the cupola structure. However, as the antennas will be located inside existing building and a vegetated berm exists along the south property line no impacts to these residences are anticipated with this request as well.

2. *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 antennas will be part of the principal structure and will conform to the height restrictions of the existing structure. No antennas will be located outside of or greater in height than the existing structure.

The PCZBA should review and consider the request in light of the following “Special Standards” as identified in the Village Code as applicable;

(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;*

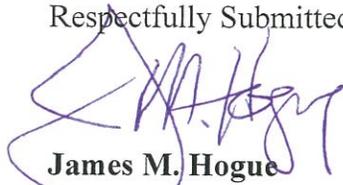
6. *Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness; and*
7. *Proposed ingress and egress; and*
8. *Availability of suitable existing towers and other structures. No new tower shall be permitted unless the applicant 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. (Ord. 2007-O-04, 4-24-2007).*

PUD MODIFICATION

Attached are excerpts from Resolution 79-R-15 which essentially sets up the parameters for the development of "Parcel A" (a.k.a Lot 17, Fairfield Village PUD). This approval limits development on this property to 85,000 square feet of bank and "general office" uses only as the underlying zoning district classification remains the R-2 residential district.

Any recommendation for approval of this request should also acknowledge modification of the existing PUD ordinance as it relates to the uses of this property for Personal Wireless Services Antennas.

