



Village of Arlington Heights
Plan Commission
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
July 22, 2015
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Bright Horizons - 6/24/15
- B. Chuck-E-Cheese's - 6/24/15

IV. PUBLIC HEARINGS

- A. T-Mobile - 1000 S. Arlington Heights Rd. - PC#15-003
(continuation from 5/13/15)
Special Use Permit for a Wireless Antenna Tower
- B. Verizon Wireless Antenna at Luther Village - 800 W. Oakton St. -
PC#15-009
Special Use Permit for Rooftop Wireless Antenna

V. OTHER BUSINESS

VI. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Item: Bright Horizons - 6/24/15
Department: Planning & Community Development

ATTACHMENTS:

Description	Type
PC Minutes 6/24/15 DRAFT	Minutes

DRAFT

PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
PLAN COMMISSION

COMMISSION

RE: BRIGHT HORIZONS; PC# 15-006

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 3rd Floor Board Room, Arlington Heights, Illinois on the
24th day of June, 2015, at the hour of 7:30 o'clock p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
BRUCE GREEN
GEORGE DROST
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

LATIKA BHIDE, Development Planner

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CHAIRMAN LORENZINI: It is now 7:30. I'd like to call to order this meeting of the Plan Commission. Would you all please rise and recite the pledge of allegiance with us?

(Pledge of allegiance.)

CHAIRMAN LORENZINI: Latika, roll call please.

MS. Bhide: Commissioner Dawson.

(No response.)

MS. Bhide: Commissioner Ennes.

(No response.)

MS. Bhide: Commissioner Jensen.

(No response.)

MS. Bhide: Commissioner Warskow.

(No response.)

MS. Bhide: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MS. Bhide: Commissioner Drost.

COMMISSIONER DROST: Here.

MS. Bhide: Commissioner Green.

COMMISSIONER GREEN: Here.

MS. Bhide: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MS. Bhide: Chairman Lorenzini.

CHAIRMAN LORENZINI: Here. Okay, next item on the agenda is the approval of meeting minutes. We have two from the last meeting, Northwest Metalcraft and Suburban Trim & Glass.

COMMISSIONER GREEN: I'd like to make a motion for approval.

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

COMMISSIONER DROST: I was not in attendance for the Northwest Metalcraft.

CHAIRMAN LORENZINI: And Latika, I was not here for either at the last meeting, okay? All right.

Now, we'll head to the public hearing portion of the meeting. Just so everybody in the audience knows, what we'll do is the petitioner, we have two public hearings tonight, two projects. The way we'll handle each one is the petitioner will come up, give a brief description of the project, then Latika will give a Staff report on the project. Then we'll go to the Commissioners to ask questions. Then we'll open it up to the public for questions, and then go back to the Commissioners for final deliberation and take a vote.

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So, the first Petitioner on the agenda is PC# 15-006. Latika, have all the proper notices been given?

MS. Bhide: They have.

CHAIRMAN LORENZINI: Okay, Petitioner, are you here? Would you stand up? Will anybody else be testifying besides you?

MS. FERZACCA: Yes.

CHAIRMAN LORENZINI: Okay, would you all, whosoever may testify just stand and raise your right hand, I'll swear you in.

(Witnesses sworn.)

CHAIRMAN LORENZINI: Okay, thank you. Okay, would you come forward and give us a brief summary of your program? And would you please state and spell your name for the court reporter and address?

MS. FERZACCA: Yes. Dawn Ellis Ferzacca, E-l-l-i-s F-e-r-z-a-c-c-a.

CHAIRMAN LORENZINI: And I'm going to ask anybody else who is going to testify to do the same, spell your name, give your name, spell it and give your address. Has the Petitioner read all the conditions of the Staff report and do you agree to them?

MS. FERZACCA: Yes.

CHAIRMAN LORENZINI: Okay, all right. So, give us a brief presentation.

MS. FERZACCA: Okay, thank you for having me here. Briefly, we are here to propose a site for Bright Horizons, a new children center located at 1120 North Arlington Heights Road. We're just going to run through our company profile, talk about our project team, discuss the market study and traffic study that we've completed, give you an overview of our program, our staffing plan, our indoor space plan, playground plan, and then our proposed project timeline, obviously dependent upon this timeline and discussion, and answer any questions you may have.

So, briefly, Bright Horizons Family Solutions is a leading corporate childcare company in the country, and we have over 850 centers. We've been in business for over 25 years, started by a husband and wife team, and we operate a center currently in Arlington Heights, a Bright Horizons at North Kennicott location. So, we are very familiar with this area. We're very excited to have the opportunity to possibly expand our business in this area, and we have a big local presence. We have over 35 centers in the greater Chicagoland area. We have regional office support, a division vice president who is here tonight, a region manager such as myself, and then ancillary support as well.

Our project team that will be speaking tonight, and we're available to speak tonight for any questions, is myself, I'm a region manager like I said. I oversee seven centers here in the

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Chicagoland area. Danny Tool is here who is our project manager based out of our Watertown, Massachusetts office; Bobby Wald who many of you may have met is our project manager locally; Mike Aufderheide is our architect; and Luay Aboona from KLOA.

So, briefly, our market study that we did, as I said we're interested in space here because we know that there is a demand. We know that because we operate a center and a school, and parents cannot get in and parents are asking us when are you going to open another center. So, we've been looking for property for sometime in this area and we feel that we've found the perfect location that will meet our families' demands.

We also are very sensitive to our competition and we wanted to make sure that there wasn't ample space available for families. So, we did a survey and we contacted all of the local childcare centers, and found that there is very limited if any space in Arlington Heights area for early childhood care. We also looked at our market study to make sure that families can afford our care because quality care does cost a lot of money and we wanted to make sure that this was something that was affordable to the families of Arlington Heights. We did find in a one-mile, three-mile, and five-mile radius that there is definitely an opportunity for the market to support a childcare center such as ours.

So, I'm going to ask Luay to come up and he can speak to the traffic study.

MR. ABOONA: Good evening. My name is Luay Aboona. I'm a principal with KLOA. My firm conducted the traffic and parking study for the proposed Bright Horizons. We submitted the study to the Village and the Village Staff thoroughly reviewed it and we had a few comments a couple of times and we were able to address them to the satisfaction of the Staff.

This slide basically summarizes the scope and the conclusions of the study. I'll go through them quickly. The study determined the existing conditions in the area by conducting traffic counts in the morning and evening peak hours. Those are the time periods when the childcare facility will generate its highest amount of traffic.

We looked at the intersection of Arlington Heights Road and Oakton Street, the intersection here is to the side. We obviously looked at the driveway in and out of the facility. We looked at the impact of the traffic from this facility, what it would have on the traffic on Arlington Heights Road and the intersection of Arlington Heights Road and Oakton, and also entering and exiting the facility. Then we looked at the parking requirements for the facility based on the Village code requirements and based on observations of a similar facility in Deer Park.

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So, basically, the results of the study indicated that the site-generated traffic will not have a significant impact on the area roadways. Our analyses show that the intersection of Arlington Heights Road and Oakton will continue to operate at the existing current levels of service with very little increase and delays. We found also that the access drive as it currently exists will be sufficient in accommodating the site traffic entering or exiting the facility, both with the right-hand turn and left-hand turns.

We found, based on the gap studies that we conducted on Arlington Heights Road, that there are sufficient gaps in the traffic stream to allow both the critical left-hand turns and left turns out of the facility. The fact that the driveway is between two signals at Oakton on the south and Olive to the north will provide those gaps to allow for the cars to enter and exit the site efficiently. Because of that, our conclusion was that northbound left turns into the site would not be detrimental to the through traffic on Arlington Heights Road in the northbound direction, and those left turns can be made without significant delays. This kind of design is consistent with other driveways and intersections on Arlington Heights Road and the vicinity where none of them have the left turn lane treatment along Arlington Heights Road to accommodate the inbound traffic.

The number of parking spaces exceeds the Village requirements, and based on our review and observation of the Deer Park facility, it was confirmed that what's being provided will be adequate. There will be a number of those parking spaces allocated for parents dropping off and picking up their children. Parents are required to escort their children in and out of the facility, so a number of those spaces will be designated for that purpose.

With that, I conclude my presentation.

MS. FERZACCA: So, moving in to the actual childcare program, I just wanted to give you an overview we would be taking the entire building, as you know, all three floors, and we are looking at offering full and part-time schedules. We do offer art, music, and dance classes within our program. Our hours of operation would be between 6:30 and 6:30. We'll operate between 11 to 12 hours. We may be open 6:30 to 6:00 or 7:00 to 6:30, depending upon what the needs of the parents might be. We do take that into consideration, but it would be no greater than 6:30 to 6:30.

We would be looking at offering an evening staff meeting once a month, because that's when our teachers can get out of the classrooms. Some Saturday parenting events but no more than four times a year, and that's really just in the morning and it would be like our grand opening, an open house perhaps but something very simple

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for families to come, very short time frames. Other than that, we would not be operating any other time besides Monday through Friday.

We're looking at a capacity of 192 children and 14 classrooms. We would have three rooms of eight infants, four rooms of ten toddlers, three rooms of 16 two-year-olds, four rooms of 20 preschoolers. We do fall under the Department of Children and Family Services (DCFS) guidelines and regulations because we would be a licensed facility.

We would be introducing 36 new staff member opportunities. We will have a director, assistant director, education coordinators and multiple teachers as well. Again, as Luay indicated, we have adequate parking for that. We offer full and part-time schedules to our teachers. Our teachers do not work the full 12 hours, they work shifts, so they'll have to choose to come in from between 6:30 all the way until 9:30 in the morning, just like they'll be leaving between 12:00 and 6:30 p.m.

We are an employer of choice. We have an excellent benefits package. We are the only childcare company in the Fortune 100 Best Companies To Work For list. We've been on that consecutively 14 times.

Our interior space, like I said, we have 14 separate classrooms and they are each designed for each age group. We offer changing tables or toileting, depending upon the age group. Inside the classrooms, the children are really contained to their own classrooms throughout their duration of the day besides going to our art studio or our movement matters area. Our movement matters area would be what you might call a gym. We have a rock climbing wall and ballet bar and that will be located on the lower level.

We also have administrative support areas including a commercial kitchen that would be located on the lower level as well. We'll have a chef on site that will be cooking for the children in the building. So, we will not have deliveries every single day of food.

Here are just some photos of what a typical infant classroom looks like, just so that you can see this. These are all local photos, so these are centers that if you so chose to visit you could see them. Here is a typical toddler classroom in one of our new centers in Evanston, and a preschool classroom. So, you can see there as the children get older, the chairs get bigger and toys get more volume.

Because we're dealing with children, we are looking at a safe and secure environment. We do have controlled access into and out of the building at all times. So, we offer a safe and secure access from the parking lot, and as Luay had indicated, we do require their parents to park their cars, exit their cars, bring their

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children in, take them all the way to classroom, drop them off and then exit. We do not have any queuing of parents pulling up to drop off their children in front of the building. That's not part of our program.

We do offer, we have a keypad access, so it is a controlled environment. The doors are locked. Visitors are escorted at all times within the building, IDs are checked and, as you can imagine, our playground areas are extremely secure. We have alarmed gates but their alarm just indicate to the teachers that somebody has opened the gate. They're not a high decibel level because that would scare the children to death, just even that alarm scares them enough.

Here is a typical playground plan and this is just a design so that you can see. We do incorporate a lot of natural elements within our playgrounds. We do have climbing structures, but we do have a lot of natural elements because we truly believe the children learn best when they're in nature and have that opportunity to have butterfly gardens and mud kitchens and all those fabulous things as well, and hills for them to go through. It's very park-like.

We have one large playground that's divided into subsections. So, there is an infant area, there's a toddler area, and then an older area as well.

Here are just some more concept ideas for playgrounds. This does not mean that all of these would be located on this playground. We're very sensitive to making sure that we provide what's needed in this environment, and so we would be looking at what works best within this playground. But we do have shade structures and we are keeping many of the trees that are already in existence there.

Our proposed timeline, we're really hoping to seek Village approval in the next few months, within this month-the next month. Then we could begin renovation and playground construction. That takes us about four to six months, depending upon how the weather is and everybody knows construction.

Then we are, like I said, licensed by DCFS. Their process also is very rigorous and time intensive. So, we would be hoping for a targeted opening in January 2016. And that's all I have.

CHAIRMAN LORENZINI: Thank you. Latika, would you give us the Staff report please? You can have a seat.

MS. BHIDE: Good evening. The Petitioner is here this evening, they are seeking a special use permit to allow a daycare center in the B-1 District at 1120 North Arlington Heights Road. Along with the special use, they are also seeking three variations. One is from the requirement that all activities permitted in the B-1 District be, if within an enclosed building, to allow an outdoor play area; from the requirement that all ends of parking rows have a landscape island to allow the plan to be deficient two islands; and then from the

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requirement that fences in the front yard not exceed 36 inches to allow a five-foot tall metal fence.

As you can see, the site is approximately 0.88 acres in area. There is an existing 16,500 square foot building. The site is located in the west side of Arlington Heights Road and there is an existing parking lot with 67 parking spaces.

If approved, Bright Horizons would like to convert the building into a childcare facility. The facility is expected to have a maximum enrollment of 192 children between the ages of 6 weeks and five years. The proposed interior layout has 14 classrooms, administrative areas, storage, art studio, et cetera. There will also be a kitchen facility on site that will serve cooked meals for children. An outdoor play area is proposed to the west and south side of the building as well as in front of the building on the south side.

The subject site is zoned B-1 and a daycare is listed as a special use in that district. The Staff Development Committee supports the request because there are, pursuant to the market study provided by the Petitioner, there are very few or no openings available at other facilities in the area. The Petitioner will be updating the parking lot with the addition of landscaped islands and landscaping, as well as adding landscaping along Arlington Heights Road to screen the parking areas from the adjacent right-of-way. Lastly, the proposed parking exceeds the Village's parking standards, and the site-generated traffic is not expected to have a significant impact on the roadway system or require any geometric or traffic control improvements.

The Petitioner is not proposing any major changes to the exterior facade. They will be adding some new windows on the east, north and south elevations. They are also proposing removing the existing freestanding sign along Arlington Heights Road and replacing it with a new sign. They are also proposing to add a wall sign on the east facade. These signs will have to be reviewed for compliance when they come in for a permit.

That's the landscape plan up here. As you can see, the parking lot will be reconfigured. They are adding one landscaping island and they are also adding three four-inch caliper shade trees to some of the existing islands to bring the parking lot up to code. The parking lot is deficient two islands. Those are the two islands next to the outdoor play area in front of the building. Staff does not object to this variation, but our recommendation is that three trees that you can see there which are redbud trees which are considered ornamental trees should be swapped out with four shade trees so that it meets the intent of the ordinance to provide shade.

So, the two variations, or one variation for the landscaped island is to allow the plan to be deficient two islands.

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The second variation is from the requirement that fences in the front yard not exceed 36 inches to allow a five-foot tall metal fence, and I'll go back and this is, they would like to fence the play area that is in front of the building for security purposes. It's a metal fence five feet tall. However, because it is in front of the building, it's considered to be the front yard but this fence is set several feet back from Arlington Heights Road.

I have a playground plan up here. As was stated before, the playground is located on the west and the south side as well as along the front of the building. The total outdoor play area is about 5,700 square feet. This is divided into two different spaces depending on the age group. There are several amenities that are proposed within this play area including a butterfly garden, a sensory garden, sandboxes, et cetera.

To the west and a portion of the south is residential properties. Therefore, it's required to provide a six-foot tall screen. The Petitioner is proposing a six-foot tall solid vinyl fence along these property lines as well as landscaping. Once it transitions to non-residential property, the fence will transition to a five-foot tall metal fence.

Another playground plan with more details of the equipment proposed there. So, because of the outdoor play area, the Petitioner does require a variation from the requirement that all activities permitted in the B-1 District be conducted wholly in an enclosed building to allow their outdoor play area.

I just have a picture of some elevations. Like I said before, they are only adding a few, for the most part the elevations will stay the same, the facade will stay the same. They are adding a few windows to the facade.

As is required for special uses that are adjacent to major arterial streets like Arlington Heights Road, Bright Horizons was required to provide a traffic study and parking analysis. The study was prepared by KLOA and they analyzed trip generation, traffic analysis, site access, circulation and parking.

I have the trip generation analysis that was provided. As you can see, the daycare would generate more trips during the peak hours. It should be noted though that while the daycare facility does generate a higher volume during the morning and the evening peak hours, a medical office would be accepted to generate a more continuous traffic flow in the day.

Per the Village's parking code, three spaces are required for every two employees. So, for this facility, based on the number of employees, it would be required to provide 54 spaces. The plan shows 58 spaces, so there is an excess of four spaces.

I have three pictures of the site. The first one

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is looking east to Arlington Heights Road, and then west to the building. Then just a shot of the building and the yard in the back.

That being said, the Staff Development Committee has reviewed the request and recommend approval of the special use subject to the following conditions:

1. The Petitioner provide a copy of the DCFS license prior to the issuance of the occupancy permit.
2. The maximum enrollment shall not exceed 192 children..
3. The three Eastern Redbud trees proposed for the east edge of the play area should be replaced by four-inch caliper shade trees to meet the intent of the ordinance.
4. In order to increase the buffer and raise the height of the fence or the screen, the proposed landscaping along the rear, which is the west property line, should be substituted with eight-foot high evergreen shrubs.
5. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.

CHAIRMAN LORENZINI: Thank you, Latika. Could we have a motion to include the Staff report into the public record?

COMMISSIONER DROST: I'll make that motion.

COMMISSIONER SIGALOS: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: None, thank you. Okay, next, we'll go to the question portion from the Commissioners. Bruce, would you like to start?

COMMISSIONER GREEN: Yes, I would. Dawn, I have a question for you, and maybe Mr. Aboona. If you have 192 kids, how would they get there?

MS. FERZACCA: How do they get there?

COMMISSIONER GREEN: I mean your traffic study says you're going to have 70 or 80 inbound and 70 or 80 outbound. How do the rest of the kids get there?

MS. FERZACCA: So, again they're not staying there. It's a continuous flow between typically 6:30 and 9:30-10:30 in the morning. So, the constant flow, it peaks usually between 8:00 and 9:00, or depends. If parents are taking the train, it peaks at 7:00 a.m. and they go and get on the train. But, so there's a constant flow throughout that entire time period as well as in the afternoon. Parents start picking up as early as 2:30, 1:30, and pick up all the way until 6:00 p.m.

So, it's a very, very constant stream of families coming in and exiting the building. That's how 192 children got there

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over time. Again, we're not anticipating opening with 192 children. We fully expect that will take us five to seven years to get to that number.

COMMISSIONER GREEN: But we know how successful you are, so you're going to have 192 just in a couple of weeks.

MS. FERZACCA: That would be fabulous if we did.

COMMISSIONER GREEN: So, I guess I just question the time it takes for the parents to park the car and walk there.

MS. FERZACCA: Well, it depends on the parents and it depends on age of the child, too. Again, preschool parents, it's a lot quicker. Sometimes they come in, some preschool parents take 10-15 minutes because they stop, they read a story with their children, and then they exit. Infant parents, it's going to take --

COMMISSIONER GREEN: Lots of hugging and lots of kissing.

MS. FERZACCA: Lots of hugging, lots of kissing.

COMMISSIONER GREEN: Been there done that.

MS. FERZACCA: Right, exactly. So, it really is dependent upon the parent. But we have larger centers that it worked extremely successfully with, and in my 20 years with Bright Horizons we've never had an issue with parking, parking issues relating with that.

COMMISSIONER GREEN: Okay. At your other facilities, do you have as many as 192 children?

MS. FERZACCA: Yes. We have centers that have 307 capacity, 443 capacity.

COMMISSIONER GREEN: I assume that, Mr. Aboona, did you study any of their existing, can you come up?

MR. ABOONA: Yes.

COMMISSIONER GREEN: I just want to feel comfortable about the number of students and the number of cars.

MR. ABOONA: Yes, we studied the Deer Park facility and it has, that facility has in the realm of 223 children. We looked at the 7:00 to 9:00 period and 4:00 to 6:00 and, you know, we have in our report the 15-minute increments of the counts, and you can see that during those two hours in the morning we counted 111 trips by parents over the two-hour period. You know, presumably there are some that arrived earlier --

COMMISSIONER GREEN: Sure, comparable to what we're doing here then.

MR. ABOONA: The one we're doing is a little smaller. So, what we did is we extrapolated that data and compared it to what would happen for this facility. We also looked at industry standards, and the industry standards number was slightly higher so we went a little conservative and used the industry standards instead of what we

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observed at the Deer Park facility.

But what you saw on the slide that Staff presented is what happens over a one-hour period. That's the peak hour of the roadway system. We were even more conservative, we took the peak hour of the Bright Horizons, which is different than the peak hour of Arlington Heights Road traffic and superimposed the two on top of each other just to look at all the space and see how things would work, and things were still operating satisfactorily.

COMMISSIONER GREEN: I do a lot of traveling on Arlington Heights Road at about that time everyday, and I was just concerned. It could be a little tedious at times. So, thank you for clarifying that.

MR. ABOONA: You're welcome.

COMMISSIONER GREEN: I have no other questions, thank you.

MS. FERZACCA: Thank you.

CHAIRMAN LORENZINI: George?

COMMISSIONER DROST: Just a couple of questions on the 192 children. Are those full-time children? Are they these eight hours, seven hours? Or how do you break that down? Because, what kind of interruptions are there in the day?

MS. FERZACCA: So, we offer full-time and part-time care. When I say part-time care, maybe two days, three days, five days a week. Typically, families are there between eight and ten hours a day. We do have some families that, because again we're for the working parents and those parents have to work that length of day. We do have some families that only use us for six hours a day, but the majority of the children are there for eight to ten hours a day. And it depends, if their families take the train downtown, sometimes it's longer than ten hours.