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 7/20/2010

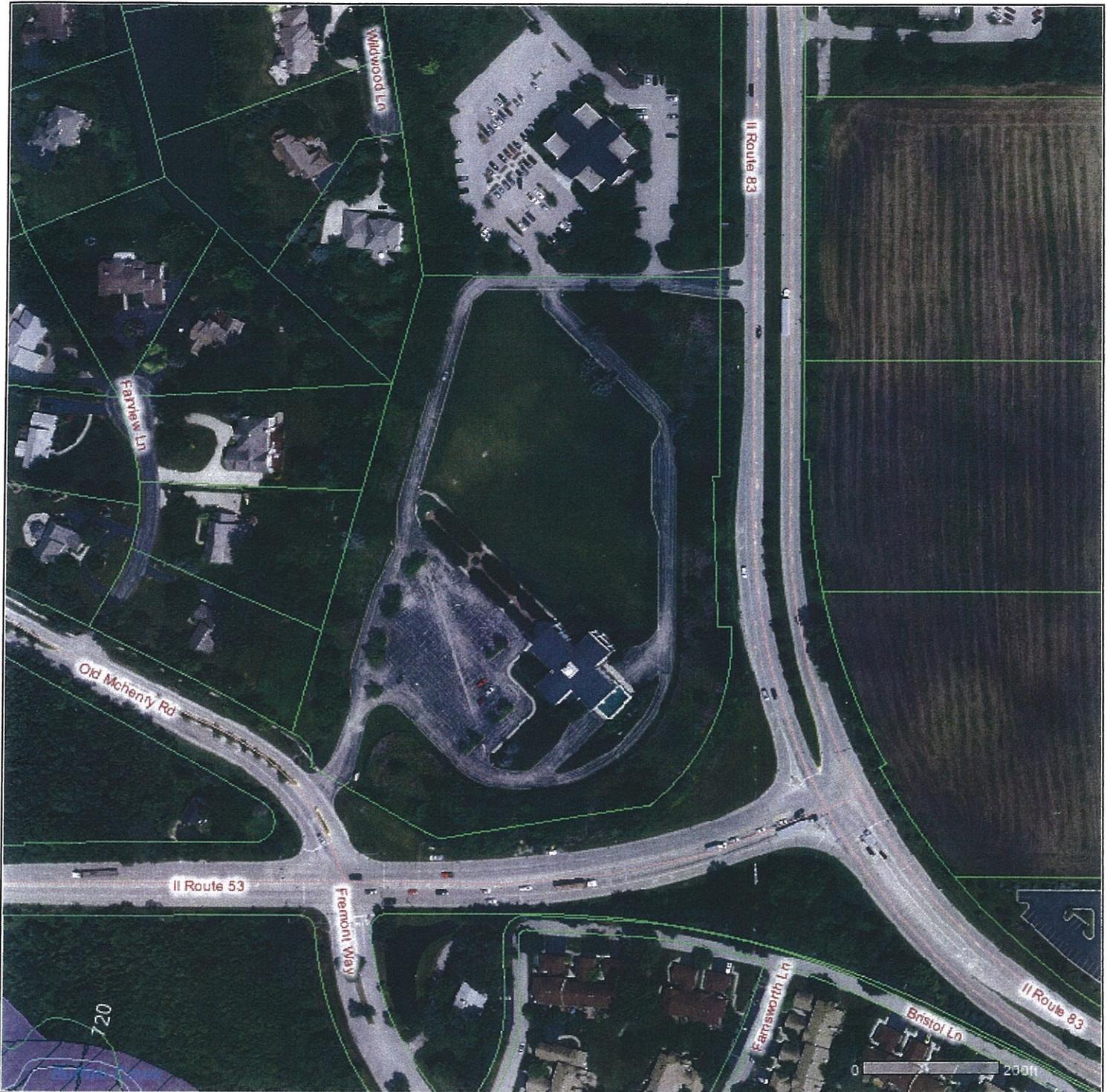


- Major Roads
- Railroads
- Major Water
- Parcels
- 2008 Aerial Photography

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





Lake County
Geographic Information System

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

Map Printed on 7/20/2010

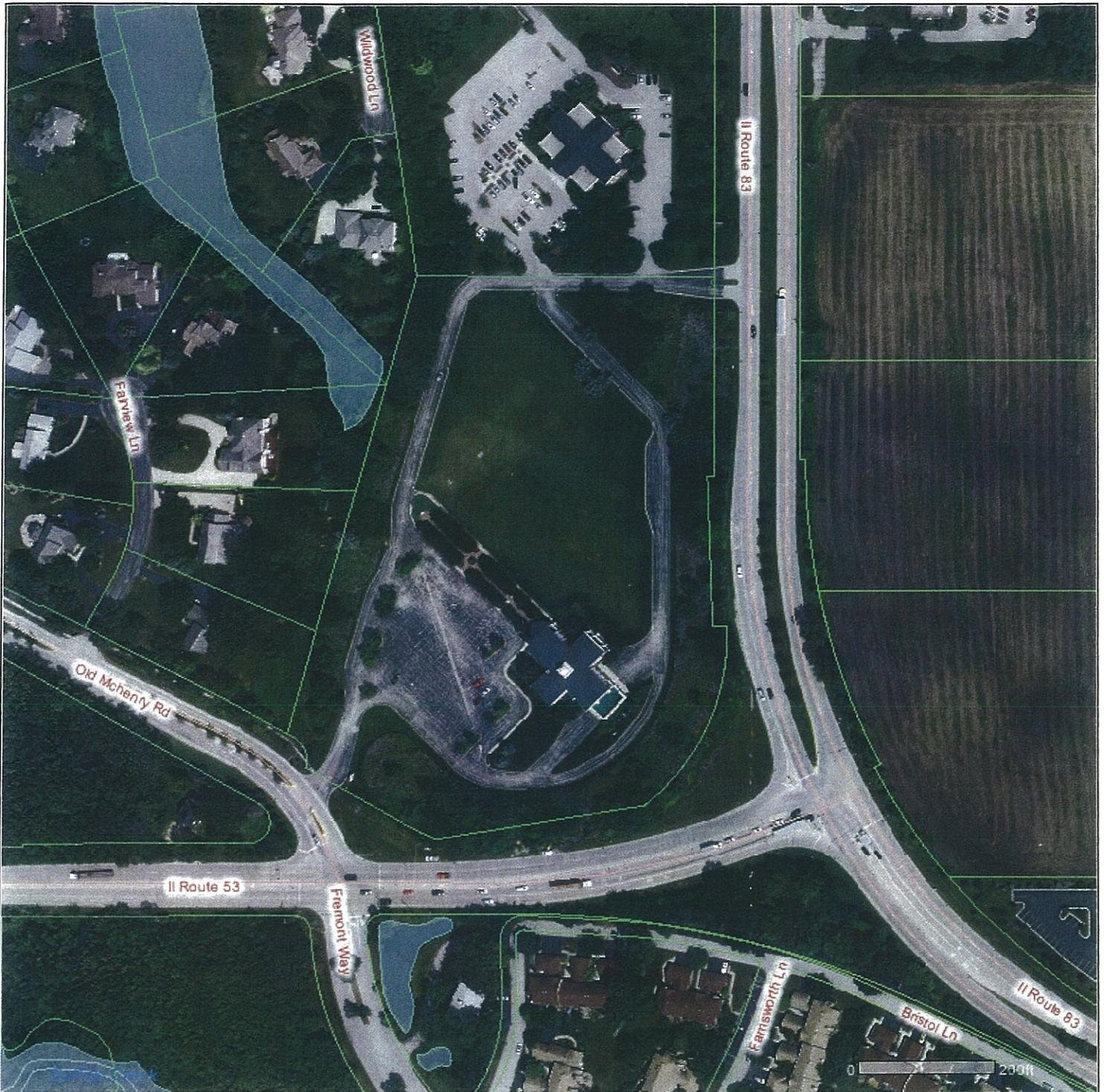


N

 Parcels	 2008 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.

Lake County, Illinois Wetland Inventory



Lake County
Geographic Information System

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

Map Printed on 7/20/2010



-  Wetlands
-  2008 Aerial Photography
-  Major Roads
-  Railroads
-  Major Water
-  Parcels

Disclaimer:

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Advance Identification Wetlands (ADID) in Lake County, Illinois



LakeCounty
Geographic Information System

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

Map Printed on 7/20/2010



- ADID
- 2008 Aerial Photography
- Major Roads
- Railroads
- Major Water
- Parcels

Disclaimer:

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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 7/20/2010

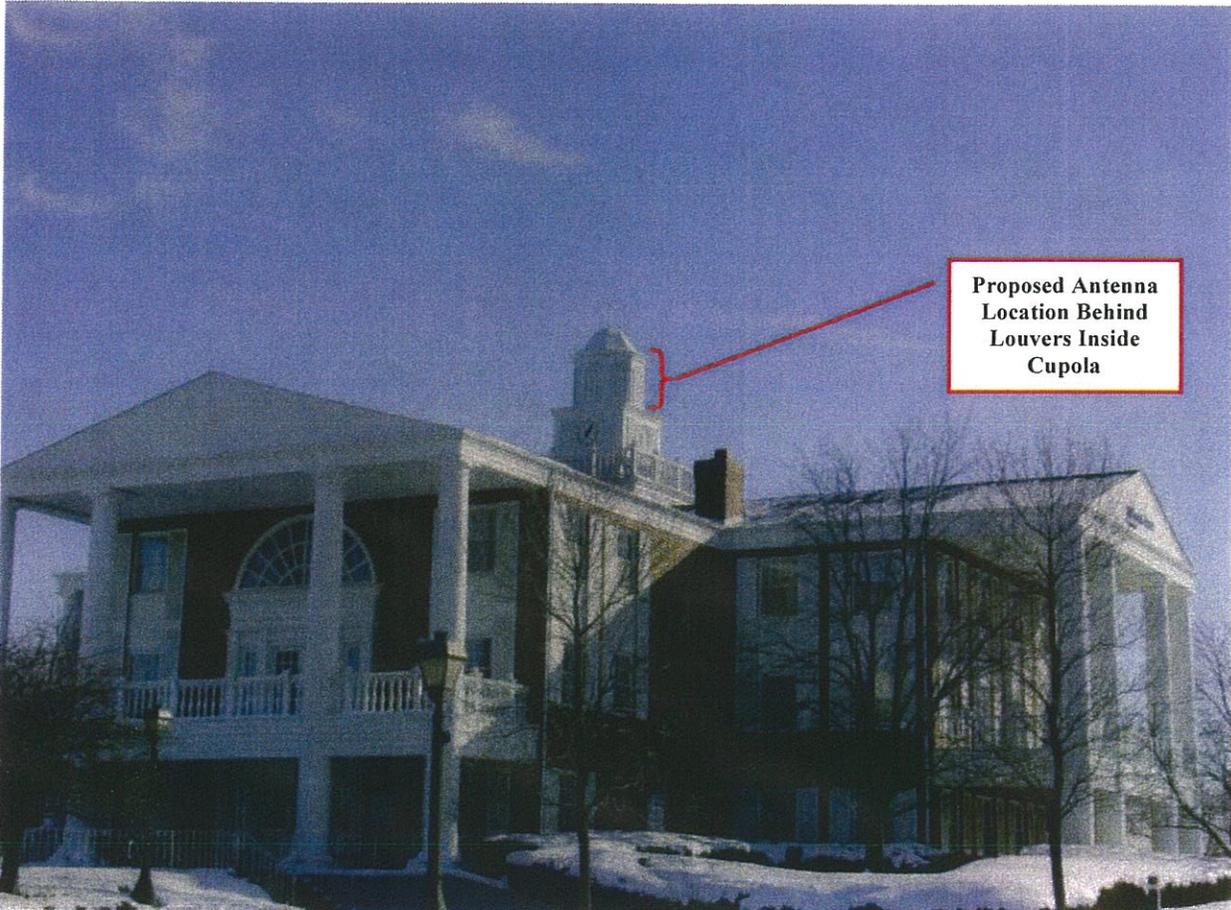


-  Topography
-  2008 Aerial Photography
-  Major Roads
-  Railroads
-  Major Water
-  Parcels

Disclaimer:

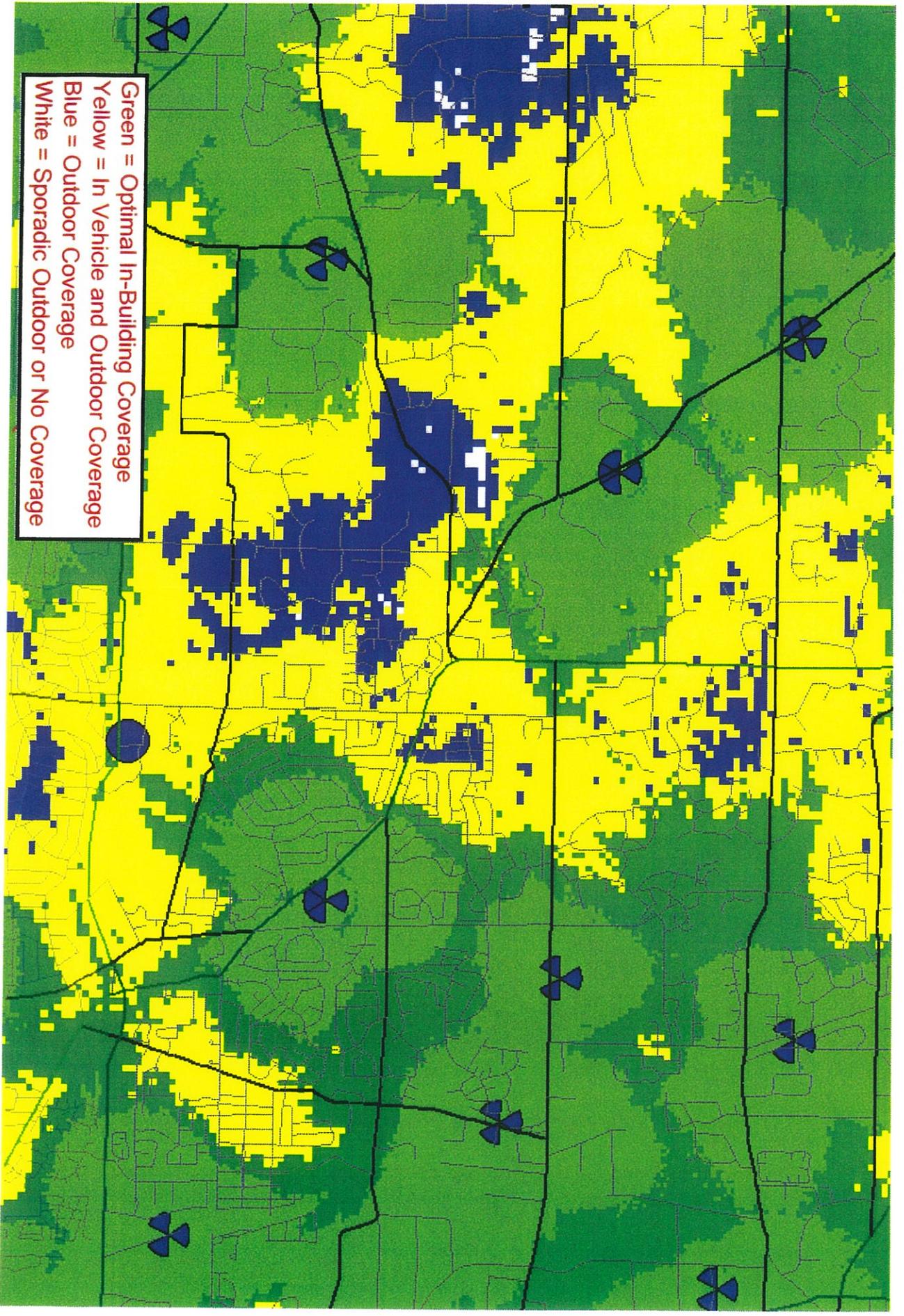
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PROPOSED ANTENNA LOCATION