COMMISSIONER DROST: But it's no later than 6:00 p.m., correct?

MS. FERZACCA: Correct, or 6:30 p.m. would be the latest it would be.

COMMISSIONER DROST: 6:30, yes, and you start at, and somebody's there.

MS. FERZACCA: Yes.

COMMISSIONER DROST: On the number of employees, 36-and-a-half that you're going to have full-time employees or equivalence of that.

MS. FERZACCA: Right.

COMMISSIONER DROST: That won't occur until you are fully --

MS. FERZACCA: Absolutely.

COMMISSIONER DROST: Basically enrolled. Then what are

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the economics here? What does somebody have to sign up to? Do they sign up for a week, a month? Do they sign up for a day? Or what kind of pricing do you have?

MS. FERZACCA: Our pricing is comparable to the market average, and actually we're a little bit above the market average typically. We asked for --

COMMISSIONER DROST: What is that average?

MS. FERZACCA: In this market, a typical infant might cost \$1,900 a month, and then it goes down from there because the ratios decrease. It might be a little bit less but that's the typical, like that's the cost of like Deer Park in a similar situation.

We ask for a two-day minimum from families, and once you're signed up you're signed up until you give us notice that you're dis-enrolling. Typically, we require a 30-day notice to dis-enroll. We do offer a drop-in care if a family was in a desperate situation and needed to use drop-in care and we had availability, we could offer that. But all of the necessary paperwork through DCFS would still need to be completed for that.

COMMISSIONER DROST: If mom or dad is sick --

MS. FERZACCA: Correct, or they chose grandma as their care giver and grandma wants to take a cruise, and so they can come for a week.

COMMISSIONER DROST: Then on the playground issue, maintenance, what kind of maintenance? Do you have schedules for that so that these butterfly parks are well-maintained?

MS. FERZACCA: Well, the majority of our landscaping is able to sustain itself year over year without a great deal of maintenance. We certainly change out the sand annually and mulch and those types of things. But the majority of our playgrounds are as natural as possible to be able to incorporate minimal maintenance because, again the maintenance wouldn't then need to happen early in the day, later in the day. So, the majority of the day it's being utilized by children.

COMMISSIONER DROST: Then what about in the wintertime, snow removal? Where are you going to take the snow?

MS. FERZACCA: We do contract and have snow removed.

COMMISSIONER DROST: Is it all removed so it's not going to be on the premises?

MS. FERZACCA: Yes, actually we need to have that happen because we need to be able to use our spaces. And our egress exits needs to be available at all time, so when we have a big snow we have, our landscaping company comes out and we contract the landscaping company to dig out the path so that we can exit the building if there was an emergency.

COMMISSIONER DROST: Okay, I don't have any further

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questions at this time.

CHAIRMAN LORENZINI: John?

COMMISSIONER SIGALOS: I just have a couple of questions. What type of food would you be cooking in there?

MS. FERZACCA: It's child-friendly. However, it's as organic as possible. They make most of it from scratch and we offer breakfast, lunch, and two snacks each day. So, a typical menu item might be macaroni and cheese with whole wheat noodles, vegetables. We fall under DCFS and we're part of the Partnerships for a Healthier America, so we don't do any fried foods. We won't have any fryers. We won't have any raw products. Again, our children, our population is five years and under, so allergy maintenance is extremely important within our environment. We have a lot of allergies, pretty much any allergy you can imagine we have and deal with.

COMMISSIONER SIGALOS: Well, I guess my question, I saw you had a catalog because you have the kitchen hood exhaust system. So, will that capture all odors?

MS. FERZACCA: Yes. Yes.

COMMISSIONER SIGALOS: That was my concern, I mean the type of food you're cooking and if it would, you know, be exhausted outside to the neighboring residences, if there would be a problem.

MS. FERZACCA: We've never had that issue because it's not, we're not like putting out restaurant type of food. We're really cooking child-friendly food, sandwiches, casseroles, black bean burgers, those types of things. Things the children will eat.

COMMISSIONER SIGALOS: My other question is regarding the outdoor play area. When I drove by there at the site and walked back there, it seemed pretty small, I mean for 192 children to be in there. The way you have it subdivided by age, that means, it looks like they'll all be out at the same time?

MS. FERZACCA: Actually, I cannot be out there at the same time. That's part of our standards is that we can only have small groups of children out at any given time during the day. So, they can't exceed two groups of children at a time on the play space. So, we have a very rigorous playground schedule.

So, the infants have a designated time to go out, the toddlers have a designated time, all four toddler rooms. So, toddler 1 may go out from 9:00 to 9:30. Toddler 2 goes out from 9:30 to 10:00.

COMMISSIONER SIGALOS: But they have their specific areas where they would be, that way that's fenced and subdivided?

MS. FERZACCA: Correct.

COMMISSIONER SIGALOS: So, that entire playground space would be available to, let's say the two-year-olds, they'd have to stay within the two-year-old space.

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MS. FERZACCA: Correct.

COMMISSIONER SIGALOS: Again, just looking at it, it just seemed awfully tight.

MS. FERZACCA: Again, it's only, it meets the standards for the small group of children that will be out there. It is a scheduled time. Groups of children can only go out during their scheduled times and it's smaller groups of children. We do have a playground schedule plan, I think that was included, or actually not? Okay. So, we do have a playground scheduled plan so that we were able to meet all 14 classroom needs to be able to still have outdoor space in the morning and in the afternoon.

There will never be a time where 192 children will be out there. That is not acceptable by DCFS nor would we ever want that because that would be a nightmare strictly from a teacher perspective. So, we take small groups of children out. So, 20 preschoolers go out with their two teachers while there are some two-year-olds out, while there is a group of infants out. Then they all come in, and then the next group of children go out.

So, it's a very seamless transition throughout the morning and the afternoon.

COMMISSIONER SIGALOS: That's the area of the playground, that's one of the items that DCFS --

MS. FERZACCA: Yes, they are very strict --

COMMISSIONER SIGALOS: They're strict with that so you meet that then obviously.

MS. FERZACCA: Yes, we have to.

COMMISSIONER SIGALOS: Okay, I don't have any other questions.

CHAIRMAN LORENZINI: Jay?

COMMISSIONER CHERWIN: Thanks. First of all, I'm impressed that you can get kids to eat black bean burgers.

MS. FERZACCA: Me, too.

COMMISSIONER CHERWIN: I may need some help on the home front with that. But I really have two issues, you know, overall that I was concerned with coming in. The first one being the westerly property screening, and it seems to me like what the Department is asking you to do and what you're going to do is probably sufficient although I'd like to hear what the public has to say if anything on that.

The other issue that, you know, still has me a little bit concerned is what Mr. Green brought up earlier which is egress/ingress into the site, particularly left turn outbound onto northerly Arlington Heights Road, and left turn inbound from northbound Arlington Heights Road. It seems to me in some of the correspondence and the comments by the Village, it was a concern as well of the

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Village Department and there were some correspondence going back and forth. I don't know, based on reading the comments, that it has necessarily been resolved other than there potentially could be stacking issues on southbound Arlington Heights Road in peak morning.

We've got residences to the east, and I don't know if that's been considered in terms of how that affects their ingress/egress into their residential areas. We also have commercial obviously on either side. My concern would be, you know, really first of all from a safety perspective and lines of sight, being able to make a safe left-hand turn outbound, say in the morning when you've got a lot of stacking coming southbound and you're trying to make a left-hand turn on northbound Arlington Heights Road, that would be my biggest concern.

Then I think secondarily would be that left turn in where we have potentially, it seems to me, stacking. This could generate traffic issues in the a.m. particularly, you know, towards that Oakton light. Then of course in the evening, you have similar situations, and then I don't know again what the effect would be on the residences to the east and if that's been considered.

I'd like to hear a little bit more about that from KLOA and possibly if you could summarize for the record here the correspondence that you had with the Village. Latika, if you had any insight into this, I'd like to see how this issue has been resolved.

MR. ABOONA: Yes, I'd be happy to. We looked at this in several ways because we understand that this is a concern and, you know, we have a concern as well. We want to make sure that this access is efficient and is usable by the parents.

So, you know, we did the counts, you know, from a numbers, pure numbers standpoint and, you know, theoretical capacity analysis, and everything is indicating that it's going to work.

COMMISSIONER CHERWIN: But I do believe there is some disagreement from the Village's side.

MR. ABOONA: I'll get to that, yes, I mean --

COMMISSIONER CHERWIN: On the numbers.

MR. ABOONA: Well, I'm first talking about the theoretical analysis in terms of capacity analysis where we determine level of service and delay. Everything that we did which is, you know, the industry standard which the Village accepts, IDOT would accept, everything shows it that as an isolated driveway with the amount of traffic on Arlington Heights Road, it's going to work fine, you know. The level of service for inbound left turns is excellent. People exiting, you know, right-hand turn no problem. Left-hand turn, like any left-hand turn you're going to have to wait occasionally to get out.

So, then we looked at how does the proximity to

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the signal at Oakton affect the intersection. So, we did extensive observations where we did camera recordings of the flow of traffic on Arlington Heights Road. What we saw is that the backups of the southbound traffic on Arlington Heights Road at Oakton, a couple of times in the morning would be backed up to the driveway, and a few more times in the evening it did a little bit, but it faded very quickly. The reason it faded very quickly is because southbound Arlington Heights Road gets additional green time for the advanced left turn arrow for the people to turn south to go east. So, there's a lot more green time allocated for southbound Arlington Heights Road which helps minimize the queuing and helps the movement of traffic.

So, then we went to the third tier and that is looking at the gaps. So, again we looked at the, we did a recording of the flow of traffic on Arlington Heights Road right at the location of the driveway. We measured the number of gaps, that's the distance between two consecutive cars, either one direction which would be in the southbound direction for the left-hand turns in, or in both directions. What we found for the left-hand turns in is that there's plenty of gaps, ten times more than what we need.

The reason for that again is the queuing of traffic on Arlington Heights Road at Oakton doesn't extend far enough to block the driveway. The second more important reason is there is a signal to the north of Olive Street that helps platoon the traffic. So, every time the light turns red for southbound traffic on Arlington Heights Road, you know, once that platoon clears, there is that long gap, 20-25 seconds, that allows any cars that would be waiting to turn left quickly and clears that movement. So, we don't see a problem at all for the inbound lefts.

The outbound left is a little bit more difficult movement. Again, it's no different than all the other driveways and all the other intersecting streets up and down Arlington Heights Road. People will occasionally have to wait for a gap, because if you arrive just at the point where platoons are coming, you're going to have to wait.

All that waiting is going to occur internally into the site. It's not going to impact the flow of traffic. Once those platoons clear, there will be gaps for people to enable them to turn left and turn right. Our measurements show that there are twice the amount of gaps that we need for the left-hand turns. Again, the industry standard says if you have that much of gaps, twice the amount, you are in good shape. People would be able to get out.

So, in terms of the discussions with the Staff, some of the things they wanted to know in terms of how we define critical gap, in terms of the time between one vehicle to the other, again that's all defined in the Highway Capacity Manual that was

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developed by the Transportation Research Board again that we all depend on. We shared that with the Village Engineer.

There was a concern about the speed of traffic. Arlington Heights Road is posted at 30 miles an hour, you know, occasionally people, you know, exceed that especially as you approach the signal or in clearing the signal. Again, a seven-second gap is a seven-second gap, whether a car is going 30 miles an hour or 50 miles an hour. The distance between the vehicles will increase as a result, you know, for that seven-second gap though is we consider it a critical gap for a car to turn left out of the driveway.

So, we explained that to the Staff, and I think there was one more comment about the proximity of the driveway to the signal and what's called dilemma zone in terms of, you know, as a driver is approaching an intersection and the light is about to turn from green to yellow and there is that hesitation, should I go or should I not go? The Village Engineer had some concerns about that and we showed, you know, we calculated that for him and we determined that the driveway is outside that dilemma zone and should not be impacted by, you know, what happens with the signal as a result of the yellow time change.

You know, we submitted our responses. You know, we didn't get back, I read the Staff comments, I concluded, you know, let Staff confirm that, that they found our answers to be satisfactory.

COMMISSIONER CHERWIN: Latika, I would just ask you based on your conversations, is the Staff at this point satisfied? Are they requiring some contingency if in fact this is not going to work out then what's it going to be?

MS. Bhide: Sure. So, you know, we do anticipate the egress out of the building or out of the site and making a left turn might be challenging at times. But there is a segment of the building there will be road queue. But it's something that we had to mention that, you know, it might be a challenge, there might be a queue.

As far as the other comment, you know, the study that the Petitioner presented, it does show that, you know, there are cycles and that they head back out from Oakton in front of this driveway. That will affect this, you know, ingress/egress on the site. That's just, we're not worried --

CHAIRMAN LORENZINI: Thanks, Jay. Latika, on the variations identified, Chapter 28, the ends of all rows of cars shall be landscaped, what are we giving up here?

MS. Bhide: So, if you look at, I have the landscape plan up here. If you look at the south row, there is no island on the west end of the south row.

CHAIRMAN LORENZINI: Okay, all right.

MS. Bhide: Then if you look at the north-south row of

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parking, there is no island on the south side there. So, those are the two islands because there is a play area right there that's fenced in, and those are the two islands. If those two islands were to be added, either the play area would be reduced or parking would be brought down.

CHAIRMAN LORENZINI: Okay, all right. Dawn can answer this question. So, we've got 54 spaces required, 58 provided. But how is the queuing going to work? A person is going to drop the child off and maybe spend upwards of 10-15 minutes. How do we know there's enough spaces to take care of that if there's a lot of people coming at the same time?

MS. FERZACCA: There's designated drop-off parking spaces for the families.

CHAIRMAN LORENZINI: Which ones are those?

MS. FERZACCA: They're closest to the building. Because again, from the safety perspective, we want families to be able to exit their cars and not walk through a parking lot with their children. So, the spots closest to the building are the spots --

CHAIRMAN LORENZINI: How do you know those are enough spaces, the designated spaces?

MS. FERZACCA: Because we do that based upon our calculation that's worked --

CHAIRMAN LORENZINI: So, now you talked about you did an analysis based on the Deer Park.

MR. ABOONA: Yes.

CHAIRMAN LORENZINI: And they've got more kids, but how many parking spaces do they have in Deer Park?

MR. ABOONA: I believe there they have seven.

CHAIRMAN LORENZINI: Seven drop-off spaces?

MR. ABOONA: Seven drop-off spaces.

CHAIRMAN LORENZINI: We have more than that here.

MR. ABOONA: There is more here and, you know, when we did our observations there, we paid attention to the use of those spaces. For the most part, there was sufficient in accommodating the parents drop-off and pickup.

CHAIRMAN LORENZINI: Okay. The facility at 3523 North Kennicott, who are their neighbors out there? Who surrounds the building?

MS. FERZACCA: Well, there's a gas station to the south of it. Across the street is MotorWerks, a car dealership, a big car dealership, a huge car dealership. To the north, it takes them into a residential area or there's apartments.

CHAIRMAN LORENZINI: Is there any issues at that facility with noise and neighbors or anything?

MS. BHIDE: Not that I've noted, no.

CHAIRMAN LORENZINI: All right. Okay, and you talked

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about the kids being, you know, possibly scared by noise. What about fire engine, what about the kids, their response?

MS. FERZACCA: They're going to love that. Fire engines are very, very cool to any child if you have children. So, we actually, at Deer Park just across the street is a fire station.

CHAIRMAN LORENZINI: Okay.

MS. FERZACCA: So, we have a great relationship with them.

CHAIRMAN LORENZINI: All right. Okay, we'll go to the public comment portion of the meeting. So, on my left, to your right, let's start in the first row. Anybody would like to come up and say anything? Anybody on that side, raise your hand. No comment, okay. On this side of the room, any concerns or comments from anybody? Okay, we'll close the public comment.

MS. FISCHER: No, no, wait, wait. You just did one row.

CHAIRMAN LORENZINI: Oh, I'm sorry. Next row, I'm sorry. I'm sorry, come forward please. Would you please state your name, spell it and give your address?

QUESTIONS FROM AUDIENCE

MS. FISCHER: Maureen Fisher, M-a-u-r-e-e-n F-i-s-c-h-e-r, 1123 North Dunton. That's my backyard up there. It backs up to my backyard. I've been in the house for 52 years.

When they put that building in, we thought we were going to get the parking lot back there and we wound up with the building. One thing that building does is echo. First thing I did after they built it was I went out and yelled for the dog and the building yelled right back at me. So, I am very upset that they're cramming two playgrounds in behind the building. I think the word cram is very echo-prone.

Is there any way that we could connect the two parking lots, that was one idea that I had for the building, to the south of this building? There's another parking lot with an exit onto Oakton. Because one thing that this mess that's going to be created in Arlington Heights Road is that we're going to have more traffic in Dunton. Traffic on Dunton at rush hour is just the Indianapolis speedway.

The other problem that I have is the fence that you're going to put up. I e-mailed someone about it and he said there were three options. If they put a fence on their lot line, there's going to be a weed patch between our chainlink and the fence that we can't access. So, my suggestion is to butt the two fences together, to put their solid fence against our chainlink because we can't cope with

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three feet of weeds or whatever in between.

The other thing they suggested was that we take down our chainlink and put up their plastic fence instead. But this property is in a creek bed, our house is in a creek bed, and when it floods the water goes and I think their plastic fence is going to go, too. So, I would prefer the two fences. That's all I have to say.

CHAIRMAN LORENZINI: Thank you. All right, not to skip anybody, anybody else in that row? Please state your name, spell it, the address.

MS. AUSTIN: My name is Eileen Austin, E-i-l-e-e-n A-u-s-t-i-n. My house is the house that's the majority of what we're talking about here, and you can see the swimming pool. We have a very nice swimming pool in our backyard that we just invested a lot money in redoing.

We have two concerns in our household with this daycare center. The first is noise. There's like 28 feet in the back there between the building and our fence line. They're basically putting a playground in our backyard. A six-foot fence is not going to stop the noise as she said, noise bounces off the building and comes right back.

Basically, they're going to have, if you have that many kids in that size playground, you have to let them out as she said in shifts. So, this is going to be an all-day thing, kids coming in, kids coming out, kids coming in, kids coming out. There are times that these kids are going to be yelling and screaming. I know for a fact, we live right across from St. Peter Lutheran School, those kids are out there and they're across the street on the other side and we can hear them all day long.

They also didn't take into account the playground, if they have any, if their playground equipment has any bells, horns, noisemakers, anything like that. We worked very hard to get the bell on the boat that they had over at St. Peter that they were ringing at 7:30 on Sunday morning so all the kids are coming in for 8:00 o'clock church, that became an issue for all the neighbors, the constant ringing of the bell and things like that. But we have no control over what type of equipment that they do put in the back there.

I only work three days a week. I don't want to listen to that noise on a consistent daily basis, the kids out there, the noise, the screaming, the yelling. I work later in the day, I don't get up at the crack of dawn in the morning and leave at 7:00 a.m. I don't work until 10:00-11:00 o'clock and then at noon.

We have a pool. It's nice to relax in that. It will not be possible if there are kids out there constantly making noise throughout the afternoon until they close at 6:30 at night.

The building has the echo. They really, when this

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building was set up, I don't think they designed for anything to be built between the building and our backyard. Again, my husband measured it tonight, it's only 28 feet from the building to the fence line.

We're not going to live in this house forever. At some points our kids are grown, we're going to want to sell this house. We are not going to be able to sell our house with two playgrounds in the back and the constant noise. It's going to be all year round, five days a week and when they decide to do it on the weekends.

When speaking to one of the gentlemen here that we spoke to tonight, they were in the back looking at things, I asked him if he would like this in his backyard and he could not say yes or no. So, he didn't say that he would like this in his backyard either. I don't think there is anyone who really wants that in their backyard.

The other concern we have is traffic. There is no left turn lane on Arlington Heights Road into this facility. On Olive Street, on Oakton Street, on Euclid Street, and on Miner, there are no left turn lanes. So, right now the insurance building that's just to the south of that is only running about half capacity. There is nothing in the building that they're at. That building has been completely empty for the past month or so.

The fire house that's just a little to the north, they also have built a major rehab center that is huge, that is very large, that has a shift change between 7:00 and 8:00 o'clock every morning. So, you're going to have nurses and rehab people that are going to be coming in from 7:00-7:30 and leaving from 7:30 to 8:00 o'clock.

We have a junior high, a high school and a grade school that are going to be doing traffic during that time also. They all come in and out at the same times. Arlington Heights Road cannot handle that kind of traffic. You're going to have backups onto Oakton. You're going to have backups in front of the fire station who are going to try and get out but there's going to be backup because people are coming in and out over that rehab facility.

So, right now they're taking a traffic census. It's not a true traffic census because most of the items on Arlington Heights Road are not in running. So, my concern, too, is if they are coming, turning right coming around, they're going to be coming down Dunton Street. We have so many commuters that come down Dunton Street between the hours of 6:30 and 8:30, and they come down fast, they hardly stop at Oakton, and they go right downtown because they've got to make their train. If we increase that traffic, it's just going to be more dangerous for the kids who are walking to school which a lot of them do walk down Dunton.

So, those are our concerns. I hope you take them

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into consideration because we have to live with this and it's going to be very noisy. Thank you.

CHAIRMAN LORENZINI: Thank you. Anybody else in that row? In the next row behind that? Okay. All right, anybody else in this side of the room? All right, let's go to my right, your left side. Anybody in this side who want to say anything?

MR. GLAZER: Yes, sir, I'll say something.

CHAIRMAN LORENZINI: Name, spell it please and address.