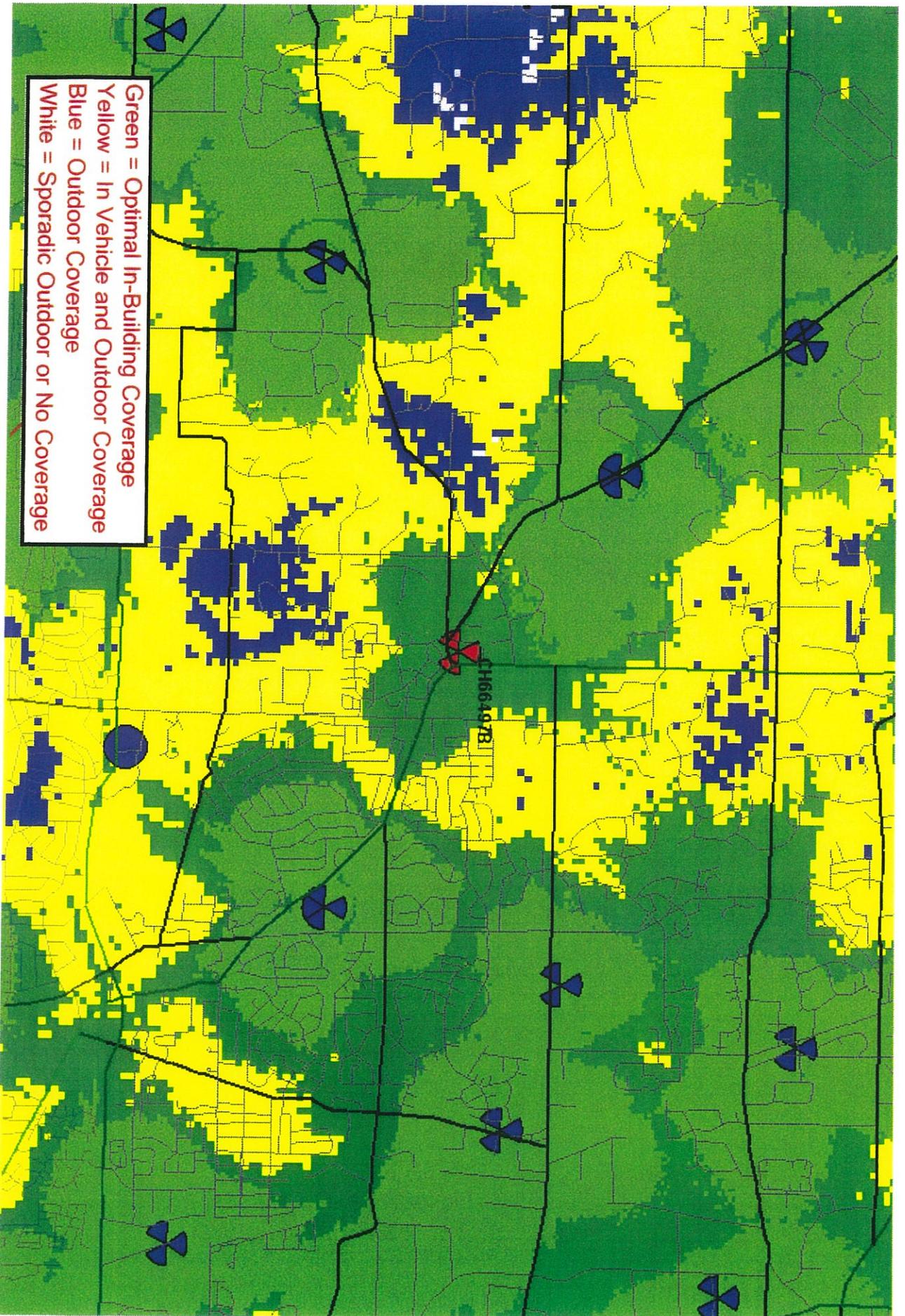


**Proposed Antenna
Location Behind
Louvers Inside
Cupola**

Current Coverage Without CH66497B



Proposed Coverage With CH66497B



STATEMENT IN SUPPORT OF APPLICATION

The Application:

T-Mobile Central, LLC, doing business as T-Mobile ("T-Mobile"), respectfully requests the Village of Long Grove grant a special use permit and any and all other necessary waivers and approvals (the "Petition") for the installation of a wireless telecommunication facility (the "Proposed Facility") in Long Grove, Illinois, located at Midwest Bank, 1190 Old McHenry Rd. (the "Site").

General Background:

T-Mobile has acquired licenses from the Federal Communications Commission ("FCC") to provide Personal Communications Services ("PCS") throughout the United States. These licenses include Lake County and the remainder of the Chicago metropolitan region, and is part of an integrated nationwide network of coverage.

The Telecommunication Facility which T-Mobile proposes to construct on the Site is necessary in order to provide PCS services to your community, including traditional cellular services such as wireless telephone service and new services not available under some traditional analog cellular systems, such as paging, wireless internet connections and wireless data transmission. T-Mobile's PCS technology operates at various radio frequency ("RF") bands between approximately 1850 and 1990 megahertz and utilizes a digital (rather than analog) wireless voice and data transmission system. This technology does not interfere with radio, television or other communications signals. The regulation of all matters pertaining to signal interference are within the sole jurisdiction of the FCC, and T-Mobile's broadcast emissions are in full compliance with all FCC regulations.

Like traditional cellular phone systems, PCS operates on a "grid" system, whereby adjacent overlapping "cells" mesh to form a seamless wireless network. By way of analogy, a wireless network is like an underground lawn sprinkler system wherein the antenna placements or network nodes are equivalent to sprinkler heads. Like a sprinkler system, each node covers a certain radius. In designing a sprinkler system, if the sprinkler heads are too far apart, those areas in between don't get watered. Conversely, if the heads are too close together, there is overlap, resulting in oversaturation of certain areas. Ideally, the heads are placed at a distance where the spray pattern from one head just touches the spray patterns of the adjacent heads, thereby providing even, consistent coverage.

As such, the technical criteria for establishing cell sites are very exacting as to both the height and location of the Proposed Facility. Because of the frequency at which T-Mobile broadcasts, T-Mobile's network requires more numerous and closely spaced Facilities than might be necessary for other wireless carriers who broadcast in different portions of the radio spectrum. Returning to the sprinkler analogy, T-Mobile's network is like the aforescribed sprinkler system, but with poor water pressure, thereby requiring a greater density of sprinkler heads or nodes to obtain required coverage. Within the Chicago MTA, for example, T-Mobile's Facilities are typically located approximately 1 to 1.5 miles apart, with less spacing in densely populated areas, more in rural, unpopulated areas.

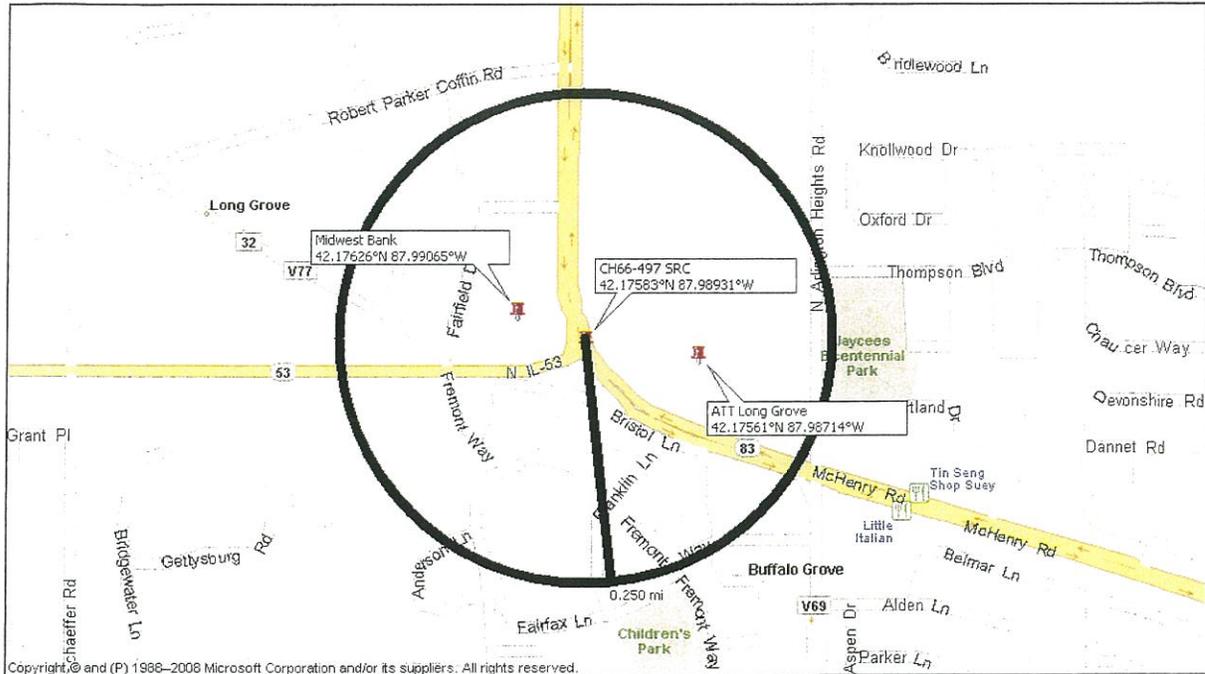
When searching for a suitable antenna location, T-Mobile's first priority is to locate existing wireless and/or antenna towers proximate to the search ring upon which T-Mobile could collocate their antennas and equipment. In the event no such existing telecommunications towers exist within or near the target coverage area, the next initiative is to locate any existing structure of height such as a building rooftop, light pole, church steeple, utility tower, or other facility sufficient to elevate the antennas to an effective operating height. Failing the foregoing, the last resort is to construct a new communications tower.