MR. GLAZER: Mark Glazer, M-a-r-k G-l-a-z-e-r. I've owned this property I think since 1985. We've always been a respectful neighbor. There was two, three large medical practices in the building that had so much traffic and so much parking that it was impossible to keep the lot empty. We had six full-time orthopaedic surgeons, a very, very large optometry practice, and they had been there for four years and 28 years, and a big physical therapy.

So, there was way more traffic before and we never had a problem, we never had a complaint. We monitored it, we helped with the situation with the neighbors. The neighbors didn't want us to park on the street. We got parking at the church. So, I think that that's not an issue as far as the traffic.

As far as other people going down Dunton quickly, that really has nothing to do with our building. And we've been a respectful, quiet and nice neighbor. Thank you.

CHAIRMAN LORENZINI: Thank you. Anybody else?

MS. AUSTIN: Can I say something? A medical practice --

CHAIRMAN LORENZINI: Could you come up to the microphone please?

MS. AUSTIN: A medical practice has like you said before a continual day. They start at 9:00 o'clock to about 5:00 o'clock. Two people come in, one person comes out, it's an easy flow of traffic. This is a solid morning, solid afternoon. It's not an easy flow like the medical. We've never had any problems with the medical building and it was fine, there was no complaints. But this is going to be very concentrated and it's going to increase the amount of traffic that's still in this area. Again, there is no left turn lanes, so it's going to create backup. Thank you.

CHAIRMAN LORENZINI: Thank you.

MR. GLAZER: Once again I take exception to that. But there was a, in addition, there was an MRI center. Trust me, there was, I think the people in town know about this. The police called because there was too much traffic, too many cars parking on the adjacent streets. We had traffic going in constantly. It wasn't two people an hour. They used to see 20-30 patients combined per hour in the two practices. So, I know that there was a lot of traffic.

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I don't think it will be an issue and I think we addressed it through the studies. Thank you.

CHAIRMAN LORENZINI: Thank you. All right, if nothing else, we'll close the public comment portion and go back to Commissioners for final deliberation. Jay, do you have any final comments you want to say?

COMMISSIONER CHERWIN: I don't, thank you.

CHAIRMAN LORENZINI: John?

COMMISSIONER SIGALOS: Yes, I just have two issues. Why are we looking at a variation for the landscaped islands when they have a surplus of four parking spaces? So, the two that were short, they're available. I know we've been hearing about the playground, but there's one of the handicap stalls there a little farther to the east to create the required landscaped island. I'm not understanding why is this requiring a variation.

MS. BHIDE: Yes, because there are trees already within that play area. In an effort to preserve parking to have additional parking than what's needed in the ordinance, Staff had recommended that they change the type of trees they are planting there from the Eastern Redbud to four-inch caliper shade trees. But if the Commission feels that that variation should not be done, there is --

COMMISSIONER SIGALOS: So, then shade trees would be across where the island would be there in the south row of parking?

MS. BHIDE: Right. I mean you can see here where there's parking.

COMMISSIONER SIGALOS: I see it, yes, okay. I see those now. All right, and my last concern, going back to the noise that Ms. Austin brought up, that's a concern of mine. Like I said, I went back there and saw how tight that space is. I'm very concerned about that.

Then the traffic, I know what it's like going down Arlington Heights Road right now. A medical facility where people are coming there all day, I'm looking at this traffic study that was done at the Deer Park facility and looking at the amount of traffic coming in between 7:00 a.m. and 8:45 a.m., so you have 192 cars there coming in aside from the employees, about 192 student cars coming in, in that hour and 45 minutes. Then the same thing in the evening between 4:00 p.m. and 5:45, we're saying 192 children that are going to be leaving. That's an awful lot within that short time period. Again, with no left turn lane, I'm not sure this is a good idea.

CHAIRMAN LORENZINI: George?

COMMISSIONER DROST: Yes, we love kids and, you know, we like to hear voices and noises and squeals of delight, you know, from the kids. I think this is a really worthwhile project for the community because there is really a demand for childcare, and certainly

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at the level of Bright Horizons, which is a very excellent provider and we could see that in the presentation.

But that being said, I just have a problem with putting a playground into a facility that it wasn't really intended for, it wasn't originally zoned for. It's like, you know, we've come across other centers, other children daycare centers, and there is a concentration of traffic, and I'm fully sold on the KLOA analysis. I think the reality is that it probably is going to be worse.

But the analogy that I use is sometimes people buy homes and they know that there is an airport there and an airport can expand. But I think the people that have bought their homes didn't expect for a childcare center to be in a building that echoes. For those reasons, I'm not, you know, in support of the project.

CHAIRMAN LORENZINI: Bruce?

COMMISSIONER GREEN: I have the same two issues, and I think the left turn thing could be solved with a right-in/right-out solution, I think it would help Arlington Heights Road. But the proximity to the backyards, you know, that's, what is the dimension? Is it 28 feet from the building to the property line?

MR. AUFDERHEIDE: To the fence.

COMMISSIONER GREEN: I don't know where the fence is but what's the property back there?

CHAIRMAN LORENZINI: Name and address and spell it please, your name?

MR. AUFDERHEIDE: I'm Mike Aufderheide, it's A-u-f-d-e-r-h-e-i-d-e, 655 Deerfield Road in Deerfield.

The dimension, excuse me while I flip to the survey. The fence is not parallel with the property line, but the dimension between the back of the building and the property line is 29.83 feet. I think probably the dimension that you took, Mike, to your house with the fence comes a little closer to our building to the tune of about two-and-a-half feet by the time it gets to the corner. But 29.83 feet is the dimension at the north end of the building and 29.34 feet at the south end.

COMMISSIONER GREEN: Okay, no, I just was curious.

MS. FERZACCA: Can I just make one note?

COMMISSIONER GREEN: Sure, sure.

MS. FERZACCA: Regarding that playground, I do want to just stress that that is the infant and toddler area. The larger area is to the front of the building. That was done really purposefully because obviously infants are a lot smaller and so are the toddlers, and we were very sensitive to that situation.

COMMISSIONER GREEN: Oh, no, I see that on the plan, and that helps with that part for me. I'm just kind of back and forth here. I think if there was an option here for a right-in/right-out, is

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that something that if there isn't, and it's a business issue as well if somebody is pulling left out of there and they get, you know, an oilcan, you know, that's going to be a business decision that you may want to limit it to right-in/right-out. Is there a mechanism in place for the Village to, if there is an accident or too many accidents or something, that they could impose that on the property? Is that something that is out there?

MS. BHIDE: I'm sure as part of the recommendation and if the Village Board so chooses, it could be a condition that --

COMMISSIONER GREEN: If the future need arises.

MS. BHIDE: Monitored for a certain period of time and exactly that, that if certain thresholds are met, then you know, the access would be converted to a right-in/right-out. The Petitioner would have to agree to that, but that's certainly something you can recommend and the Board can approve.

COMMISSIONER GREEN: I mean I just think that that would be an easy solution to a left turn problem if it was to arise in the future. I guess I'm glad that the older kids aren't in the back, but that's all the comments I have.

COMMISSIONER CHERWIN: Mr. Chairman, I just have two follow-ups to that.

CHAIRMAN LORENZINI: Yes.

COMMISSIONER CHERWIN: One is that I would like somebody from the Petitioner to commend, is that even viable as an alternative for your business to have right-in/right-out? And Latika, I would just ask you, are there any other mitigating materials or structures or anything for the westerly part to reduce the noise other than what we would traditionally think of the fence? I'll let the Petitioner go first but I'd ask you to address that then.

MS. FERZACCA: We would seriously have to make that decision. Part of the reason why we're not inclined to do it is because we keep hearing about Dunton and Oakton and all of that, and that's going to add to that traffic as well, as well as make it more inconvenient for a family that needs to go in the opposite direction when there is an opportunity to pull out left and they're forced to go right and go all the way around the neighborhood in order to go north.

COMMISSIONER GREEN: That is a very good point. Thank you for reminding me that.

COMMISSIONER DROST: Yes. Are there any ways to make this an echo-free building or to minimize or deaden any noise? Put up walls? I know that there were, you know, an attempt to bring in eight-foot trees and I can see toddlers getting lost in the trees and you can't find them.

MS. FERZACCA: Well, typically toddlers are a lot lower than mature trees, sorry, but yes.

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COMMISSIONER DROST: Well, I don't know, but they'll in the bush and playing go fetch and --

MS. FERZACCA: Yes, exactly. It's certainly, yes, it's certainly something we would definitely look at, and Mike can speak to that, as well as the fence that was mentioned before and the comments about the fence. We're very flexible and willing to take our fence directly to the other fence. We're willing to build a higher fence if that's acceptable. I mean we have opportunities to help deaden the noise if you will as to the best of our ability, and Mike can speak to it.

MR. AUFDERHEIDE: Just in terms of limiting the echo off of the building, certainly at this point in time the technology exists for building what's generally called a green wall which is the installation of a cable system on the face of a building and the selection of plants that will grow up and, you know, be permanent. It's sort of like Wrigley Field I suppose. If you've been down to the Peggy Notebaert Museum, they have a similar system there. So, that's something that's a possibility in order to reduce that echo.

MS. FERZACCA: I do just want to mention that, I know some other comments have been about how small the square footage is, but they actually fall within our DCFS guidelines or else we wouldn't be building it that size.

CHAIRMAN LORENZINI: I've got a few, yes, go ahead.

MS. BHIDE: I was just going to address Commissioner Cherwin's question. So, between the streets, a six-foot tall screen is required which would be provided with the fence. But Staff is recommending that in addition to that fence, that they install landscaping. What they're proposing is these red mottled shrubs, and Staff is saying instead of that, put eight-foot high evergreen shrubs on the inside so that you have a fence and then you have landscaping on the inside.

COMMISSIONER CHERWIN: Thank you. Yes, I was thinking more along, you know, building something on the other side towards the building. So, thank you, Latika.

Yes, I would say, I would echo what Commissioner Drost says about this is a great business and we want them in Arlington Heights, no question. My biggest concern is if this is the site that's the appropriate place for it

CHAIRMAN LORENZINI: The toddler, what's the age of toddlers?

MS. FERZACCA: They are 15 months to two. Infants are six weeks to 15 months, which is why the infant --

CHAIRMAN LORENZINI: All right. I think it was Ms. Austin that mentioned about the rehab center. Is that in the count?

MS. FERZACCA: Yes, it is.

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MR. ABOONA: Yes, yes.

MS. AUSTIN: It's not even done yet.

MS. FERZACCA: It's a calculation. It's a calculation based upon traffic. So, Luay did count it because he knew that it was going to --

CHAIRMAN LORENZINI: But the point is that, okay, so you accounted for some traffic from that business?

MR. ABOONA: Yes, we based it on the number of units and we estimated the traffic for it and added that to the background conditions on Arlington Heights Road, yes.

CHAIRMAN LORENZINI: You know, all I can say about the traffic, I know everybody has their opinion, but I think Commissioner Green brought up a good idea to put a right-in/right-out. This is just going to add a lot of traffic to the, I mean some of the neighbor is worse, the traffic from the neighbor is worse. But I've got to say I've been doing this over 30 years in engineering and KLOA is one of the best known companies and, you know, there's numbers and theories out there and they're pretty well respected. So, I've just got to go with, and the Village has accepted it, too, so I've just got to go with accepting the traffic counts.

There was reference here about the noise. As Commissioner Drost said, people who move next to the airport knew the airport was there, but people who lived there didn't realize there was going to be a playground there. But on the other hand, you know, we're talking about infants and toddlers and there's a possibility of additional noise mitigation measures that could be taken. So, that's my feeling on the situation right now.

So, that leaves us with a motion if anybody wants to make one, either one way or the other.

COMMISSIONER GREEN: I'd like to make a motion.

A motion to recommend to the Village Board of Trustees approval of PC# 15-006, a Special Use to allow a daycare center in the B-1 District; a Variation from Chapter 28, Section 5.1-10.1 from the requirement that all activities permitted or required in the B-1 District be conducted wholly within an enclosed building to allow an outdoor play area; a Variation from Chapter 28, Section 6.15-1.2 from the requirement that the ends of all rows of car stalls be a landscape island equal in area to at least one parking space to allow the plan to be deficient two islands; and a Variation from Chapter 28, Section 6.13-3 from the requirement that fences in the front yard not exceed 36 inches to allow a five-foot tall metal fence.

This approval is contingent upon compliance with the recommendation of the Plan Commission and the following recommendations detailed in the

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Staff Development Committee report dated June 19, 2015:

1. The Petitioner shall provide a copy of the DCFS license prior to the issuance of an occupancy permit.
2. The maximum enrollment shall not exceed 192 children.
3. The three Eastern Redbud trees proposed for the east edge of the play area should be replaced by four-inch caliper shade trees to meet the intent of the ordinance for landscape islands.
4. In order to increase the buffer and raise the height of the fence/screen, the proposed landscaping along the rear (west) property line should be substituted with eight-foot high evergreen shrubs.
5. The Petitioner shall work with the Village to mitigate any echo effects produced from the building that may affect adjacent residential properties.
6. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.

COMMISSIONER GREEN: And if we wanted to add a number six to, I need to take a little poll on this if we want to add anything about any kind of an echo effect that could be put on the building, that the Petitioner would investigate that and present it to the Staff. Is that something we want to throw in there?

CHAIRMAN LORENZINI: I would consider putting that in there.

COMMISSIONER GREEN: John, what do you think? Jay?

COMMISSIONER SIGALOS: I still feel that it's just too tight back there. I don't know what this sound absorption tool is going to do, but I'm just concerned that you have whatever different playground equipment or things for the children and they're all crammed into it between the building and the fence and the noise that will bounce around there, I don't know how you absorb that. I'm not convinced that could happen.

CHAIRMAN LORENZINI: Okay.

COMMISSIONER CHERWIN: I would say to the extent you're going to recommend approval, that that would be a condition that I would recommend although with John, I'm not in favor of it.

COMMISSIONER GREEN: Well, let's make it item six, that if there's --

COMMISSIONER DROST: Yes, we'll make it an item five, put six down to five, and then six for the --

COMMISSIONER GREEN: The wrap-up.

COMMISSIONER DROST: For the wrap-up on the inclusive provision.

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COMMISSIONER GREEN: Okay, that would be my proposal.

CHAIRMAN LORENZINI: Okay, is there a second?

COMMISSIONER SIGALOS: Well, what are you saying? How is that going to be worded? I mean --

COMMISSIONER GREEN: I think if there is something that could be done, I'd like to --

COMMISSIONER SIGALOS: I mean "if" is a big word.

COMMISSIONER DROST: An evaluation to mitigate any of the noise that would be satisfactory to the neighbors or something in that context. We're not trying to set --

COMMISSIONER SIGALOS: But if it's necessary, where are we then? If they say they can't do anything, then where are we?

COMMISSIONER DROST: Well, let's see. You've amended the petition, see if you can get a second.

COMMISSIONER GREEN: Is there a second?

COMMISSIONER CHERWIN: Second.

CHAIRMAN LORENZINI: Okay, Commissioner Cherwin seconded. Roll call vote.

MS. Bhide: Commissioner Cherwin.

COMMISSIONER CHERWIN: No with comment.

MS. Bhide: Commissioner Drost.

COMMISSIONER DROST: No with comment.

MS. Bhide: Commissioner Green.

COMMISSIONER GREEN: Yes.

MS. Bhide: Commissioner Sigalos.

COMMISSIONER SIGALOS: No with comment.

MS. Bhide: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes with comment. So, let's see, first comment. Jay?

COMMISSIONER CHERWIN: I would say, you know, this is a, the special use comes before us as a, we're looking for a variation specifically around the playground. So, as it's written, it's written in a way that really addresses no outdoor play area, so it's up to us to evaluate the circumstances to determine whether the outdoor play area specifically in this location is appropriate. I think what we've heard from the neighbors and, you know, if this were a use in the B-1 District around it, other businesses, I don't even think it would be a question to be honest with you. It just so happens that the outdoor play area that's specifically stated has to be evaluated in the case of this particular location and it's directly adjacent to a residential area with several neighbors, and I don't feel like this particular location, we can make that exception that this is appropriate.

So, with other business, location specific, very difficult for me given the residences. That's aside from the traffic issues, notwithstanding KLOA's outstanding reputation. I think this is

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an area that's still developing with new buildings coming in and new counts that may throw off our projections.

CHAIRMAN LORENZINI: Commissioner Sigalos?

COMMISSIONER SIGALOS: Yes, I echo what Commissioner Cherwin just said. Again, I think there's a need, definitely a need there and I think this is a great company. The building itself will support it, but to have this very tight playground area, again if you have playgrounds and they're surrounded by maybe streets or whatever where noise can dissipate over a bigger area, you need trees and other things that would absorb the noise or muffle the noise. But to have it right against a building that Ms. Austin said already echoes without the children back there playing, it's almost like, I would think almost like a tunnel effect where it could even be maximized.

Then again I'm not convinced of the traffic on Arlington Heights Road. I know what it's like driving on Arlington Heights Road at 8:00 o'clock-8:30 in the morning. To have 192 cars coming in and out at the same time, I'm not convinced that that's not going to be a problem without a left turn lane there. So, that's my comment.

COMMISSIONER DROST: I reiterate the comments to the left of me. But I'm also a DCFS certified childcare taker, and my wife and I take in infants. We're very sensitive to the needs of the community for having care of young people. But I go back to the point, and this is sort of the one 'not in my backyard.' If I were living back there, brother, I'd be sort of upset especially with, you know, not having, if I were living back there, I would not be in support of it because there is a quiet enjoyment that I think goes with anybody buying a residence. I think that's a message that we need to also state for our community, we're a village of good neighbors. But you know, if you overstay your welcome with trying to put this type of activity in what was otherwise a reasonably quiet use, we then find out that the building echoes, so maybe this is an opportunity to repair that problem with the building as you go forward.

It shouldn't have a playground in the back affecting the neighbors. I think you can answer it yourself, would you want, Mr. Glazer, if you were the neighbor in the back, would you want that? You don't have to answer it, it's rhetorical.

MR. GLAZER: I'm happy to answer.

COMMISSIONER DROST: Would you be in support of this?

MR. GLAZER: Yes, I would. I think that it's, we have as much opportunity to try to mitigate the problem as you're presenting. We're happy to build a higher fence. I think it would, we're happy to cover the noise. I could go back and check, I'm not doubting that there is an echo, but we're happy to put ivy on the wall, whatever it would need be. The recommendations that the, I mean to me

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if you feel that there is a problem with the traffic, why did you order a traffic study? It doesn't make sense to me.

The DCFS thinks it's large enough. They make the rules, I don't. I think that a lot of things make sense to somebody who isn't involved in it. I just go from the experts and what they're saying, and obviously I'm coming from a point of we've had a vacant building now for a year. It's just sitting there. I think we're happy to have a good tenant and a nice neighbor for the Village, and we'll do anything we can to help our neighbor behind us.

CHAIRMAN LORENZINI: Okay, thank you for that. Thanks.

COMMISSIONER DROST: Anyway, that's what I think. You get the idea.

CHAIRMAN LORENZINI: Okay. Just to explain my vote, I thought the Petitioner presented things very well. They obviously run a good operation. I thought they met all the needs required. But again, I, too, feel for the residents, the residences that, you know, I would like a quiet area back there myself. But the reason I voted yes with comment is because if there is a solution that can be reached between the Petitioner and the residences by somehow mitigating the noise, and there are many ways to do it, I've experienced it with transportation projects. But a train is not quite a daycare center, there is a possibility something could be done.

So, having said that, Bruce, are you done? Okay. So, having said that, this is just advisory. This vote is just advisory. This can still proceed to the Board of Trustees. They have the final say-so.

COMMISSIONER DROST: It didn't get a majority vote, did it? There were three noes and two ayes.

CHAIRMAN LORENZINI: I thought they can still proceed with it if they wanted to.

MS. BHIDE: I'm sure Chairman Lorenzini's understanding --

COMMISSIONER DROST: I mean you might have to re-petition and come back here. I'm not sure that that's the case.

MS. BHIDE: I would have to check that. I thought they could proceed to the Board also, but I will check.

CHAIRMAN LORENZINI: Yes, even with a no vote they can proceed.

COMMISSIONER DROST: It's a recommendation, it's not a no, that's correct.

CHAIRMAN LORENZINI: Right. So, okay, is there a date at this point?

MS. BHIDE: No, we don't have a date. I'd just like to say that the agenda for the Village Board gets updated to the Village website the Friday before the meeting. The agenda for the Village

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Board meeting gets updated to the Village website the Friday before the meeting. You're more than welcome to call me at any time and I will update you.

CHAIRMAN LORENZINI: So, the Petitioner can either try to work something and come back for a positive, for a unanimous vote or majority yeses, or you can proceed to the Board of Trustees with the vote you have now. It's up to you.

So, with that, we've got one more public hearing to do. Thank you all, and if there is any more discussion, please take it off in the hallway. Thank you for coming tonight.

(Whereupon, the public hearing was adjourned at 8:52 p.m.)



Item: Chuck-E-Cheese's - 6/24/15

Department: Planning & Community Development

ATTACHMENTS:

Description

PC Minutes 6/24/15 - DRAFT

Type

Minutes

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PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
PLAN COMMISSION

COMMISSION

RE: CHUCK-E-CHEESE'S; PC# 15-008

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 3rd Floor Board Room, Arlington Heights, Illinois on the
24th day of June, 2015, at the hour of 8:52 o'clock p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
BRUCE GREEN
GEORGE DROST
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

LATIKA BHIDE, Development Planner

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CHAIRMAN LORENZINI: Okay, the next item on the agenda is PC# 15-008, Chuck-E-Cheese's at 41 West Rand Road. Is the Petitioner here?

MS. WOOLFOLK: Yes.

CHAIRMAN LORENZINI: Okay, have all the proper notices been given?

MS. Bhide: Yes.