Site Necessity:

Based on a computerized engineering study which takes into account, among other things, subscribership, local population density, traffic patterns, tree cover, and topography, T-Mobile's RF engineers have identified a necessary location for a PCS site at the intersection of Illinois Route 53 and Illinois Route 83 having a target coverage radius of 1/4 mile (i.e. the "Search Ring"). Attached hereto are radio frequency propagation maps which demonstrate that substantial gaps in coverage will occur if T-Mobile had no Telecommunication Facility in the immediate vicinity of the Property.

The Proposed Facility needs to be of a sufficient height to furnish coverage to the surrounding area. The Proposed Facility must also be positioned such that it interconnects with T-Mobile's existing adjoining cell sites. At the same time the Proposed Facility cannot be located too close to an existing facility which would result in signal overlap, audio clutter, and poor call quality.

The target location was "scrubbed" for existing towers and/or structures which might be suitable for achieving an effective operating height. The Search Ring is comprised of a mixture of low density commercial/office uses along Illinois Route 53 and Illinois Route 83, surrounded by single family residences to the south and west. There is an existing ATT communications tower located on the church property to the east of the above intersection. Upon contacting ATT, however, T-Mobile discovered the tower was at capacity and could not accommodate T-Mobile's equipment. The only other structure of sufficient height within the Search Ring was the cupola of the Midwest Bank building. A summary of the candidates considered is provided in the Search Ring Map below:



The Proposal:

Pursuant to the Long Grove Zoning Ordinance (“Zoning Ordinance”), T-Mobile respectfully requests approval for its special use application and any other zoning relief necessary for the Proposed Facility as detailed below and in the accompanying materials. The Petition further endeavors to comply with the intent of the Long Grove Zoning Ordinance as it relates to wireless communications infrastructure improvements.

The Proposed Facility is designed to satisfy the public need for seamless wireless coverage in the Long Grove community, as well as to remedy wireless communications coverage deficiencies in the target location. Specifically, T-Mobile’s wireless network suffers gaps in reliable coverage in the vicinity of the Site, resulting in blocked and dropped calls by mobile phone users and in home customers.

Accompanying the Petition is a map of T-Mobile’s adjoining sites depicting current coverage conditions including the substantial gap in coverage in the target area represented by yellow and blue shaded areas, along with a map depicting T-Mobile’s prediction of substantially improved coverage to the target area subsequent to the installation of the Proposed Facility represented by green shaded areas.

T-Mobile proposes to resolve this gap in coverage by installing up to nine panel antennas at an elevation of 54.5 feet inside the existing cupola on the bank’s roof. The antennas will be installed behind the louvers in the octagonal portion of the cupola above the clock. By design, the antennas will be completely invisible from the outside of the building resulting in no change in the building’s appearance or height. The radio equipment cabinets that service the facility will be located in the building basement

likewise invisible from public view.

The Proposed Facility will be unstaffed and, upon completion, will require only infrequent maintenance visits (approximately one or two times a month) by a service technician utilizing a car, pick-up or van. Access to the Proposed Facility is intended to be furnished via the existing paved parking lot at Midwest Bank. The site is entirely self-monitored by sophisticated computers which connect directly to a central office and which alert personnel to equipment malfunctions. Hence, the facility will not have any material impact on traffic, parking or storm water control. Moreover, no material noise, glare, smoke, debris, traffic flow or any other nuisance will be generated by the Proposed Facility.

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

The proposed facility will be designed and constructed to meet applicable governmental and industry safety standards. Specifically, T-Mobile will comply with all FCC and FAA rules governing construction requirements, technical standards, interference protection, power and height limitations, and radio frequency standards. In addition, T-Mobile will comply with all applicable FAA rules pertaining to site location. Any and all RF emissions are subject to the exclusive jurisdiction of the FCC.

Special Use Criteria:

T-Mobile hereby specifically states that its Petition for a Special Use Permit satisfies any and all applicable standards under the Long Grove Zoning Ordinance as follows:

No special use shall be granted by the village board unless the special use:

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

Wireless is a rapidly growing industry currently experiencing is unprecedented demand for new wireless services and expanded features from both mobile and in-home wireless subscribers. For example, early mobile phones were installed permanently in vehicles and used exclusively for voice communication as a convenience while traveling, prompting wireless carriers to build their first wave of infrastructure along major roadways in order to satisfy demand from subscribers traveling by vehicle. The next evolution in technology provided portability, allowing the PCS device to be utilized anywhere sufficient signal strength existed, and causing wireless providers to expand their networks beyond the interstate highway system and heavily traveled major thoroughfares into commercial locations and densely populated residential areas. Currently, wireless devices are increasingly used by in-home subscribers in lieu of land-line telephones, as well as for a host of other features never anticipated by early network designers such as text messaging, photo sharing, internet access, and streaming audio and video, all of which consume available bandwidth.

The need for the Proposed Facility is based on demand by T-Mobile customers living in and traveling through the designated target area. As subscriber demand continues to grow and the typical user profile evolves away from business and travel voice usage toward a more expansive and technologically consumptive “pedestrian” morphology, wireless providers such as T-Mobile are being forced to find creative methods of increasing signal strength in heretofore off limits locations, such as the neighborhood surrounding the proposed Site. Without the Site, T-Mobile cannot guarantee reliable, robust service to the Long Grove community.