CHAIRMAN LORENZINI: Okay. Petitioner, you and anybody else who's going to testify, would you please raise your right hand?

(Witness sworn.)

CHAIRMAN LORENZINI: Thank you. Will you please come forward? Just state your name, spell it and give your address.

MS. WOOLFOLK: Daphne Woolfolk, last name is W-o-o-l-f-o-l-k, 4441 West Airport Freeway, Irving, Texas 75062.

Thank you for having us. CEC Entertainment currently owns and operates 526 Chuck-E-Cheese's in 46 states and Canada, 22 here in Illinois. CEC is requesting approval of a special use to allow a restaurant with coin-operated amusement devices within a B-2 Zoning for relocation of our current 8,000 square-foot restaurant on Dundee Road to a 13,000 square-foot space along CEC to offer guests and residents of the community a better restaurant entertainment facility for their enjoyment.

Family restaurant entertainment experience specializes in birthday parties and group celebrations. Our restaurants cater to families with children ages from 1 to 11, and do not permit anyone under the age of 18 to enter unaccompanied by a parent or a guardian. Food service consists of pizza, hot sandwiches, salad bar, appetizers, desert items and soft drinks. Chuck-E-Cheese's also offers beer and wine service as a convenience to our adult guests. Entertainment includes a wide variety of kiddy rides; skill, video, amusement games; some interactive, most ticket-dispensing.

We employ a staff of three to five full-time managers, one techno-home manager that deals with all the amusement machines to make sure that they are running to proper standards, approximately 40 to 60 mostly part-time employees.

Chuck-E-Cheese's is where a kid can be a kid and parents can have fun, too. Thank you for your time and your consideration.

CHAIRMAN LORENZINI: Thank you. Latika, Staff report please?

MS. Bhide: Thank you. Petitioner is seeking a special use for an approximately 13,000 square-foot Restaurant, Amusement Device Arcade in the B-2 General Business District at the Annex. Along with this special use, they will be requesting, they are requesting a variation from the requirement to provide a traffic study and parking

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analysis from a qualified professional engineer.

As you can see here, they are proposing to locate within a 13,263 square feet tenant space that is between Petco and HHGregg at the Annex of Arlington. The Annex of Arlington is located at the southwest intersection of Arlington Heights Road and Rand Road. Access to the site is via four driveways, three along Rand Road, and one along Arlington Heights Road.

The zoning ordinance defines a Restaurant-Amusement Device Arcade as an establishment that's primarily devoted to the sale of food and beverage and partially devoted to the use of more than ten coin-operated amusement devices. Pursuant to the floor plan that was presented by the Applicant, approximately 3,680 square feet is allocated to the arcade area, and 3,770 square feet is the seating for the restaurant area. The remaining approximately 5,800 square feet are for the kitchen, order counters, standing space and restrooms.

The restaurant will be open on Sunday through Thursday from 11:00 a.m. to 9:00 p.m., on Friday from 11:00 a.m. to 10:00 p.m., and on Saturday from 10:00 a.m. to 10:00 p.m. As they stated, they will employ two to five managers, a technician, and approximately 40 to 60 hourly employees.

Chuck-E-Cheese's is currently located at 955 West Dundee Road. It's a location just west of Ridge Avenue. It's approximately 8,000 square feet in area with 175 seats, and that's the location that they lease at this time.

In addition to the special use criteria, there were additional criteria for Restaurant-Amusement Devices and I'll just summarize them:

One was that it be more than 200 lineal feet away from any church, hospital, building that's a school, or residential zoning district as measured from their public entrance. The Petitioner did provide written confirmation and a survey showing that they were more than 200 lineal feet.

There is a limitation of no more than 30 percent of the floor area for coin-operated devices, and they meet that requirement. 27 percent is devoted to these.

At least 65 percent of the gross receipts must be derived from the sale of beverage and food and not more than 35 percent from the amusement devices. Again, the Applicant provided written confirmation that that's the breakup. I do want to point out though that the Village has never collected this information either for Chuck-E-Cheese's or for any other restaurant. So, it's something we may look at amending in the future, particularly since we don't collect that information.

The last, there is a requirement that the ordinance authorizing the special use contain the maximum number of amusement

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devices. The Petitioner has indicated there will 70 at this location.

Then they have to meet all of the licensing, taxing and permit provisions.

I have a sketch of the elevation, again the site is between HHGregg and Petco. They are providing this new exterior storefront entry. They are also proposing tenant improvements. The Design Commission did approve these proposed changes at their meeting on February 10th.

The Petitioner is seeking a variation from the requirement to provide a full traffic study, and Staff supports that variation because this is an existing shopping center with no changes being proposed to either the parking lot or the access drives. They did provide parking counts though. KLOA completed the parking counts both at their existing location on Dundee Road and then at the center in the Annex.

The location on Dundee Road has 71 parking spaces on-site. Thursday and Friday saw it 21 and 39 percent occupied. Saturdays though showed 100 percent occupancy. In fact, vehicles spilled over to the adjacent lots there.

They did also provide a peak occupancy demand at the Annex, which has different peak times than the Chuck-E-Cheese's. Then KLOA also completed a projected peak occupancy demand, so they transposed the parking demand at their current location, increased it by 50 percent because this is a larger space, and added it to the vehicle demand at the Annex. The maximum occupancy seen was 85 percent occupied parking spaces on a Saturday afternoon.

We also did complete a code parking analysis for the center as a whole. Adding all of the square footages of the existing retailers as well as adding the six spaces that are occupied by donation boxes, there is a surplus of 46 spaces at the Annex with adding Chuck-E-Cheese's.

That being said, the Staff Development Committee recommends approval of the special use for the 13,263 square-foot Restaurant-Amusement Arcade subject to the following conditions: that the arcade area be limited to 3,680 square feet; a maximum number of 70 amusement devices are permitted; and the Petitioner shall comply with all federal, state, and Village code, regulations and policies.

CHAIRMAN LORENZINI: Thank you, Latika. Could I have a motion to include the Staff report in the public record?

COMMISSIONER GREEN: I'll make that motion.

COMMISSIONER CHERWIN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

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CHAIRMAN LORENZINI: Okay. Does the Petitioner agree to the three conditions put forth by the Village?

MS. WOOLFOLK: Yes.

CHAIRMAN LORENZINI: Okay, thank you. Okay, questions from the Plan Commissioners. Jay, why don't you start this one?

COMMISSIONER CHERWIN: You know, I support the project. I guess the only comment I'd make is it does seem like it's probably worthy of looking at the ordinance in terms of what the requirements are. It seems like it's probably a bit outdated, or I don't know what the rationale is.

My only concern would be if their business model changes or the machines that they put in there changes and they have space for more machines. They want 70 in there now, are they going to have to come back through the process if they want to add five more machines because of space? I mean is that --

MS. BHIDE: Right. So, because the ordinance requires that the number of machines be spelled out in the ordinance, if they increase it, then my understanding is they have to come back.

COMMISSIONER CHERWIN: Have to come back for a special use permit?

MS. BHIDE: Amendment.

COMMISSIONER CHERWIN: Okay, well, you know, think about that. Otherwise, I'm in support.

CHAIRMAN LORENZINI: John?

COMMISSIONER SIGALOS: I'm in support of it also. I'm just curious, the Chuck-E-Cheese's on Dundee Road, is that going to remain open?

MS. WOOLFOLK: No.

COMMISSIONER SIGALOS: That's going to close?

MS. WOOLFOLK: Yes.

CHAIRMAN LORENZINI: Could you come forward? So, we can hear you.

MS. WOOLFOLK: I'm sorry.

COMMISSIONER SIGALOS: That location has seating for, 175 seats on Dundee Road?

MS. WOOLFOLK: Yes.

COMMISSIONER SIGALOS: And this will have how many seats?

MS. WOOLFOLK: Let's see.

COMMISSIONER SIGALOS: I saw an increase in square footage, but I didn't see the seating capacity.

MS. WOOLFOLK: 225 or something like that?

MS. BHIDE: It's 257 seats.

MS. WOOLFOLK: Yes, something --

COMMISSIONER SIGALOS: Okay, so it's quite a bit, it

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will be quite a bit larger than what you have in Dundee. The market will support that, I mean that you need more space?

MS. WOOLFOLK: Yes. We've been here for over 30 years in that same location.

COMMISSIONER SIGALOS: All right. The only other question I have, Latika, did I hear that the Boat US West Marine is closing farther down north of this space?

MS. Bhide: I have heard that also.

COMMISSIONER SIGALOS: I mean I've seen that in the reports but they're still open. But it's unrelated to your project.

CHAIRMAN LORENZINI: Thanks, John. George?

COMMISSIONER DROST: Didn't we do the analysis with the water slide park, Arlington Park?

MS. Bhide: Downs?

COMMISSIONER DROST: It's now Arlington Downs but there was a water slide park and there were arcade games. It was basically to create an entertainment center, somewhat of a model that's similar to the Chuck-E-Cheese's. That might be a little bit of a barometer but I know that that had not been as successful as the Chuck-E-Cheese's on Dundee Road, having been there on a couple of occasions. It's impossible to miss it if you haven't gone.

But I'm in support of the project, too. Do you know what's going to be switched out, the Chuck-E-Cheese's on Dundee? Is there going to be a replacement facility?

MS. WOOLFOLK: No.

COMMISSIONER DROST: So, that's going to go black?

MS. WOOLFOLK: Yes.

COMMISSIONER DROST: Okay. And you're happy with the construction on Rand Road?

MS. WOOLFOLK: Yes.

COMMISSIONER DROST: Good.

MS. WOOLFOLK: Yes, we regarded it as --

COMMISSIONER DROST: You're okay with that. Will the development of the Chuck-E-Cheese's be affected at all by the road construction there?

MS. Bhide: I cannot speak to that.

COMMISSIONER DROST: Okay, well, I was just, you know, just sort of one of the questions, I know that it's delayed traffic in some --

CHAIRMAN LORENZINI: Bruce?

COMMISSIONER GREEN: If I could just help you, George, they've put the oil down, so that means the paving is coming soon.

COMMISSIONER DROST: Soon, all right.

COMMISSIONER GREEN: I'm in total support of the project. I think it's a great location. It's going to be easy to get

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in and out.

MS. WOOLFOLK: Yes.

COMMISSIONER GREEN: With all that new pavement, it will be quiet and there will be no echoing going out that property. Great project.

CHAIRMAN LORENZINI: Latika, what was in that space before?

MS. BHIDE: They subdivided that space, so they created a new space.

CHAIRMAN LORENZINI: Okay, all right. I have no other questions. I think it's a good project, too. There is nobody in the audience to ask questions so the public comment is closed.

Any more questions or deliberations or recommendations from the Commissioners?

COMMISSIONER DROST: No, but I'll make the motion.

A motion to recommend to the Village Board of Trustees approval of PC# 15-008, a Special Use for a 13,263 square feet Restaurant, Amusement Device Arcade in the B-2 General Business District; and a Variation from Chapter 28, Section 6.12-1(3), *Traffic Engineering Approval*, to waive the requirement for a traffic study and parking analysis from a qualified professional engineer.

This approval is contingent upon compliance with the recommendation of the Plan Commission and the following recommendations detailed in the Staff Development Committee report dated June 19, 2015:

RECOMMENDATION

The Staff Development Committee has reviewed the Petitioner's request and recommends approval of the Special Use for a 13,263 square-foot Restaurant-Amusement Arcade subject to the following conditions:

- 1. The arcade shall be limited to 3,680 square feet.**
- 2. A maximum number of 70 amusement devices are permitted.**
- 3. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER SIGALOS: Yes, I'll second.

CHAIRMAN LORENZINI: Roll call vote please.

MS. BHIDE: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MS. BHIDE: Commissioner Drost.

COMMISSIONER DROST: Aye.

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MS. Bhide: Commissioner Bruce Green.

Commissioner Green: Yes.

MS. Bhide: Sorry. Commissioner Sigalos.

Commissioner Sigalos: Yes.

MS. Bhide: Chairman Lorenzini.

Chairman Lorenzini: Yes. Okay, congratulations!

You've had a unanimous approval. Is there a date to send them before the Board of Trustees?

MS. Bhide: Not that I know. I'll have to give them a call.

Chairman Lorenzini: Okay, thank you, congratulations!

MS. Woolfolk: Thank you.

Chairman Lorenzini: Okay, any other business?

Commissioner Drost: I'll make a motion to adjourn.

Commissioner Green: I'll second.

Chairman Lorenzini: All in favor?

(Chorus of ayes.)

Chairman Lorenzini: We're adjourned, thank you.

(Whereupon, the public hearing was adjourned
at 9:08 p.m.)



Item: T-Mobile - 1000 S. Arlington Heights Rd. - PC#15-003 (continuation from 5/13/15)

Department: Planning & Community Development

Requested Action

A Special Use Permit for a Wireless Antenna Tower

Variations Identified

Chapter 23, Section 203, Restrictions, from the requirement that ground base antenna cannot exceed 75 feet above the grade level to allow 100 feet tall monopole.

Recommendation

The Staff Development Committee recommends approval of a Special Use for a 75 foot tall monopole antenna. This approval shall be subject to the following conditions:

1. The landscaping screening shall be installed completely on private property, subject to Village approval.
2. The number of platforms/carries allowed on the antenna will be limited to two. The installation of additional platforms will require a Special Use Permit amendment.
3. Prior to Village Board consideration, provide a letter from the Northwest Central Dispatch indicating that the proposed frequencies are compatible with Village and other public and private telecommunication frequencies.
4. Prior to receiving a permit, submit any required State or Federal approvals.
5. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

ATTACHMENTS:

Description

Staff Report

Type

Report

Legal Notification	Correspondence
Location Map	Exhibits
Building Code Review Board Minutes-DRAFT	Minutes
Plat & Sub Minutes 1/14/15	Minutes
Plan Set - Revised	Exhibits
Coverage Plot - Revised	Exhibits
Photo Simulations	Exhibits
Special Use Justification	Correspondence
Department Comments	Correspondence
Petitioner Response to Department Comments	Correspondence
PC Minutes 5/13/15	Minutes
T-Mobile Other Locations - Height	Exhibits
Concept Landscaping Plan	Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Latika Bhide, Development Planner
Meeting Date: July 22, 2015
Date Prepared: July 16, 2015
Project Title: T-Mobile
Address: 1000 S. Arlington Heights Road

BACKGROUND INFORMATION

Petitioner: Peter Aimaro, National Wireless Ventures, LLC. (Agent for T-Mobile)
Address: 828 Grand Boulevard
 Joliet, IL 60436

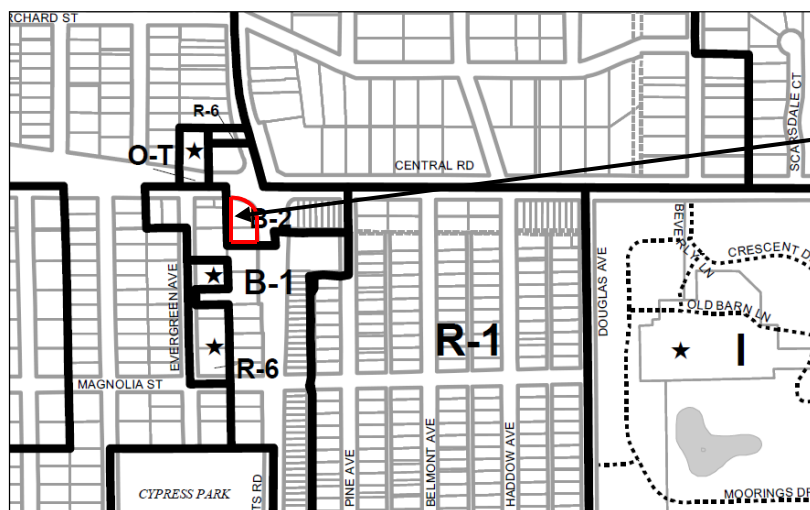
Existing Zoning: B-2, General Business District

Requested Action:

- A Special Use Permit for a Wireless Antenna Tower

Variations Identified:

- Chapter 23, Section 203, Restrictions, from the requirement that ground base antenna cannot exceed 75 feet above the grade level to allow 100 feet tall monopole.



Subject
Property

Surrounding Properties

Direction	Zoning	Existing Land-Use	Comprehensive Plan
North	B-2	Shell	Commercial
South	B-1	Armand's Beauty Salon	Offices Only
East	B-2	Goodyear Tires, KinderCare	Commercial
West	B-1	Central Podiatry	Offices Only

Background

The subject property at 1000 S. Arlington Heights Road is approximately 0.52 acres in area. Autotech Auto Repair is located on the subject property. The applicant, T-Mobile is interested in leasing a 30' x 30' area at the southwest corner of the property and locating a wireless antenna. The antenna is proposed as a monopole design, 100 feet to the top of the tower. The antenna will be located approximately 113 feet from Arlington Heights Road and 168 feet from Central Road. The closest residential property is located approximately 200 feet from the property in question and the closest residential structure is located

approximately 249 feet from the antenna on the west side of Evergreen Avenue. The lease area will occupy and thus eliminate 4 existing parking spaces in the southwest corner of the site. Originally, the petitioner had proposed a 12-foot wide access easement to provide access to the lease area, resulting in an additional loss of 4 parking spaces. This has been revised and a 12-foot wide temporary construction easement is now proposed that does not encroach onto the parking spaces.

Radio and Telephone Antenna are required to obtain a Special Use Permit in the B-2, General Business District.

After the first public hearing, the petitioner has made the following changes to their application:

- The petitioner has provided coverage plots that demonstrate that there is a coverage hole in their service. They have also provided coverage plots that illustrate the coverage with the addition of the new site.
- The 12-foot wide access easement to provide access to the lease area has been revised and a 12-foot wide temporary construction easement is now proposed that does not encroach onto the parking spaces. Therefore only 4 parking spaces on site would be eliminated.
- The petitioner is proposing 3-foot tall landscaping along Central Road and Arlington Heights Road.
- The petitioner is proposing to add three landscape islands on the site, with four inch caliper trees within the islands.

Summary

The Staff Development Committee originally recommended denial of this Special Use Request as they would prefer a less visible location of antenna or on a taller building. However, the SDC is recommending approval as outlined within the report, as the proposed wireless antenna tower is a utility, the petitioner has demonstrated a gap in service which can be covered with a 75 foot tall antenna, will be providing landscaping and site improvements agreed to and legal review of FCC regulations.

Zoning and Comprehensive Plan

The site is zoned B-2 General Business District. Because the use is permitted as a Special Use in the B-2 district, therefore the petitioner has submitted a response (see attached) to the following special use criteria:

- **That said special use is deemed necessary for the public convenience at this location.**
- **That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
- **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**

Additionally, per Chapter 28, Section 6.14-2.2, the following standards are considered when determining whether approval of an application for a commercial antenna structure is in the public interest:

- **The petitioner must demonstrate that there is not technically suitable space available on an existing tower or structure within the geographic area to be serviced.**

The Plat and Subdivision Committee recommended that the petitioner consider a site further east, possibly within The Moorings, or west at the Northwest Community Hospital. The applicant has indicated that T-Mobile already has better coverage at that location and the inter-site distance with respect to the neighboring sites would be uneven and therefore requiring the site to have non-standard azimuths which might lead to interface between their own sectors. Also, by locating further east, the northwest of the search ring center would not be covered. At the Plan Commission hearing on May 13, 2015, the T-Mobile RF engineer stated that they could not locate on the hospital building due to it being well outside (approx. 0.60 miles from ring center) of the desired coverage area and they were only given a variance of 0.50 miles from the ring center. In addition, the RF engineer explained that the Hospital was only 0.37 miles from another T-Mobile location which would not achieve their desired coverage. Therefore, the petitioner prefers to locate a tower at 1000 S. Arlington Heights Rd.

The petitioner has provided coverage plots (see attachment: T-Mobile coverageplot.PDF on NOVUS) that demonstrate that there is a coverage hole in their service. They have also provided coverage plots that illustrate the proposed coverage with the addition of the new site. As listed above, the petitioner has stated that they cannot locate at the Northwest Community Hospital or the Moorings. There are no other tall buildings in this area where an antenna can be located.

- **A landscaping plan shall be submitted that demonstrates substantial screening of the antenna and related structures from adjacent land uses. Screening must consist of a well-maintained masonry wall of brickwork or stonework, solid wood fence, densely planted compact hedge or berm and hedge.**

The lease area will be enclosed by a 5 foot tall wooden fence. The petitioner has submitted a landscape plan that delineates five feet tall mission arborvitae on the outside of the fence area. The arborvitae are proposed to be 5-feet at planting.

The Village's Comprehensive Plan designates this property as 'Commercial'.

The Comprehensive Plan establishes the overall strategy to guide the growth and development of the community. Within the Village's Comprehensive Plan, the proposed antenna meets the following goals:

Service, Facilities and System Goals:

1. To provide adequate municipal services and facilities in developing areas and improve them where necessary in the existing Village area.

The coverage plots provided by the petitioner demonstrate that there is a coverage gap in T-Mobile's existing coverage which will be filled by locating a Wireless Antenna Tower at this location. Also, by changing the access easement to a temporary construction easement that does not encroach onto the parking spaces, only 4 parking spaces are lost.

Plat and Subdivision Committee

On January 14, 2015, the Plat and Sub Committee met to discuss the project. While the subcommittee understood the need for a cell tower, they felt that this was not the most appropriate location. The Committee directed the applicant to explore other sites in the area such as The Moorings and the Northwest Community Hospital.

Building Code Review Board

Chapter 23, Section 203 of the Municipal Code establishes a maximum height of 75 feet for antenna towers. The Building Code Review Board (BCRB) makes recommendation to the Village Board on matters relating to waivers and amendments to Chapter 23 of the Municipal Code. Along with a Special Use for the wireless antenna tower, the petitioner is also requesting the following variation:

- Chapter 23, Section 203, Restrictions, from the requirement that ground base antenna cannot exceed 75 feet above the grade level to allow 100 feet tall monopole.

On April 30, 2015, The Building Code Review Board (BCRB) met to discuss the variation. The Board asked various questions involving possible locations, variables of antenna/towers; signal strength and etc. The Board determined that the petitioner did not prove a hardship that needed relief to allow a 100 foot monopole. The additional height up to 100-feet would allow the applicant to lease space on the tower to other carriers. The BCRB unanimously recommended denial of the variation.

At the meeting, the petitioner indicated that the antennas could be flush mounted, but they do not prefer to do it as it reduces the number of antennas that can be mounted on a tower and the cost is higher. The petitioner stated at the BCRB meeting that tower would most likely, at its fullest, have three antennas (three platforms for three carriers). A stealth application with flush mounted antenna rather than the proposal presented, with antennas mounted on a platform on the outside of the tower would be less intrusive at this location. If a stealth application is proposed for this site, prior to Village Board consideration, the petitioner will provide the required drawings.

Since then, the petitioner had indicated that a stealth design was not provided as an option for this location, as that would require the tower height to be raised to at least 125 feet in order to adequately accommodate for co-locators.

It should be noted that the issue as to the height of the pole has already been addressed by the Building Code Review Board. Therefore, since the BCRB has recommended denial, then any recommendation by the Plan Commission to approve the Special Use would be for a 75-foot tower. The only item within the purview of the Plan Commission is the request for a special use and the Commission should not address the height of the tower at all.

Plan Commission hearing

The Plan Commission held a public hearing for this project on May 13, 2015. At the hearing, the Commission expressed the several concerns with the proposal including setting a precedent by approving this antenna without designating the appropriate locations for antennas within the Village. The Commission also asked regarding the restriction in the Village Code regarding the 75-foot height for the tower. The Commission expressed concerns with the number of vehicles on the site and the lack of an overall landscape plan for the site. The Plan Commission continued the hearing for this project.

The Zoning Ordinance spells out the permissible locations for cell towers in the Village. Wireless Antenna Towers are permitted as a Special Use in the B-1 through B-5, O-R, P-L, M-1, M-2, I, and O-T districts. Per the Zoning Ordinance, "special uses" require particular consideration as to their proper location in relation to adjacent established or intended uses, or to the planned development of the community. Special uses are evaluated on a case by case basis, so the Village cannot designate which parcels, among many, would be suitable without all issues being analyzed and discussed.

Chapter 23, Section 203 of the Municipal Code establishes a maximum height of 75 feet for antenna towers. The restriction on the height is a local amendment to the International Building Code and is not within the unamended IBC. This Village requirement has been in place for several years, but the reason why cell towers are limited to 75 foot is not known.

Following the Plan Commission hearing, the petitioner indicated that they are working with the property owner to remove excess vehicles from the property. The petitioner has stated that per the parking count they completed at the property on July 14, 2015, there were a total of 21 vehicles on the property, including employee vehicles.

Lastly, the petitioner has provided an overall landscape plan for the property, which is discussed below and has provided information regarding other T-Mobile antennas in the area and the height at which the antennas are located, which is attached.

Legal Department Review of Federal Communications Commission (FCC) Regulations

The FCC has a shot clock that applies to both new antennas and collocations. For new antennas, which this one is, the Village has 150 days from the date a complete application was filed to issue its final written decision. The application was submitted on March 24, 2015, so the Village must issue its final written decision no later than August 22, 2015.

There are limitations to the authority the Village has to regulate new antennas as well as collocations. These include:

1. The regulation does not unreasonably discriminate among providers of functionally equivalent services;
2. The regulation does not prohibit or have the effect of prohibiting the provision of personal wireless services;
3. The municipality cannot regulate placement, construction and modification of personal wireless facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the FCC's regulation concerning such emissions; and
4. A municipality cannot deny a zoning application solely on the basis that one or more existing carriers serve a given geographic market.

Additionally, the decision of the Village to deny this request must be in writing and supported by substantial evidence which is contained in a written record. This means the Plan Commission, if they decide to deny this request, must explain that decision in detail.

Building, Site and Landscape Related Issues

The proposed monopole will be located at the southwest corner of the property, visible from both Arlington Heights Road and Central Avenue. The petitioner is proposing a wood fence enclosing the area where the base station and the monopole will be located, resulting in a loss of 4 parking spaces. The petitioner had originally proposed a 6 foot high fence; however that is not permitted by the Zoning Code and would require a variation. The petitioner has altered their plans and will provide a 5 foot tall fence.

Per Chapter 28, Section 6.14-2.2, a landscaping plan is required to be submitted that demonstrates substantial screening of the antenna and related structures from adjacent land uses. Screening must consist of a well-maintained masonry wall of

brickwork or stonework, solid wood fence, densely planted compact hedge or berm and hedge. The petitioner is proposing to install arborvitae along the outside of the fence area. The arborvitae are proposed to be 5 feet at planting.

Per Chapter 28, Section 6.15-1.2, a 3 foot high drought/salt tolerant screen is required along Central Avenue and Arlington Heights Road in order to buffer the parking lot along the street frontage. The petitioner is proposing 3-foot tall landscaping along Central Road and Arlington Heights Road. As proposed, since some landscaping is located in the IDOT right-of-way, approval by IDOT will be required. The landscaping can be installed completely on private property and would eliminate the need to seek IDOT approval; however, it would result in the loss of parking spaces on site. The petitioner has stated that they would like to maintain as many parking spaces on the site as possible and will continue the permitting process through IDOT.

Attached is a staff concept illustrating how landscaping can be accommodated on-site.

Also, Per Chapter 28, Section 6.16-1.2, the ends of all parking rows must include a landscape island, which contains a 4" caliper shade tree. There are currently no parking islands on the site and it is considered non-conforming. The petitioner has provided an overall landscape plan for the site. According to the landscape plan provided, the petitioner is proposing to add three landscape islands on the site, with four inch caliper trees within the islands. The plan is deficient two landscaping islands, one at the southern end of the west-most parking row and the other at the eastern end of the southern-most parking row. However, it should be noted that the addition of the landscape islands will add green space to the site and help to delineate parking areas and the drive aisles.

Traffic & Parking Related Issues

According to the parking plan originally provided, there are 29 spaces on site. Automobile Service Stations are required to provide one space for each employee plus three spaces for each service bay. Autotech Auto Repair has four service bays, requiring twelve parking spaces and four employees, thereby requiring a total of sixteen parking spaces.

Per Chapter 28, Section 6.12-1, any special use less than 5,000 square feet in floor area and located along a major or secondary arterial street (Arlington Heights Road and Central Road) as defined by the Village's Thoroughfare Plan, does not need to provide a traffic study, but shall be required to provide a detailed parking analysis. The applicant was required to provide parking counts for this site. According to the information provided by the petitioner, parking counts conducted on Thursday, Friday and Saturday indicated that there were 35, 40 and 41 vehicles on the site, more than the available parking on site. When staff visited the site on April 8, 2015, there were 42 cars, 1 trailer and 2 truck cabs in the parking lot. Several vehicles were tandem parked – 2 cars in depth.

Four parking spaces will be removed to locate the antenna and the base station, reducing the total parking spaces on-site to 25, which is more than the Code required parking spaces. However, as indicated by the parking counts and observed by staff, the number of vehicles on site exceeds the Code parking requirement. Originally, the petitioner had proposed a 12-foot wide access easement to provide access to the lease area, resulting in an additional loss of 4 parking spaces. This has been revised and a 12-foot wide temporary construction easement is now proposed that does not encroach onto the parking spaces. The petitioner has indicated that they are working with the property owner to remove excess vehicles from the property and per the parking count they completed at the property on July 14, 2015, there were a total of 21 vehicles on the property, including employee vehicles.

Per the revised plans provided by the applicant, 25 parking spaces are proposed on site, which exceeds the Code required parking.

Recommendation

The Staff Development Committee recommends approval of a Special Use for a 75 foot tall monopole antenna. This approval shall be subject to the following conditions:

1. The landscaping screening shall be installed completely on private property, subject to Village approval.
2. The number of platforms/carries allowed on the antenna will be limited to two. The installation of additional platforms will require a Special Use Permit amendment.

3. Prior to Village Board consideration, provide a letter from the Northwest Central Dispatch indicating that the proposed frequencies are compatible with Village and other public and private telecommunication frequencies.
4. Prior to receiving a permit, submit any required State or Federal approvals.
5. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

_____, July 16, 2015

Bill Enright, Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads

NOTICE OF
PUBLIC HEARING
NOTICE IS HEREBY
GIVEN THAT THE PLAN
COMMISSION OF THE
VILLAGE OF ARLINGTON
HEIGHTS WILL CONDUCT
A PUBLIC HEARING ON
JULY 22, 2015 AT 7:30 P.M.
in the Municipal Building, 33
South Arlington Heights
Road, Arlington Heights, Il-
linois to consider Petition
No. 15-003, a Special Use
Permit for a Wireless
Antenna Tower in the B-2
district. The subject site is
located at the southwest cor-
ner of Central Road and Ar-
lington Heights Road at 1000
S. Arlington Heights Road,
Arlington Heights, IL and
legally described as:

That part of Lot 191 lying
west of the following de-
scribed line: Beginning at a
point on the north line of
said Lot 191, 7.95 feet west of
the northeast corner of said
lot; thence south to a point
in the south line of the said
lot, said point being 20 feet
west of the southeast corner
of said lot in R. A. Cepek's
Arlington Highlands, being
a subdivision of parts of Sec-
tion 4 and 9 in Township 41
North, Range 11 east of the
third principal meridian,
according to the plat thereof
registered in the office of the
registrar of titles of Cook
County, Illinois on January
29, 1926 as Document #
288597, in Cook County, Illi-
nois, bounded and described
as follows:

Beginning at a point on the
north line of said lot 191, dis-
tant 49.41 feet east of the
northwest corner thereof
(said point of beginning also
being the most westerly cor-
ner of parcel #0112 as con-
demned by the Department
of Transportation of the
State of Illinois in court case
94 L 50196); thence (the fol-
lowing three courses being
along the westerly boundary
of said parcel #0112) south 69
degrees 12 minutes 47 sec-
onds east, for a distance of
33.31 feet to a point of curve;
thence southeasterly on the
arc of a circle convex to the
northeast and having a ra-
dius of 40 feet, for a distance
of 38.66 feet to a point of tan-
gency; thence south 13 de-
grees 49 minutes 33 seconds
east, on a line tangent to the
last described arc of a circle
for a distance of 82.45 feet to
a point on the present west-
erly line of Arlington
Heights Road; thence south
00 degrees 40 minutes 17 sec-
onds west, along the last de-
scribed line for a distance of
65.73 feet to a point on the
south line of Lot 191; thence
south 89 degrees 31 minutes
56 seconds west, along the
last described line, for a dis-
tance of 138.32 feet to the
southwest corner of said lot
191; thence north 01 degrees
16 minutes 55 seconds west
along the west line of said
Lot 191; for a distance of
193.83 feet to the northwest
corner of said Lot 191;
thence south 89 degrees 51
minutes 22 seconds east,
along the north line of said
Lot 191 for a distance of
49.41 feet, to the point of be-
ginning, all in Cook County,
Illinois.

As part of said request the
petitioner is requesting the
following variation:

*Chapter 23, Section 203,
Restrictions, from the re-
quirement that ground base
antenna cannot exceed 75
feet above the grade level to
allow 100 feet tall monopole.
As well as any other varia-
tions as determined neces-
sary by the Plan Commis-
sion.

All persons desiring to be
heard shall be given the op-
portunity to be heard.
Should any individual need
auxiliary aid or service,
such as a sign language
interpreter or materials in
alternative formats, please
contact the Health Depart-
ment at 33 South Arlington
Heights Road, Arlington
Heights, Illinois 60005, (847)
368-5760, TDD# (847) 368-
5794.

Joe Lorenzini, Chairman
ARLINGTON HEIGHTS
PLAN COMMISSION
Published in Daily Herald
July 7, 2015 (4412640)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora

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

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

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published July 7, 2015 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

Laurel Baltz
Authorized Agent

Control # 4412640

RECEIVED

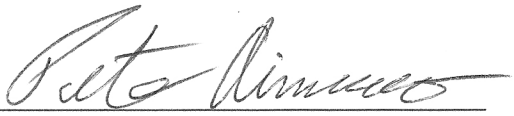
JUL 13 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

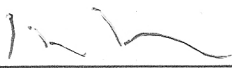
NOTIFICATION AFFIDAVIT

I, Peter Aimaro hereby certify as follows:

1. That on the 6th day of July, 2015, affiant caused to be mailed in the Post Office of Chicago, copies of the attached Notice of Public Hearing to all listed taxpayers of real estate within 250 feet, excluding all Public Right-of-Ways of the subject property and to the owners, or representatives, of property listed as exempt, and to all Condominium Associations whose property is within 250 feet of the subject site for which the hearing is being held..
2. That the parties to whom said notice was mailed are set forth on the attached list.
3. That the petitioner stated that the required sign(s) were erected as required by the Village of Arlington Heights.


Signature

Subscribed and Sworn to before me
this 6th day of July, 2015.


Notary Public

OFFICIAL SEAL
KERI MUNIR
Notary Public - State of Illinois
My Commission Expires Mar 31, 2018



T-Mobile
1000 S. Arlington Heights Road
Prepared by: The Village of Arlington Heights
Department of Planning & Community Development
January 2015

DRAFT

BUILDING CODE REVIEW BOARD

MINUTES OF A MEETING BEFORE THE VILLAGE OF ARLINGTON HEIGHTS BUILDING CODE REVIEW BOARD

April 30, 2015

MEMBERS PRESENT:

Carl Baldassarra, Chairman
Richard Bondarowicz
John Carrato
John Scaletta (Trustee)
Scott Smith

ADMINISTRATION PRESENT:

James McCalister, Director of Building & Health Services
Charley Craig, Assistant Building Official
Patty LeVee, Recording Secretary

OTHERS PRESENT:

Peter Aimaro – Petitioner

SUBJECT:

- **Petitioner, Peter Aimaro requesting variation from the requirements of Section 23-1303(a) to allow the installation of a 100 foot tall monopole antenna. Section 23-1303(a) restricts ground based antennas to a maximum of 75 feet above grade.**
-

There being a quorum present, Chairman Baldassarra called the meeting to order at 7:00 PM. All stood for the Pledge of Allegiance.

APPROVAL OF MINUTES

TRUSTEE SCALETTA MOVED TO APPROVE THE MINUTES OF THE MAY 8, 2014, 2014 MEETING, SECONDED BY MR. BONDAROWICZ, THE MOTION PASSED UNANIMOUSLY.

OLD BUSINESS

Chairman Baldassarra inquired on what has happened with the Ordinance that was amended on fire alarms. The Board will be forwarded a copy of the letter sent November 24, 2014 regarding the Fire Alarm/Smoke Detection System Requirement.

NEW BUSINESS

Chairman Baldassarra introduced the request for a variance for the antenna at 1000 S. Arlington Heights Road.

Mr. Aimaro introduced himself and his Company, National Wireless Ventures, a site acquisition company. They work with all the major cell phone carriers in the Chicagoland area putting up cell towers. T-Mobile is the Company that they are representing today and APC Towers. APC is the tower company; they will be making the initial investment. T-Mobile has entered into an agreement with them; they are going to be the first tenant on the monopole providing it gets built.

Basically, they are asking for 100 feet, aware that 75 feet is the maximum in the Ordinance. Maps were distributed showing T-Mobile coverage and antennas. New site and coverage was pointed out.

Mr. Aimaro stated the reason why they ask for 100 feet is for more marketability for co-location. At 75 feet, they probably would not get any co-locators on there. The carriers that want to co-locate might be forced into building a new tower. You would have two towers coming in as opposed to one.

Chairman Baldassarra clarified saying T-Mobile today, but there may be other companies to would take a piece of this. **Mr. Aimaro** said other companies would jump on the antenna. At the start T-Mobile, as first tenants, would get 100 feet, and AT&T for example might want to expand and would get 90 feet and so on. He believes they can fit two to three additional carriers. They are asking for 100 feet so they can market to other carriers and let them know there is room for co-location. He mentioned most carriers want to do that anyway, it is a smaller investment than building a new facility. New facilities are anywhere from \$400,000 to \$500,000.

Chairman Baldassarra asked if there was calculation of the percentage covered by 75 foot antenna v. 100 foot antenna, it would be what percent of the 100%? **Mr. Aimaro** did not have those. He said, at 100 feet they are looking to connect with other networks. The 100 feet is really needed to do that, at 75 feet they are not giving the customers full service.

Chairman Baldassarra asked if any other sites were considered. **Mr. Aimaro** replied they did, but this was the only viable location that was within their search range. It is approximately a ¼ mile radius. The middle of the search range is on the corner of Arlington Heights and Central. Maximum coverage at 100 feet is there.

Trustee Scaletta stated that according to the application, you want 100 feet because you might have future operators that want to join your pole. **Mr. Aimaro** replied, yes, future cell phone companies will want to co-locate.

Trustee Scaletta said, but at 75 feet, you can still operate. **Mr. Aimaro** said they can, they would be operating at half the power, or half the service. They would want to give their customers the full service and at 100 feet, they would be able to do that in terms of connecting to the other sites that are around there. They need the height to connect to the network.

Trustee Scaletta stated, the Moorings is within ¼ mile, and the hospital is within ¼ mile. **Mr. Aimaro** said the Moorings was out of their search range. Meaning, it could have been rejected by the RF Engineers at T-Mobile. He explained his company makes a recommendation to T-Mobile and suggest that they can go here or there and give them a couple of candidates. RF Engineers then do an analysis and find out where the best site would be for the coverage needs. They make the recommendation; RF comes back with an answer.

Trustee Scaletta asked what they said about the Hospital. **Mr. Aimaro** said that one did not come up for them. **Trustee Scaletta** stated that it came up at Plan Commission and a Mr. Stapleton did most of the talking, was he coming tonight? **Mr. Aimaro** stated, no.

Trustee Scaletta asked of intentions if they do not receive approval this evening; are they still going with a 75 foot tower. **Mr. Aimaro** replied that is something they will have to report back to the Tower Company and see what they want to do. They will make a business decision on that. He would think they would probably want to still go forward, but could not say for sure.

Mr. Carrato said it would have to be a tall tower over at the hospital. **Trustee Scaletta** said if the hospital is 15 floors, aren't you already about the 100 feet and then whatever tower is put up is a 75 foot one on top of the hospital? **Mr. Carrato** thought the 75 feet is from the ground.

Mr. Craig commented that antennas can be put on top of the roof. **Mr. Aimaro** stated they can put the antennas on top of the buildings but the tower cannot be on the roof, they need a 20 ft. foundation. He believes the issue was that T-Mobile tried to go there before and the negotiations did not pan out. He thought the rent they wanted was way above market, and does not know the specifics of what happened.

Mr. Smith asked if 75 feet is typical for the communities in the area. **Mr. Craig** replied it is specific for Arlington Heights for a number of years and not sure of other towns having restricted this or what their restrictions might be.

Mr. Carrato asked if we knew what the rational for this was. **Mr. Craig** did not. **Chairman Baldassarra** said it has been there a long time.

Mr. Bondarowicz asked staff to explain where these towers are. Are they strictly in any zoning that is B Zoning? **Mr. Craig** said that would be a zoning issue, but is sure they would be allowed in any business area, industrial, mercantile etc.

Mr. Bondarowicz asked, if in particular we do not zone for areas within the community that say you can have power within this area, it just happens to be that this property is Zoned B-2. **Mr. Craig** thought they were prohibited in strictly residential.

Mr. Bondarowicz commented that theoretically someone could put another tower right next to this one. **Mr. Craig** said yes, he has seen some locations where they have three or four towers in fairly close proximity.

Mr. Aimaro said where you see that, it was probably ten years ago or more, probably late 1990's, early 2000's. Towers were getting put up in communities and jurisdictions did not know what to do as far as writing ordinances for this, this was right when the boom happened with wireless. Before they were making 250' towers and putting them five miles apart from each other. Back then not many had cell phones and now with everyone having all of these devices, they are going shorter and spreading out connecting with the existing networks.

Chairman Baldassarra said he has seen these antennas installed on five and six story buildings. Do you mean that those need to be closer together if they are not very tall?

Mr. Aimaro said that is right. It depends on who the carrier is; they all use different kinds of technologies. Not being a tech guy, he does not know a lot about the antennas and exactly how they work. **Chairman Baldassarra** commented it would have been useful to have someone here that did.

Mr. Bondarowicz commented that on the sheet distributed, LE-3 has a north elevation of the tower with the antenna platform at the top. Aesthetically, it does not look all that bad regardless of the height. Looking at this tower, if it was to be allowed at 100 feet and you have your first platform, hypothetically we have three or four more platforms underneath that. There would be a solid mass of something in the air from 75 feet potentially to 100 feet. **Mr. Aimaro** answered that that tower is most likely, at its fullest, to have three antennas. **Mr. Bondarowicz** asked how tall each of those antenna array. **Mr. Aimaro** thought about 5 feet.

Mr. McCalister mentioned that it was stated there would be other carries jumping on too and they would have the same thing.

Mr. Bondarowicz inquired on permits. There would be a permit, but not necessarily approval for the aesthetics, it would be for the install.

Trustee Scaletta asked what other towers were looked at in the area. **Mr. Aimaro** could not answer. He thought they looked at existing towers but where he comes into this is the leasing and zoning stage. His job is to negotiate the lease with the property owner and handle the permitting process.