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

The Proposed Facility will not be detrimental to or endanger the public health, safety, or general welfare. On the contrary, wireless communication technology has become a vital component of our overall safety infrastructure and is used to promote efficient and effective personal, business, and governmental communications. Consider the following:

- **As of 2007, there were over 243 million wireless subscribers in the US representing 81% of US households.**
- **Approximately 13% of all US households have abandoned land line phones in favor of wireless phones exclusively, and that number is estimated to be closer to 30% and growing among younger subscribers.**
- **50% of all 9-1-1 calls made each day are made by wireless phone.**
- **“Enhanced 9-1-1” allows emergency dispatchers to locate distressed callers on a GPS grid system.**
- **Municipal emergency service personnel rely on wireless for all sensitive intra-departmental communications due to privacy concerns related to their two-way radio systems.**

Wireless services have become established and accepted as an integral part of the nation's communications infrastructure, and not unlike electric, water, and other public utilities, serve to promote the public health, safety, morals, and general welfare. What’s more, Telecommunications Facilities of the sort proposed by T-Mobile have become commonplace in all manner of urban, suburban, exurban and rural locales, and already exist in Long Grove as evidenced by the monopole communications tower several hundred yards east of the proposed location.

Finally, the Federal Communications Commission (“FCC”) controls and regulates the operation of all telecommunications equipment and devices in the US. In accordance with Section 704(a) of the Federal Telecommunications Act of 1996, the FCC likewise maintains sole jurisdiction and authority over any health and environmental effects of radio frequency emissions from personal wireless facilities, especially as such concerns relate to approval criteria for locating said facilities. Specifically stated, “No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions.”

In compliance with their FCC license, the antennas and equipment T-Mobile proposes to install at this site will conform to all FCC regulations concerning such emissions, as verified by an independent engineering study, a copy of which will be provided prior to the date of the public hearing. Routine visits to the site will be made to ensure that the system continues to operate properly. The frequency at which T-Mobile operates will not interfere with any police, fire, or emergency communications.

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

T-Mobile has been sensitive in selecting a location and installation method that will eliminate any impact on surrounding properties due to the utilization of the existing bank cupola structure incorporating invisible antennas and equipment.

Regardless, as substantiated by an independent value impact study commissioned by T-Mobile and performed by certified real estate appraiser, David A. Kunkel, MAI, there is no data that suggests even visible antenna installations have an adverse impact on neighboring property values. To the contrary, enhanced wireless communications will have a positive influence on personal, business, governmental, and other existing uses in this area. As evidence in this regard, the existing visible antenna installation east of the subject site has had no adverse impact on adjacent property values.

- 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*

T-Mobile has taken great care in designing the Proposed Facility to substantially comply with the Village of Long Grove Zoning Ordinance as such standards apply to the Proposed Facility. It is likewise T-Mobile's intention to otherwise comply with all applicable Village ordinances as may be required or established as part of this special use process.

- 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.*

A subsidiary of Bonn, Germany, based Deutsche Telekom, T-Mobile is a nationally recognized cellular telecommunications provider offering wireless voice and data services in the United States. Headquartered in Bellevue, Washington, T-Mobile USA, is currently the fourth-largest wireless carrier in the U.S. market behind Verizon Wireless, AT&T Mobility, and Sprint Nextel with 33.7 million customers as of the end of the first quarter of 2010 and annual revenue of \$21.9 billion for fiscal year 2008. With thousands of wireless installations currently on air throughout the US, T-Mobile most certainly has the wherewithal to complete the project as proposed.

T-Mobile looks forward to working with the Village of Long Grove to bring the benefits of T-Mobile's PCS services to the community. Wireless telephone service has already proven to be of great value to the public, and we believe that Long Grove will reap the benefits of superior digital service and greater competition in the marketplace.

737

INVESTMENT AND DEVELOPMENT

July 8, 2010

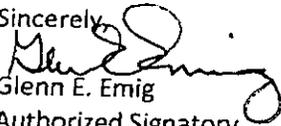
James Hogue
Village of Long Grove
3110 Old McHenry Rd.
Long Grove, IL 60047-9635

Dear Mr. Hogue,

I am one of the owners of the Midwest Bank property at 1190 Old McHenry in Long Grove. Please accept this letter as our authorization for Mark Layne, Agent for T-Mobile Central LLC, to represent our interests in the special use request to place wireless transmission antennas and equipment inside our building.

Please contact me at 312-266-8885 with any questions or concerns.

Sincerely,


Glenn E. Emig
Authorized Signatory

that the estimate and the actual tax bill are not identical.