Trustee Scaletta asked if he looks for and negotiates with other carriers to get on another pole. **Mr. Aimaro** said, yes, sometimes they do if that is where they need to be.

Trustee Scaletta asked how he knows if this has been done. **Mr. Aimaro** replied that RF (Engineers) is pretty extensive. They would rather co-locate than to enter into a first time agreement with a tower company. It is a lot more money and they are paying them at the same time to do the permitting and everything else. For them to do a co-location

straight up is easier for them. Most of the time it's a zoning amendment and then a building permit. They want to get these up fast, so if that was the case, they would have done that.

Trustee Scaletta asked what if it did not make business sense, like the hospital. **Mr. Aimaro** said it could have been too high a price, we usually don't find that on tower companies. Tower companies want people to co-locate; that is how they make money. They want to be reasonable and develop relationships with the carriers, and are not in the business of turning carriers away. If it was available they would have because it is easier, cheaper and faster.

Trustee Scaletta asked if there was another carrier in the area that has a different technology that may not have as many towers as T-Mobile. **Mr. Aimaro** did not think so. Referring to pictures provided **Trustee Scaletta** pointed out at least a dozen towers. **Mr. Aimaro** stated those are T-Mobile's antennas.

Trustee Scaletta said then he can assume that in the same area there are a dozen AT&T Towers. **Mr. Aimaro** said he can assume, but would find some of that information out. It is also found on www.antennasearch.com.

Mr. Craig stated that the opinion of the Village, as it applies to our amendment, is that this antenna is a straight forward, 75 foot commercial antenna. In looking to a similar case where we generated an objection to the recommendation for a variance, the reason was due to the close proximity of the residential properties. There is a single family home about 249 feet from the tower. That would be the opinion strictly based on the Building Code. It should also be noted that the Planning Department staff meeting on January 14, 2015, resulted in "The Staff Development Committee is not supportive of this Special Use request". The Plat & Subdivision Committee Report of January 14, 2015 resulted in the recommendation as follows; "The Plat & Subdivision Committee said that while they understand the need, they feel that this is not the best location".

Chairman Baldassarra asked why this came before this Board if they have recommended negative. **Mr. Craig** replied, because they have the right to see if they can clear the Building Code issue. **Mr. Aimaro** explained he had to have this meeting before they can have a hearing for the Special Use. **Mr. Craig** explained, at this point it hasn't been voted down but has been recommended against.

Chairman Baldassarra asked if they were doing anything that would tend to produce the unsightliness of the 100 foot tall antenna structure. **Mr. Aimaro** said they could flush mount the antennas, but the problem with that is if they flush mount them they are talking half of the antennas, they would not be able to fit everything on. They have done that in some instances, they don't like to do it because again they would not be providing the full service to the customers. It gets pricier the more stealth you go with these.

Mr. Aimaro added that with landline being decommissioned in the next couple of years, they did get a number from Cook County that said only 8% of people are on landline currently in all of Cook County and in the next couple of years landline will be completely decommissioned. AT&T has 2% a day come off the landline. **Mr. Bondarowicz** said that was probably 8% of total usage of phones, including cell phones, etc. **Mr. Aimaro** said that either way the landline will be decommissioned shortly and FCC wants these towers to go up in a timely manner. They are pushing to get these done, as it does tie into emergency services. That is a big issue right now.

Mr. Carrato stated that in his opinion, he has not heard justification for a variance.

MR. CARRATO MOVED THAT THE BUILDING CODE REVIEW BOARD NOT APPROVE THE VARIANCE. SECONDED BY TRUSTEE SCALETTA, THE MOTION CARRIED.

The meeting adjourned at 7:40pm.

REPORT OF THE PROCEEDINGS OF
THE PLAT & SUBDIVISION COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
HELD AT VILLAGE HALL ON:

January 14, 2015

Project Title: T-Mobile
Address: 1000 S. Arlington Heights Road
Petitioner: Pete Aimaro, National Wireless Ventures, LLC (Agent for T-Mobile)
Address: 505 N. Lake Shore Drive, Suite 2109
Chicago, IL 60611

Requested Action:

- A Special Use Permit for a Wireless Antenna Tower

Variations identified:

- Chapter 23, Section 203, Restrictions, from the requirement that ground base antenna cannot exceed 75 feet above the grade level to allow 100 feet tall monopole.
- Chapter 28, Section 6.14-2.1, Location, from the requirement that where no minimum yard is established, commercial antenna structures may be located no closer than ten-feet to any lot line or 25-feet to lot line, if adjacent to a residential district, to allow 5 feet.

Attendees: Pete Aimaro, National Wireless Venture
Robert Stapleton, National Wireless Venture
Bruce Green, Plan Commissioner
John Sigalos, Plan Commissioner
Lynn Jensen, Plan Commissioner
Jay Cherwin, Plan Commissioner
Latika Bhide, Development Planner

Project Summary

The subject property at 1000 S. Arlington Heights Road is approximately 0.52 acres in area. Autotech Auto Repair is located on the subject property. The applicant, T-Mobile is interested in leasing a 30' x 30' area at the southwest corner of the property and locating a wireless antenna. The antenna is proposed as a monopole design, 100 feet to the top of the tower. The antenna will be located approximately 125 feet from Arlington Heights Road and 185 feet from Central Road. The closest residential structure is located approximately 247 feet from the antenna on the west side of Evergreen Avenue. Radio and Telephone Antenna are required to obtain a Special Use Permit in the B-2, General Business District.

The lease area will occupy 4 existing parking spaces in the southwest corner of the site. In addition, a 12 foot wide access easement is proposed to provide access to the lease area. The Staff Development Committee does not support locating the antenna at this location because of the negative visual impact of the 100 foot tall monopole, as it is in close proximity to residential uses. The applicant should address whether they have explored the possibility of co-locating on an existing antenna.

The Village's Comprehensive Plan designates this property as 'Commercial'. The Land Use Goals of the Village's Comprehensive Plan state that "incompatible zoning should be avoided"; a 100 foot tall monopole would be incompatible with the residential uses to the east. Additionally, the Land Use Policies of the Comprehensive Plan state that encouragement should be given to commercial uses which have safe access, respect nearby land uses, do not land lock nearby land parcels and which can provide adequate screening and landscaping. The Staff Development Committee is not supportive of this Special Use request.

Meeting Discussion:

R. Stapleton stated that he was the past president of the Illinois State Wireless Association and they (National Wireless) were the leasing agents for T-Mobile. He said that they have been retained on behalf of T-Mobile and APC Towers to extend the network. He stated that he had personally visited the property (in question) and that this was needed to cover the customer demand and design for future carriers. He stated that in Cook County, users are disconnected from wireline system providers and they (wireless companies) are providing services inside homes also. He said that wireline systems are petitioning states to go out of responsibility (from providing services). R. Stapleton stated that previously the towers were 250 – 300 feet tall and covered a larger geographic area. He stated that the demand was high and there could only put up so many towers. He said that the carriers, AT &T, Sprint, Verizon and T-Mobile have huge build-out plans. He stated that additional radio spectrum was available because of the federal auction. As people disconnect from wireline systems, wireless carriers must determine the location of the 911 caller and make sure that they are connected to the correct dispatch center. R. Stapleton stated that there is a tremendous utility infrastructure at this site. He said that there are several cars on the site and they must also provide along with the equipment, generators for back-up service, so that in case of a catastrophic event, they stay on air. He stated that they have looked at other locations and that companies do not like to spend money on towers. There was equipment at Arlington Downs already and they don't have any high towers (nearby) to mount equipment. He stated that they are asking for a 100 foot tall tower.

L. Bhide gave a brief overview of the request. She stated that this was a special use permit for a wireless antenna tower and they were also asking for a variation (which must be reviewed by the BCRB) to allow the antenna to be 100 feet tall. She said that the Staff Development Committee was not supportive of the request.

J. Sigalos asked if the monopole would allow for other carriers. P. Aimaro stated that it would allow for 2 additional carriers or possibly 3 additional carriers. He said that the tower would be available for first responders. R. Stapleton stated that the propagation maps support the need for this location. He said that there is residential to the north and west and commercial to the south. He said that they were trying to design the site so that their equipment will be fenced in with appropriate landscaping. J. Sigalos said that they should remove some asphalt and add landscaping. He said that he is concerned with precedent. R. Stapleton stated that in (The City of) Chicago, landscaping is provided on other properties to screen the multi-family. He stated that T-Mobile has a 30-year lease with option. J. Sigalos said that he understands the need for improving cellular service. J. Cherwin said that a 75-100 foot tower is as high as a 5-6 story building. R. Stapleton said that in Chicago you cannot exceed the height by more than 15 feet (than what is allowed) for a building. However, there is nothing of a tall nature around here. He said that the utility poles are 65 feet tall. In answer to J. Cherwin's question, R. Stapleton said that they are trying to bring the cloud down, cover a smaller area, but more customers. He said that data services are used more and more, and that it was a data world versus a voice world. The subject site at Central Road and Arlington Heights Road is at the center of their search ring. J. Cherwin said that he was concerned – he has lived there (close to the site) for 30 years and drives by there every day. He said that the commercial was very thin – just a strip along Arlington Heights Road. He said that it seems like a tough place for a 100-foot tower. He suggested other possible locations, The Moorings, the Hospital, etc. He said that this area is primarily residential. L. Jensen asked who determines the height of the tower. Is it them, T-Mobile, or are there industry standards. R. Stapleton stated that it was the RF engineers. L. Jensen asked if they could move forward with a 75 foot tower. R. Stapleton said that that (lower height) would not allow for collocation. L. Jensen asked what the basis of the 75 foot requirement was – was it aesthetic or something else? B. Green said that he agreed with J. Cherwin. He said that the zoning for commercial was very narrow and that there is a lot of residential around this site and he would not like to see a pole here. L. Jensen said that the residential was the source of the demand. He asked where the other 100 foot tall towers were located. J. Cherwin said that The Moorings would be a great location. He said that we (Village) should look at this (location of towers) from a long term perspective.

RECOMMENDATION

The Plat & Subdivision Committee said that while they understand the need, they feel that this is not the best location.

T-MOBILE, 1000 S. ARLINGTON HEIGHTS ROAD; TEMP FILE 1487

Bruce Green, Chair
PLAT & SUBDIVISION COMMITTEE
Latika Bhide, Recorder



THREE BALA EAST, SUITE 502
BALA CYNWYD, PA 19004

8550 BRYN MAWR AVENUE, SUITE 100
CHICAGO, ILLINOIS 60631

2675 Pratum Avenue
Hoffman Estates, Illinois 60192
PH: (224) 293-6333 FAX: (224) 293-6444
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L. License No.: 184.006042 Exp: 04/30/17

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CARISSA WENDT, ARCHITECT
STATE OF ILLINOIS LICENSE # 001-020898
EXPIRES: 11/30/16 SIGNED / /
CORPORATE DESIGN & DEVELOPMENT GROUP, LLC
MEMBER OF THE W-T FAMILY OF COMPANIES
DESIGN FIRM LLC. # 184.004313, EXP. 04/30/17

DATE: — DESCRIPTION: — BY: — REV: —

11/11/14	LEASE EXHIBIT	JL	A
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11/19/14	REVISED LEASE EXHIBIT	TJM	B
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01/23/15	ZONING DRAWINGS	.11	C
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Topic	Area	Area	Area

02/25/15	REVISED ZONING DWGS	RIT	D

05/28/15	LANDSCAPING DRAWINGS	JS	E
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[illegible]

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[illegible]

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SITE INFORMATION: _____

U 1004/CI170010

IL1204/C1173210

AUTO TECH

1000 S. ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, IL 60005

W-T JOB NUMBER: T143899

SHEET TITLE:

TITLE SHEET

-SHEET NUMBER: —

T-1

PLOT SCALE: 1:1 @ 11"x17"

COUNTY: COOK COUNTY

ISSUED FOR ZONING

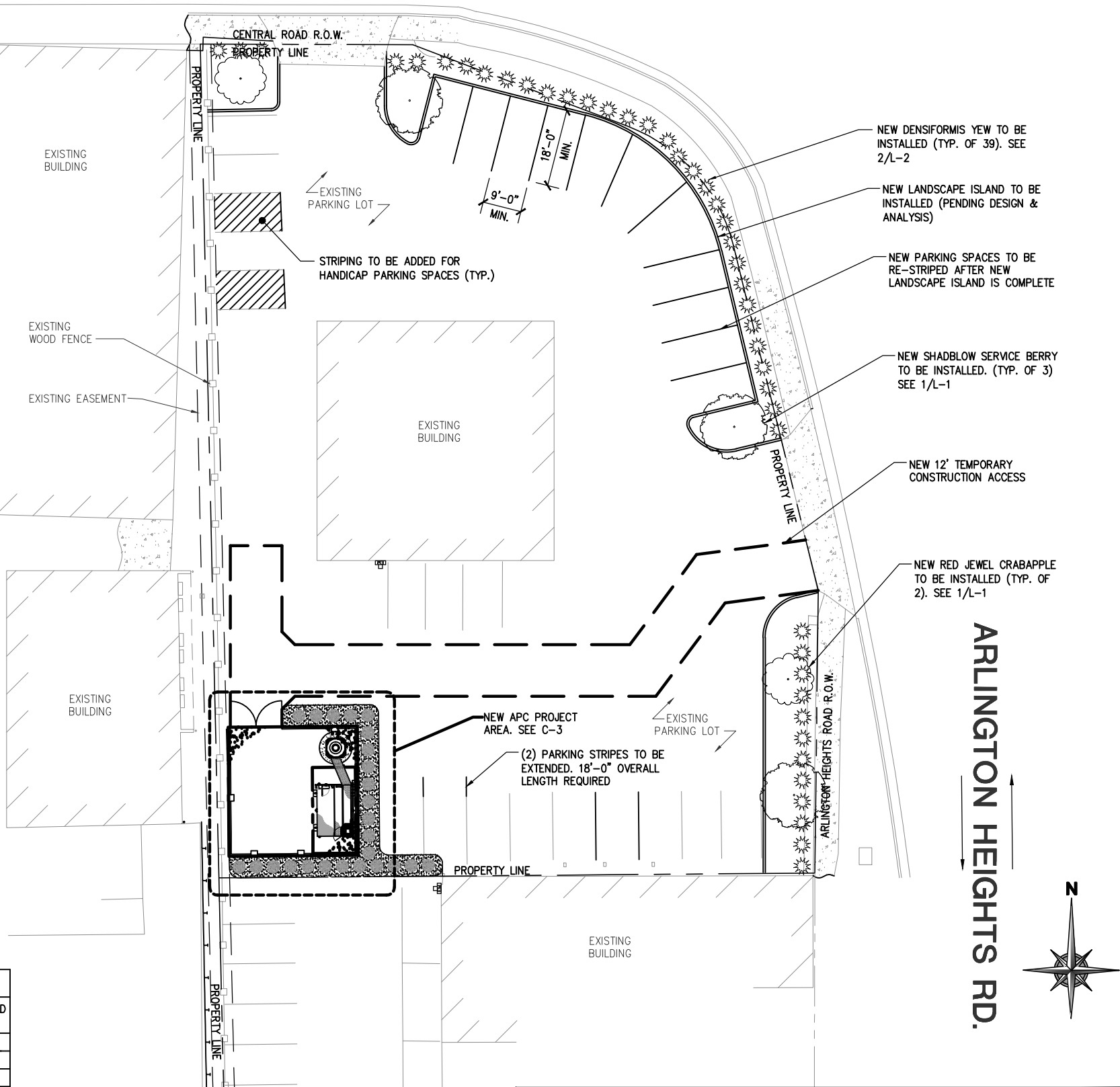
T.B.D.

PENDING APPROVAL OF THE JURISDICTION, THE FOLLOWING PARTIES HAVE REVIEWED THE DESIGN WITHIN THEIR FUNCTIONAL RESPONSIBILITIES AND HAVE APPROVED THIS PROJECT FOR CONSTRUCTION. CONTRACTORS MAY NOT START CONSTRUCTION WITHOUT A NOTICE TO PROCEED (NTP) FROM T-MOBILE.

7. MODAL.	PRINT NAME	SIGNATURE	DATE
LANDLORD			
PRECON. MGR			
DEVELOP. MGR			
CONST. INSP.			
A&E MGR			
RF ENGINEER			
OPERATIONS			
ZONING REP			
UTILITIES			

EVERGREEN AVENUE

CENTRAL ROAD



ZONING CHART

ORDINANCE	REQUIRED	PROVIDED
ZONING DISTRICT	B-2	B-2
USE	SERVICE STATION	SERVICE STATION
EXISTING # OF PARKING STALLS	(1) PER EMPLOYEE + (3) PER BAY = 13	35
PROPOSED # OF PARKING STALLS	(1) PER EMPLOYEE + (3) PER BAY = 13	26
PARKING STALL MIN. SIZE	9'-0" X 18'-0"	9'-0" X 18'-0"
# OF ACCESSIBLE STALLS	(1) PER EVERY (20) SPACES = 2	2
ACCESSIBLE STALL MIN. SIZE	16'-0" X 18'-0"	16'-0" X 18'-0"
2-WAY AISLE MIN. WIDTH	24'-0"	24'-0"
PARKING SCREENING	3'-0" TALL HEDGE	3'-0" TALL HEDGE (AT MATURITY)
LANDSCAPE ISLANDS	MIN. SIZE = 9'-0" X 18'-0"	MIN. SIZE = 9'-0" X 18'-0"

LANDSCAPE CHART

QTY.	COMMON NAME	SCIENTIFIC NAME	SIZE @ INSTALL	MIN. SPACING	ROOT BALL	OVERALL PROJECTED HEIGHT
2	RED JEWEL CRABAPPLE	MALUS 'RED JEWEL'	4" CALIPER	N/A	B/B	18'-0" TALL
3	SHADBLOW SERVICE BERRY	AMELANCHIER CANADENSIS	4" CALIPER	N/A	B/B	20'-0" TALL
25	MISSION ARBORVITAE	THUJA OCCIDENTALIS 'MISSION'	5'-0" TALL	4'-0" O.C.	B/B	10'-0"
44	DENSIFORMIS YEW	TAXUS X MEDIA 'DENSIFORMIS'	1'-6" TALL	5'-0" O.C.	B/B	3'-0"

NEW OVERALL PLAN

SCALE: 1"=30'-0"

1

APC Towers

THREE BALA EAST, SUITE 502
BALA CYNWYD, PA 19004

T-Mobile
stick together

8550 BRYN MAWR AVENUE, SUITE 100
CHICAGO, ILLINOIS 60631

PLANS PREPARED BY:

W-T

W-T COMMUNICATION
DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE

2675 Pratum Avenue
Hoffman Estates, Illinois 60192
PH: (224) 293-6333 FAX: (224) 293-6444
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STATE OF ILLINOIS LICENSE # 001-020888
EXPIRES: 11/30/16 SIGNED / /
CORPORATE DESIGN & DEVELOPMENT GROUP, LLC
A MEMBER OF THE W-T FAMILY OF COMPANIES
ILLINOIS DESIGN FIRM LIC. # 184.004315, Exp. 04/30/17

DATE: DESCRIPTION: BY: REV:

11/11/14	LEASE EXHIBIT	JL	A
11/19/14	REVISED LEASE EXHIBIT	TJM	B
01/23/15	ZONING DRAWINGS	JL	C
02/23/15	REVISED ZONING DWGS	RH	D
05/28/15	LANDSCAPING DRAWINGS	JS	E

SITE INFORMATION:

IL1204/CH73218

AUTO TECH

1000 S. ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, IL 60005

W-T JOB NUMBER: T143899

SHEET TITLE:

NEW OVERALL
PLAN

SHEET NUMBER:

C-2

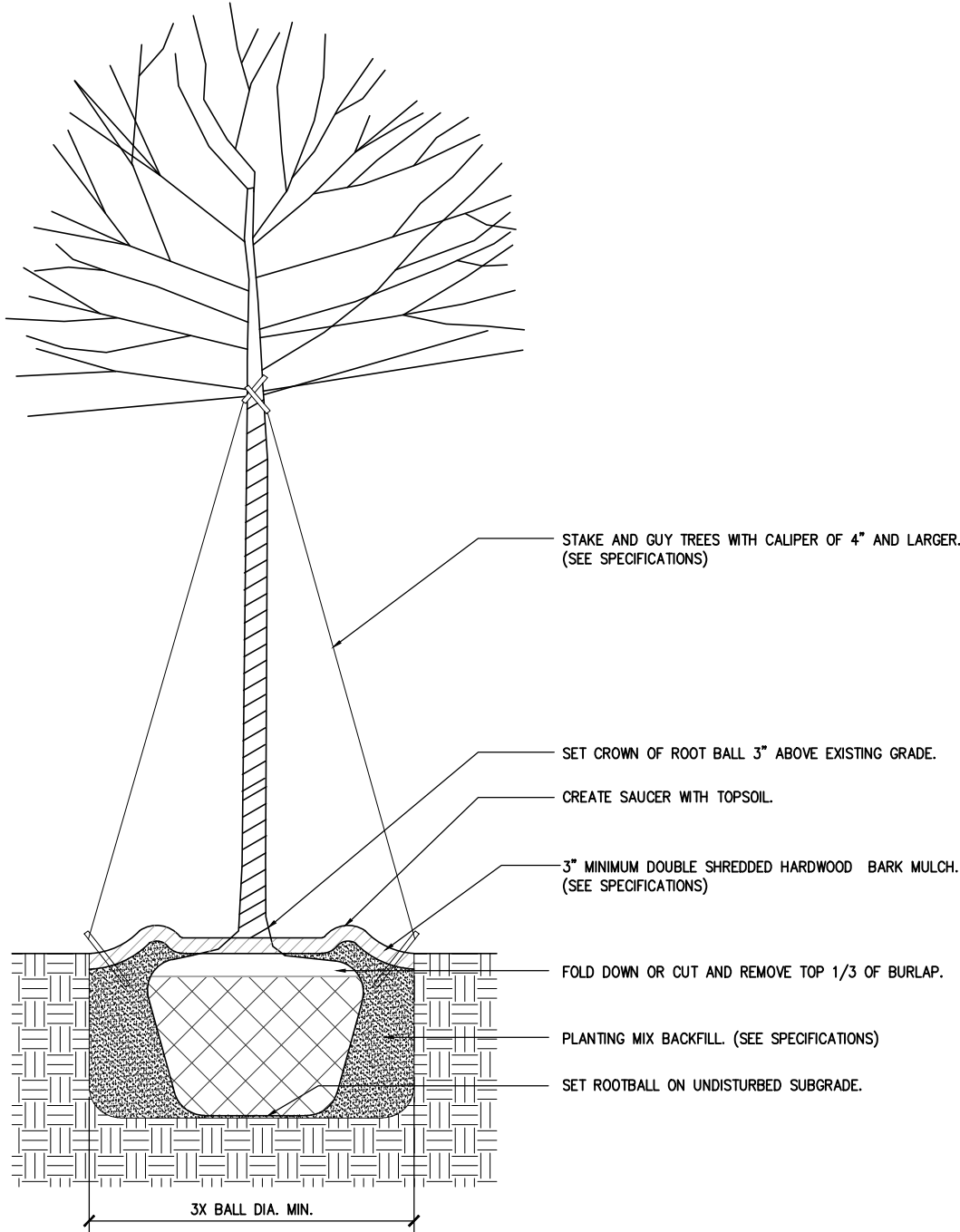
PLOT SCALE: 1:1 @ 11"x17"



1

PLOT SCALE: 1:1 @ 11"x17"

NOTE:
ALL MATERIALS SURROUNDING THE TREE
ROOT BALL, INCLUDING WIRING, ARE TO BE
REMOVED PRIOR TO PLANTING OF TREES.

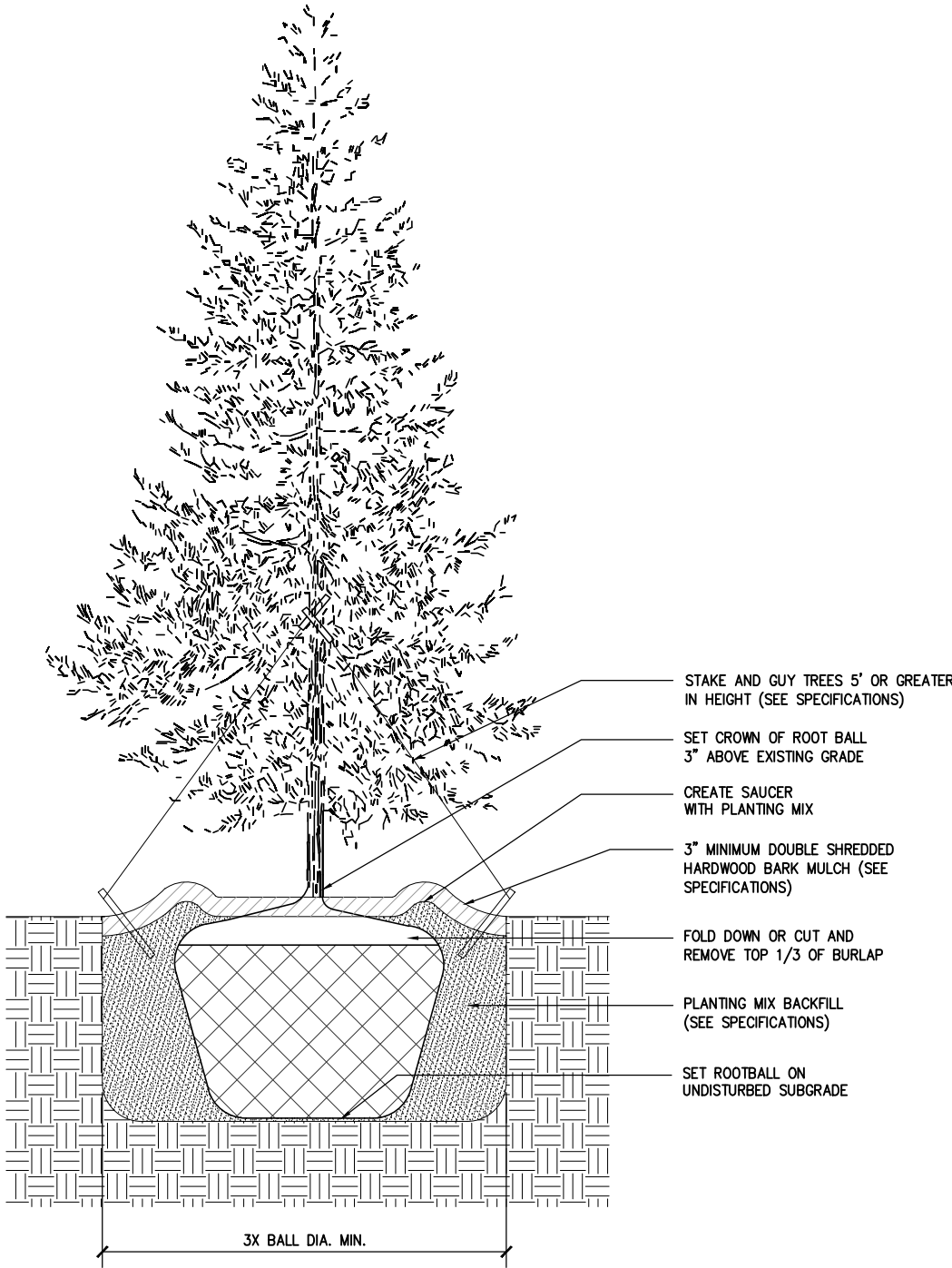


TREE DETAIL

SCALE: NONE

1

NOTE:
ALL MATERIALS SURROUNDING THE TREE
ROOT BALL, INCLUDING WIRING, ARE TO BE
REMOVED PRIOR TO PLANTING OF TREES.



EVERGREEN DETAIL

SCALE: NONE

2

APC Towers

THREE BALA EAST, SUITE 502
BALA CYNWYD, PA 19004

T-Mobile
stick together

3550 BRYN MAWR AVENUE, SUITE 100
CHICAGO, ILLINOIS 60631

PLANS PREPARED BY: —

W-T

**W-T COMMUNICATION
DESIGN GROUP, LLC.**

WIRELESS INFRASTRUCTURE

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[illegible]**SITE INFORMATION: —**

IL1204/CH73218

AUTO TECH

1000 S. ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, IL 60005

W-T JOB NUMBER: T143899

SHEET TITLE:-

LANDSCAPING DETAILS

SHEET NUMBER:—

L-1

PLOT SCALE: 1:1 @ 11"x17"

ALL PLACEMENT OF LANDSCAPING SHALL MEET THE FOLLOWING CONDITIONS:

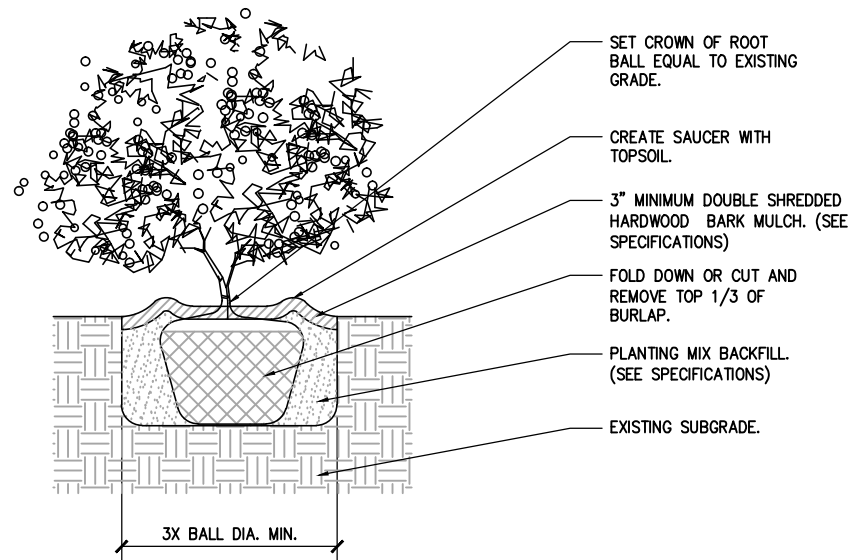
- ### INSTALLATION STANDARDS:

- PLANTING SEASONS:**

- PLANTING:**

- CLEAN UP:**

- NOTE:**
ALL MATERIALS SURROUNDING THE TREE
ROOT BALL, INCLUDING WIRING, ARE TO BE
REMOVED PRIOR TO PLANTING OF TREES.



SCALE: NONE

1

— SITE INFORMATION:

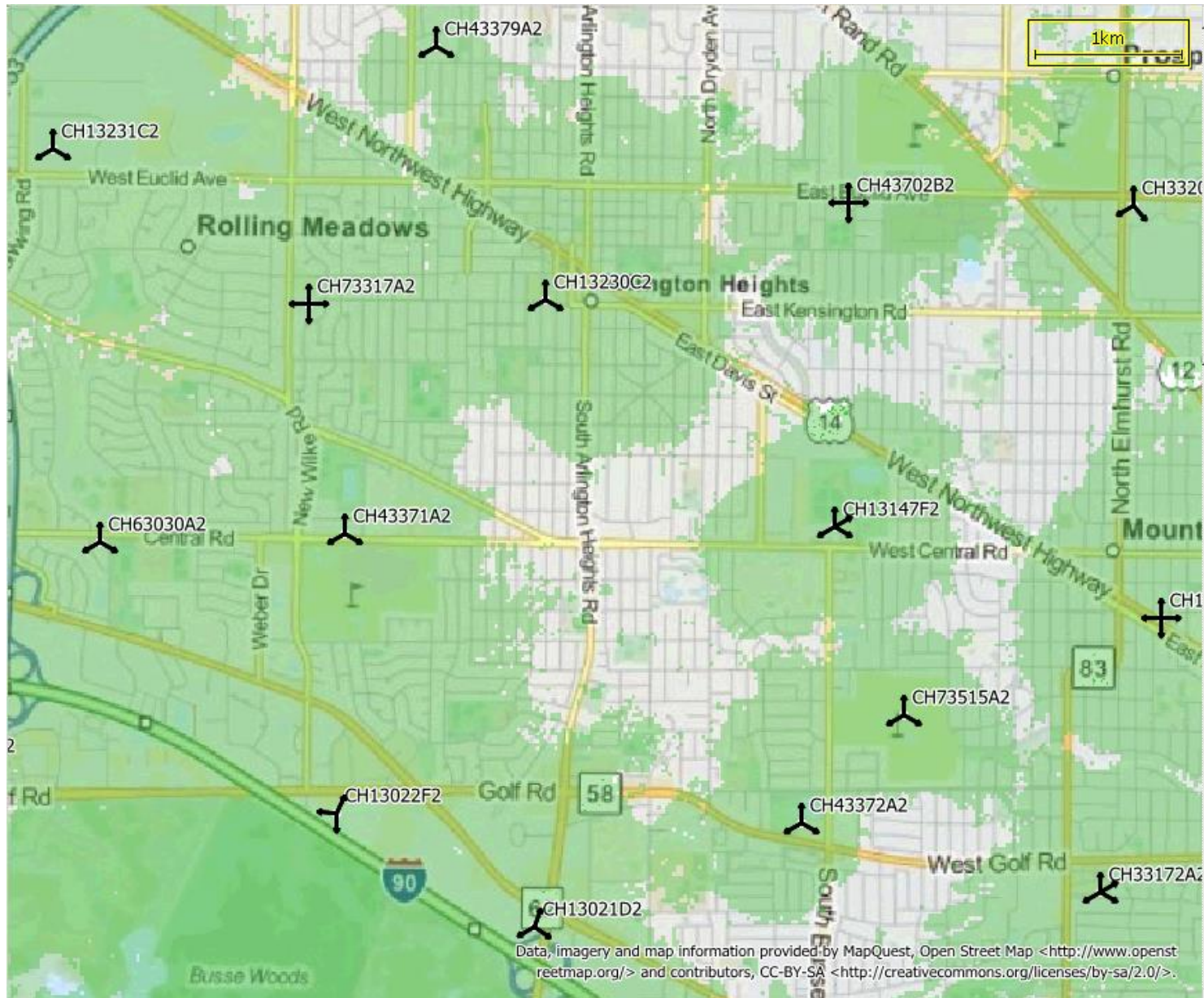
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SHEET TITLE:

SHEET NUMBER:

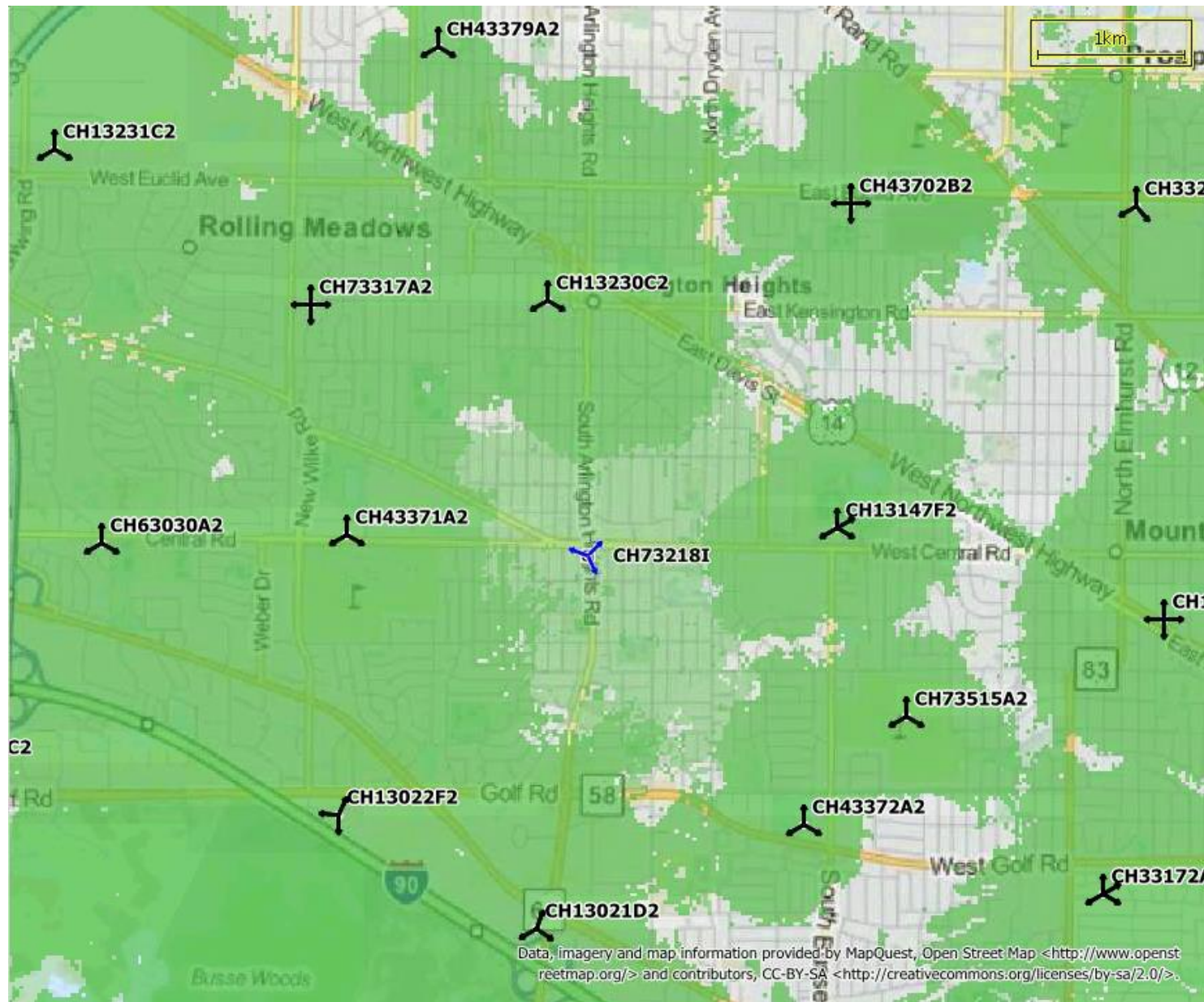
PLOT SCALE: 1:1 @ 11"x17"

T-Mobile Existing Coverage



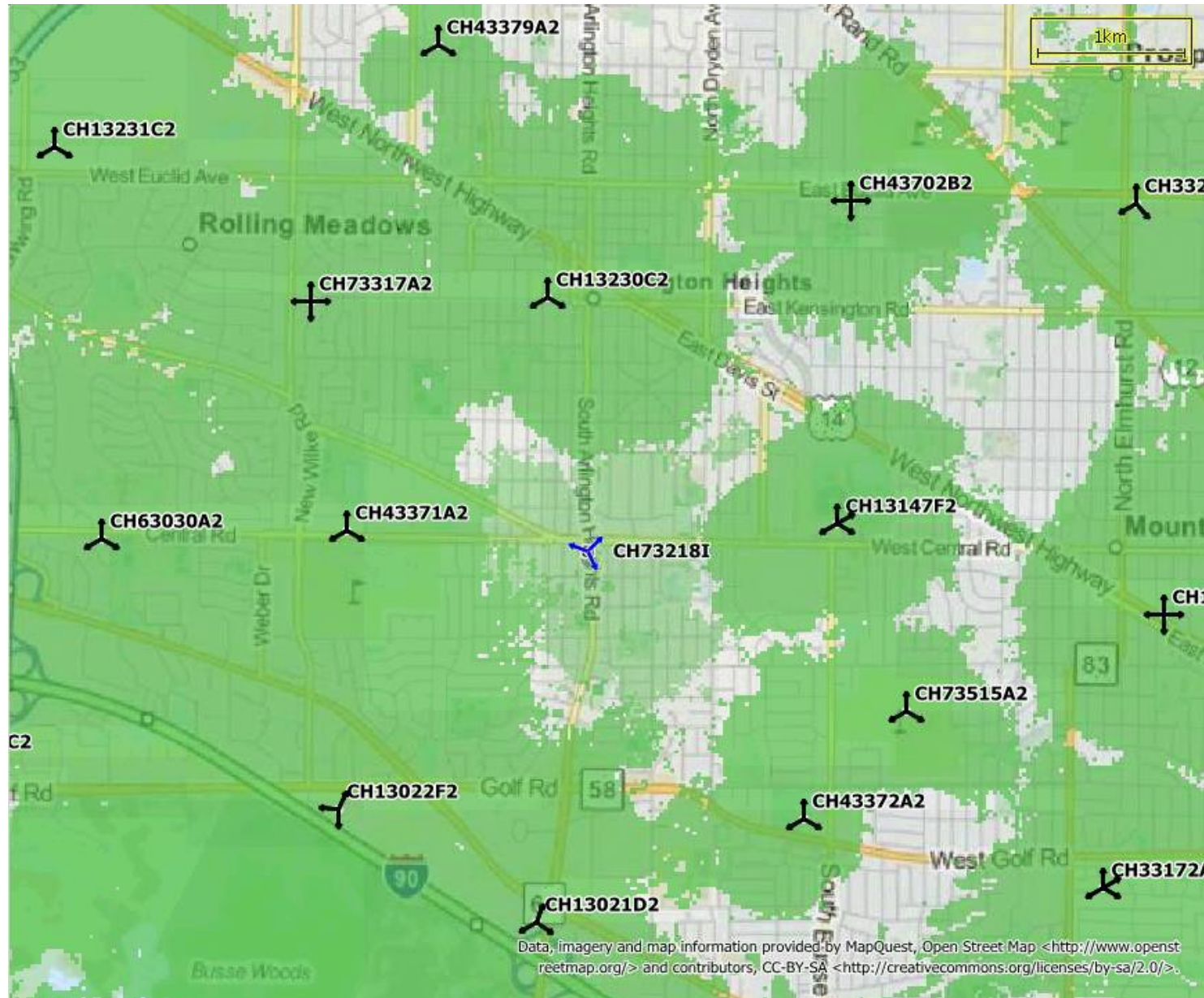
Indoor coverage without New Site

T-Mobile Proposed Coverage



Indoor coverage with New Site at 100FT

T-Mobile Proposed Coverage



NSD Scope and Existing Co-location options

The purpose of this search ring is to provide the in-building coverage within 0.5 mile radius from search ring center located at the intersection of E. Cypress St and S. Pine Ave. There are no existing towers close to search ring center for co-location options and the roof-tops in the area are too short (less than 60ft) to meet the coverage objective. The Build to Suit (BTS) candidate provided is at good location and that can provide better in-building coverage in the desired area, as well as assist in off-loading the T-Mobile on-air sites CH43371A and CH13147F.

Moorings Senior Center is located on east of search ring center and is close to T-Mobile on-air site CH13147F, approx. 0.72 miles, move over the rooftop is less than 60ft and therefore is insufficient to fill the coverage gap. T-Mobile already has better coverage at this location and selecting this location will not cover the area on north west of the search ring center.

North-western community hospital at 800 Central Rd is also very close to T-Mobile on-air site CH43371A. Approx. 0.37 miles, therefore can't be considered as viable option.

Existing Site Locations

Neighboring Sites	Address	Structure Type
❖ CH13230C	55 South Vail, Arlington Heights, ILLINOIS - 60005	Rooftop
CH73317A	121 S. Wilke, Arlington Hts., ILLINOIS - 60005	Rooftop
CH43379A	800 W. Oakton, Arlington Heights, ILLINOIS - 60004	Rooftop
CH13231C	3400 W EUCLID AVE, ARLINGTON HEIGHTS, ILLINOIS - 60005	Rooftop
❖ CH43371A	1610 W. Central, Arlington Heights, ILLINOIS - 60005	Monopole
CH63030A	3201 Central Rd, Rolling Meadows, ILLINOIS - 60008	Water-Tank
CH13022F	1701 W Golf Rd., Rolling Meadows, ILLINOIS - 60008	Rooftop
CH13021D	2340 S. Arlington Heights Rd., Arlington Heights, ILLINOIS - 60005	Rooftop
CH43372A	1768 Golf Rd., Mount Prospect, ILLINOIS - 60056	Monopole
CH33172A	720 Dulles Road, Des Plaines, ILLINOIS - 60016	Water-Tank
CH73515A	600 S. See Gwun Avenue, Mount Prospect, ILLINOIS - 60056	Monopole
❖ CH13147F	1700 West Central Rd, Mount Prospect, ILLINOIS - 60056	Monopole
CH43702B	1903 E. Euclid, Arlington Heights, ILLINOIS - 60004	Steeple
CH33209A	55 East Euclid, Mount Prospect, ILLINOIS - 60056	Rooftop
CH13146A	112 NW HWY, Mount Prospect, ILLINOIS - 60056	Water-Tank

❖ Neighboring sites close to search ring center.

Used Cases – Stats of recently On-Air sites

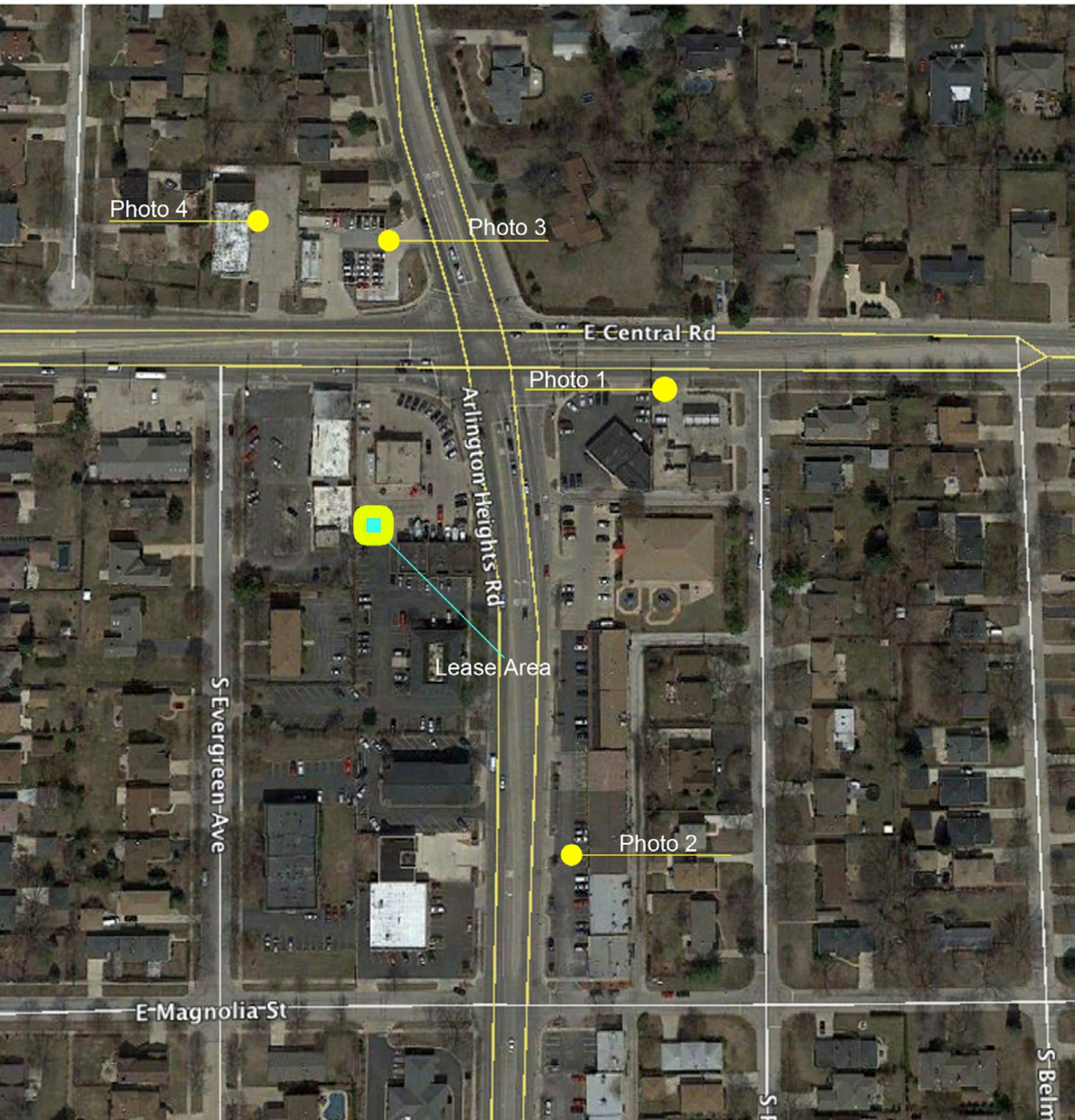
T-Mobile is currently building new sites in Chicago market and remarkable increase in traffic is notice in the area with new sites. Apart from the increased in in-building coverage, the voice and data traffic increased for both 3G and 4G technologies.

Area level stats on some of the recently on-air sites are provided below:

- The new site CH92024A is located at 3301 S. Laramie drive, Cicero, IL 60804 and got on-air on 03/31/2015. The 3G voice traffic remain stable, 3G Data traffic increased by 12.13%, 4G - LTE Voice (VoLTE) traffic increased by 16.31% and 4G - LTE Data traffic increased by 11.56%.
- The new site CH92023A is located at 3344 W. Cermak Rd, Chicago, IL 60623 and got on-air on 03/31/2015. The 3G voice traffic increased by 2.99%, 3G data traffic is increased by 16.25%, 4G - LTE Voice (VoLTE) traffic increased by 23.87% and 4G - LTE Data traffic increased by 13.90%.

IL1204 - Auto Tech

1000 Arlington Heights Rd. Arlington Heights, IL
Photo Simulation of Proposed 100' Monopole



APC IL1204 - Before
View Looking West



APC IL1204 - After
View Looking West
100 Ft. Monopole





APC IL1204 - After
View Looking North
100 Ft. Monopole



APC IL1204 - Before
View Looking South



APC IL1204 - After
View Looking South
100 Ft. Monopole



APC IL1204 - Before
View Looking South



APC IL1204 - After
View Looking South
100 Ft. Monopole



National Wireless
Ventures, LLC.

DISCLAIMER: This photo simulation is an artists depiction of a future installation.

T-Mobile

April 7, 2015

Village of Arlington Heights

Attn: Zoning Board of Appeals/Planning Commission

**RE: Installation and Operations of a Wireless Communication Facility
Located at 1000 S. Arlington Heights, IL
Site ID IL1204**

This letter is to propose that the Village of Arlington Heights approve of a Special Use Permit for cellular antennas on the property at the above address, which is in the B-2 zoning district.

1. The proposed Special Use will not affect the goals and policies of the Comprehensive Plan, but rather will provide enhanced data capacity and wireless infrastructure to the surrounding community.
2. The FCC states that wireless antennas will not be detrimental to or endanger the public health, safety, comfort or general welfare.
3. The proposed site will merge with the existing emergency services network per FCC guidelines. As a result, location based E-911 services will be improved for the surrounding community.
4. The proposed Special Use will use adequate utilities that already exist and will not affect road access, drainage or other necessary facilities.
5. The proposed Special Use will not affect ingress or egress of the property.
6. The proposed use will fit in with the immediate commercial surroundings of the neighborhood and will provide a service needed by residents in that area of the community. This is also shown in the submitted propagation and coverage maps.
7. Since the proposed leased area will be screened with wood fencing, it will not be injurious to the use or enjoyment of other properties in the neighborhood.

Sincerely,

Peter Aimaro
Project Manager
National Wireless Ventures, LLC.
815-409-2740

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APR 07 2015
PLANNING COMMUNITY
DEVELOPMENT DEPARTMENT

BUILDING DEPARTMENT

1

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 15-003
 Petitioner: Peter Aimaro
National Wireless Ventures

 Owner: Anthony Discepolo
2725 W GLENLAKE ST
CHICAGO, IL 60659
 Contact Person: Peter Aimaro
 Address: 828 Grand Blvd. Joliet, IL

 Phone #: 815-409-2740
 Fax #: _____
 E-Mail: paimaro@nwv.me

P.I.N.# 08-09-207-008
 Location: 1000 S. Arlington heights Rd.
 Rezoning: _____ Current: B-2 Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: X For: Wireless Facility
 Land Use Variation: _____ For: _____

 Land Use: _____ Current: Auto Shop
 Proposed: Cell Tower
 Site Gross Area: 22,054 SF
 # of Units Total: _____
 1BR: _____ 2BR: _____ 4BR: _____

(Petitioner: Please do not write below this line)

DO EXISTING STRUCTURES, IF ANY, MEET MINIMUM REQUIREMENTS OF THE FOLLOWING:

YES NO

- | | | | |
|----|-------|-------|-----------------------|
| 1. | _____ | _____ | VILLAGE BUILDING CODE |
| 2. | _____ | _____ | PRESENT ZONING USE |
| 3. | _____ | _____ | REQUESTED ZONING USE |
| 4. | _____ | _____ | SUBDIVISION REQUIRED |
| 5. | _____ | _____ | SIGN CODE |

6. GENERAL COMMENTS:

ALL CODES AND ORDINANCES OF THE
 VILLAGE SHALL BE ADDRESS AT THE
 PLAN REVIEW STAGE. NOT ENOUGH
 DETAILED INFORMATION. DP

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APR - 1 2015

PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

Director _____

Date _____

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

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of Units Total: _____
1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

INSPECTIONAL SERVICES

NO COMMENTS

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APR - 8 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Paul BNA
Director

4/7/15
Date

Memorandum

To: Latika Bhide, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works 
Date: April 3, 2015
Subject: 1000 S. Arlington Heights Road, P.C. #15-003

With regard to the proposed preliminary plat of subdivision and variation, I have the following comments:

1. A maintenance agreement should be provided. Often these remote areas are not maintained and become an eyesore after a few years. Maintenance agreement should dictate who will be responsible for maintaining the area.
2. The landscape area needs to be properly defined by curb or retaining wall block so mulch does not wash away. Soil for planting area needs to be properly replaced for health of arborvitae.

Thank you for the opportunity to comment on the plans. If you have any questions, please feel free to contact me.

C: file

LF

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ENGINEERING DEPARTMENT

3

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 15-003
 Petitioner: Peter Aimaro
National Wireless Ventures
 Owner: Anthony Discepolo
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CHICAGO, IL 60659
 Contact Person: Peter Aimaro
 Address: 828 Grand Blvd. Joliet, IL
 Phone #: 815-409-2740
 Fax #: _____
 E-Mail: paimaro@nwv.me

P.I.N.# 08-09-207-008
 Location: 1000 S. Arlington heights Rd.
 Rezoning: _____ Current: B-2 Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: X For: Wireless Facility
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: Auto Shop
 Proposed: Cell Tower
 Site Gross Area: 22,054 SF
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities

Water _____ X _____Sanitary Sewer _____ X _____Storm Sewer _____ X _____

b. Surface Improvement

Pavement _____ X _____Curb & Gutter _____ X _____Sidewalks _____ X _____Street Lighting _____ X _____

c. Easements

Utility & Drainage _____ X _____Access _____ X _____

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC _____

b. IDOT _____

c. ARMY CORP _____

d. IEPA _____

e. CCHD _____

3. R.O.W. DEDICATIONS? _____

4. SITE PLAN ACCEPTABLE? _____

5. PRELIMINARY PLAT ACCEPTABLE? _____

6. TRAFFIC STUDY ACCEPTABLE? _____

7. STORM WATER DETENTION REQUIRED? _____

8. CONTRIBUTION ORDINANCE EXISTING? _____

9. FLOOD PLAIN OR FLOODWAY EXISTING? _____

10. WETLAND EXISTING? _____

YES NO COMMENTS

_____ X _____

_____ _____

_____ _____

_____ _____

_____ X __________ X __________ X __________ X _____

TBD: ENSURE POSITIVE DRAINAGE

N/A

N/A

GENERAL COMMENTS ATTACHED

No further comments at this time.

PLANS PREPARED BY: W-T COMMUNICATIONDATE OF PLANS: 2-23-15

Director

*John J. Mull*3/30/15
Date

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MAR 31 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 15 - 003

Project Name

National Wireless Ventures for T-Mobile

Project Location

1000 S. Arlington Heights Rd.

Planning Department Contact Latika Bhide

General Comments

No comments at this time.

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date 04/02/15

Reviewed By: LT. Andrew Larson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

National Wireless Ventures for T-Mobile
1000 S. Arlington Heights Road
Special Use

Round 1 Review Comments

03/26/2015

1. Character of use:

The character of use should not be problematic.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code.

3. Present traffic problems?

There are no traffic problems.

4. Traffic accidents at particular location?

This is not a problem area in relation to traffic accidents.

5. Traffic problems that may be created by the development.

This development should not create any additional traffic problems.

6. General comments:

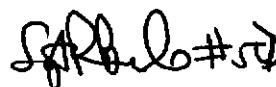
-Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. Emergency contact cards can be filled out at the Village of Arlington Heights website (vah.com). This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

-Barriers such as fencing, etc should be erected to deter access, theft and trespassing to site after tower is built

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

 #50

Supervisor's Signature

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APR - 1 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

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of Lots: _____ Current: _____ Proposed: _____
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Special Use: X For: Wireless Facility
Land Use Variation: _____ For: _____

Land Use: _____ Current: Auto Shop
Proposed: Cell Tower
Site Gross Area: 22,054 SF
of Units Total: _____
1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

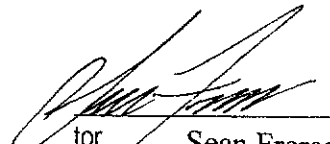
No comments at this time.

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MAR 26 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT


Environmental Health Officer
Sean Freres, LEHP
3/26/15 Date


tor Sean Freres
3/26/15 Date

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 15-003
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National Wireless Ventures
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 Contact Person: Peter Aimaro
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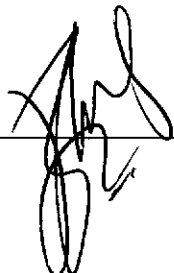
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 Proposed: Cell Tower
 Site Gross Area: 22,054 SF
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

- | | <u>YES</u> | <u>NO</u> | |
|----|-------------------------------------|-------------------------------------|---|
| 1. | ☒ | ☒ | COMPLIES WITH COMPREHENSIVE PLAN? |
| 2. | ☒ | ☐ | COMPLIES WITH THOROUGHFARE PLAN? |
| 3. | ☒ | ☐ | VARIATIONS NEEDED FROM ZONING REGULATIONS?
(See below.) |
| 4. | ☐ | ☒ | VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
(See below.) |
| 5. | ☐ | ☒ | SUBDIVISION REQUIRED? |
| 6. | ☐ | ☒ | SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
(See below.) |

Comments:

Please see attached

 4/8/15 Date

Planning Department Comments (PL15-003, 1000 S. Arlington Heights Road, Round 1)

7. Owner Signature is required on the Application form.
8. The property is zoned B-2, General Business District. The Plan Commission must review and the Village Board must approve:
 - A Special Use for a Wireless Antenna Tower in the B-2 district.

A written justification has been provided for the special use. However, the justification must specifically address the following special use criteria:

- That said special use is deemed necessary for the public convenience at this location.
- That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.
- That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

Additionally, the following standards are considered when determining whether approval of an application for a commercial antenna structure is in the public interest:

- The petitioner must demonstrate that there is not technically suitable space available on an existing tower or structure within the geographic area to be serviced.
- A landscaping plan shall be submitted that demonstrates substantial screening of the antenna and related structures from adjacent land uses. Screening must consist of a well-maintained masonry wall of brickwork of stonework, solid wood fence, densely planted compact hedge or berm and hedge.

The Staff Development Committee is not supportive of this Special Use request. The Land Use Goals of the Village's Comprehensive Plan state that "incompatible zoning should be avoided"; a 100 foot tall monopole would be incompatible with the residential uses to the west. Also, as stated in #11 below, based on staff observation at the site, there is not adequate parking available on this site. The loss of 8 parking spaces (4 spaces indicated as striped on the plan and 4 spaces on the south side of the building) would further negatively affect the site.

9. The Plan Commission must review and the Village Board must approve the following variations:
 - Chapter 28, Section 6.13, from the requirement that fences in the side and rear yard not exceed five feet to allow a 6 foot tall fence.

Please provide a written justification for the zoning variation above by responding to the following criteria:

- a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
- b. The plight of the owner is due to unique circumstances.
- c. The variation, if granted, will not alter the essential character of the locality.

10. The Building Code Review Board must review and the Village Board must approve the following variation:
 - a. Chapter 23, Section 203, Restrictions, from the requirement that ground base antenna cannot exceed 75 feet above the grade level to allow 100 feet tall monopole.

Please coordinate with Charles Craig, Assistant Building Official for requirements for the BCRB hearing. The BCRB hearing must be held prior to the Plan Commission hearing.

11. The Code required parking for this site is as follows:

Use	CODE USE	SF/ Employees/Bays	PARKING CALC (SF)	PARKING RATIO (1:X)	PARKING REQUIRED
Autotech Repair	Automobile Service Station	4 service bays, 4 employees	NA	3/bay + 1/Employee	16
Total					16
<i>Total Provided</i>					23
Surplus / (Deficit)					7

Based on the parking calculation above, the site meets the Code required number of parking spaces on site. However, as stated in #12 below, based on staff observation at the site, the parking at the site is not adequate.

12. Parking counts for the site are required. Parking counts should be provided for peak times on two weekdays and a Saturday. When staff visited the site on April 8, 2015, there were 42 cars, 1 trailer and 2 truck cabs in the parking lot. Several vehicles were tandem parked – 2 cars in depth. The proposed loss of 8 parking spaces (4 spaces indicated as striped on the plan and 4 spaces on the south side of the building) will further negatively affect the site. Also, not all parking spaces are striped.



13. The existing parking does not meet the requirements of the Ordinance for landscaping. The ends of all parking rows must include a landscape island equal in area to one parking space. Provide landscape islands at the ends of all parking rows.

Similarly, all paved service areas abutting a residential district or street or off-street parking areas containing more than four parking spaces, must be effectively screened on each side adjoining or fronting on any property situated in a residence district or any institutional premises or adjoining any public way by a well-maintained wall, fence, densely planted compact hedge designed to provide year round opacity or berm and hedge. Provide a 3' high screen along Central Avenue and Arlington Heights Road.

A landscape plan for the entire site must be provided delineating the required landscaping.

14. The proposed wood fence is 6 foot in height and will need a variation from Chapter 28, Section 6.13, from the requirement that fences in the side and rear yard not exceed five feet.
15. The fence along the west property line is in poor condition. It is recommended that the fence is replaced or repaired.
16. What is the height of the platform/base station for the monopole?

National Wireless Ventures for T-Mobile
1000 S. Arlington Heights Road
PC 15-003
April 8, 2015

Landscape Issues

- 1) Indicate the size (at time of planting) of the proposed Mission Arborvitae on sheet LE-2.1.
- 2) Provide a 3' high drought/salt tolerant screen along Central Avenue and Arlington Heights Road in order to buffer the parking lot along the street frontage (Chapter 28, section 6.15-1.2a). Providing a 3 foot high screen may require IDOT's approval for landscaping located in the IDOT right-of-way.
- 3) The ends of all parking rows must include a landscape island, which contains a 4" caliper shade tree (Chapter 28, section 6.16-1.2b). Provide landscape islands at the ends of all parking rows.
- 4) Along the west property line, the existing 6 foot high wood fence is in poor condition. It is recommended that the fence be replaced.

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**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

1. BUILDING

Comment: All Codes and ordinances of the village shall be addressed at the plan review stage. Not enough detailed information.

Response: Please describe what detailed information is missing so that we can provide.

1A. INSPECTIONAL SERVICES

No comments

2. PUBLIC WORKS

Comment: A maintenance agreement should be provided. Often these remote areas are not maintained and become an eyesore after a few years. Maintenance agreement should dictate who will be responsible for maintaining the area.

Response: We note that this agreement is within the executed lease between the landlord and APC Tower.

Comment: The landscape area needs to be properly defined by curb or retaining wall block so mulch does not wash away. Soil for planting area needs to be properly replaced for health of arborvitae.

Response: This will be addressed within the landscaping portion of the construction drawings.

3. ENGINEERING

No comments

4. FIRE DEPARTMENT

No comments

5. POLICE

Comment: Lighting should be up to Village of Arlington Heights Code.

Response: It is our understanding that no lighting is required.

Comment: Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. Emergency contact cards can be filled out at the Village of Arlington Heights website (vah.com). This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

Response: National Wireless Ventures, LLC is the agent and please reach out to Bob Stapleton at 847-833-5448.

Comment: Barriers such as fencing, etc. should be erected to deter access, theft and trespassing to site after tower is built.

Response: This will be adhered to during the construction phase via a temporary fence which will be erected at the end of each construction day.

6. HEALTH DEPARTMENT

No comments

7. PLANNING DEPARTMENT

Comment: Owner Signature is required on the Application form.

Response: This has been completed and provided to Jurisdiction on 4/9/15.

Comment: The property is zoned B-2, General Business District. The Plan Commission must review and the Village Board must approve: A Special Use for a Wireless Antenna Tower in the B-2 district.

Response: We are aware of these needs and have a ZBA