- b) The Petitioner shall submit engineering drawings for the drainage for the entire 43 acres of the parcel including the 7 acres to be conveyed to the Village and the developer shall be responsible for the installation of the improvements and the costs thereof. The design shall be subject to the approval of the Village Engineer.
 - c) The developer shall be responsible for widening of Long Grove Road to 26 feet and the same shall be brought to Village Ordinance specifications and the widening and upgrading shall be on that portion of Long Grove Road from Route 83 to the western terminus of the 43-acres parcel.
 - d) The primary drainage release along the east side of Three Lakes Drive to the proposed lake is to be by an enclosed storm sewer installed at the developer's expense in accordance with specifications to be approved by the Village Engineer.
 - e) The Petitioner shall submit landscape plans for the berms to screen all parking from roadways and residential areas and the landscape plans must be submitted and receive the approval of the Board prior to final planned unit development plat approval. The landscape plan must also include a walkway from the office parcel designated as Site A on the Preliminary Plat to the existing business zoning district and the walkway shall be situated on a right-of-way of the east side of Old McHenry Road and the walkway shall be installed at the Petitioner's expense. The walkway shall be 6 feet in width and shall be constructed with limestone screening material of a depth not less than 6 inches.
 - f) The Petitioner shall bring the sanitary sewer facilities to the edge of the property designated as public use at the location determined by the Village and the Long Grove Fire Protection District, and the Petitioner shall make available said sanitary sewer to serve the proposed new Long Grove Fire Protection District Fire Department structure. The sewer described herein shall be constructed in a manner sufficient to allow hookup by the Long Grove Fire Protection District, and shall also be constructed in such a manner as to allow the sewer to operate as a gravity sewer from the proposed new Long Grove Fire Protection District Fire Department structure, and engineering plans for the same shall be subject to the approval of the Village Engineer.
- g) The parties understand and agree that Parcel A, as set forth on the preliminary plat shall be utilized for an office for Fairfield Savings and Loan Association as a financial institution and for its administrative offices and other general office uses. The Village agrees to allow the operation of not more than three drive-up facilities in connection with Fairfield Savings and Loan Association's use of the parcel. Both Parcels A and B, as depicted on the Preliminary Plat, shall be allowed parking facilities no closer than 40 feet of the Single-Family Residential phase of the development and there shall be installed, within one year of final plat approval, suitable landscaping berms and plantings to screen the parking facilities on Parcels A and B from the Single-Family Residential phase of the Planned Unit Development. The plans for the landscaping

shall be submitted to the Board and shall be subject to approval of the Board prior to the issuance of a building permit on Parcels A or B.

- h) The Petitioner shall install a left-turn lane on Long Grove Road at Route 83, subject to the approval of the Village Engineer.
- i) The parties understand and agree that the utilization of the three drive-in facilities by the savings and loan shall be an accessory use to that particular phase of the planned unit development.

→ j) That the planned unit development shall consist of the following:

- 1) 16 Residential lots as set forth on the plat.
- 2) An office parcel of 10 acres upon which will be located the offices of Fairfield Savings and Loan (Parcel A).
- 3) An office parcel of 8.3 acres (Office B).

→ k) That the improvements to be installed on the office parcel (Parcel A) upon which Fairfield Savings & Loan is to be located may consist of three stories but shall not have a height in excess of 35 as defined in the existing Long Grove Zoning Ordinance. In addition, the total maximum square footage of leasable space shall be 85,000 square feet.

The improvements may consist of several buildings provided that the total does not exceed the 85,000 square feet set forth herein.

The parking facilities to be situated on the parcel known as "Office Parcel A" which is to be occupied by the premises owned by Fairfield Savings and Loan may be installed in the locations indicated on the preliminary plat.

- 1) That the maximum square footage of leasable space on the parcel designated as Office, Parcel B, shall be not more than 75,000 square feet of leasable space.

The improvements may consist of several buildings provided that the total does not exceed the 75,000 square feet set forth herein.

- 2. The provisions of the Long Grove Zoning Ordinance, the Subdivision Ordinance, the Building Ordinance and all other Village Ordinances shall be applicable to the property described herein except as otherwise provided by this Resolution
- 3. The Petitioner and title holder to the property have indicated their agreement to the terms and conditions set forth herein by affixing their signatures hereto
- 4. The terms and conditions set forth herein shall be binding on the successors of the petitioner and the legal title holder.

LEGAL NOTICE
 VILLAGE OF LONG GROVE, ILLINOIS
 NOTICE OF A PUBLIC HEARING FOR CONSIDERATION OF A PETITION FOR SPECIAL USE PERMIT AND/OR ADDITIONAL RELIEF NECESSARY AND/OR APPROPRIATE UNDER THE ZONING CODE INCLUDING MODIFICATION OF THE EXISTING PUD AS REQUIRED TO ALLOW A WIRELESS TELECOMMUNICATION FACILITY AND RELATED EQUIPMENT TO BE LOCATED WITHIN THE EXISTING STRUCTURE AT 1190 OLD MCHENRY ROAD (MIDWEST BANK BUILDING) AND ZONED UNDER THE R-2 PUD ZONING DISTRICT CLASSIFICATION WITHIN THE VILLAGE OF LONG GROVE, ILLINOIS

PUBLIC NOTICE IS HEREBY GIVEN that on Tuesday, August 3, 2010 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 including modification of the existing PUD as required to allow a wireless telecommunications facility and related equipment to be located within the existing structure at 1190 Old McHenry Road and within the R-2 PUD District. No reclassification of the subject property is requested. The subject property is legally described as follows:

Lot 17 in the Fairfield Village PUD being a subdivision in the east half of the Northwest Quarter and the west half 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: The Midwest Bank - 1190 Old McHenry Road, Long Grove, Illinois, 60047.
 PIN: 15-30-205-019

Persons attending the hearing shall have the opportunity to provide written and oral comments and questions concerning the proposal. The above information, together with the plans for the property, will be available for inspection at the Long Grove Village Hall, 3110 RFD, Long Grove, Illinois during regular business hours.

The Plan Commission & Zoning Board of Appeals reserves the rights to continue the hearing to a later date, time and place should that become necessary.
 James M. Hoag
 Village Planner
 Village of Long Grove
 Published in Daily Herald
 July 14, 2010 (4222082)

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

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 14, 2010 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 Holly Bratonic
 Authorized Agent

Control # 4222082

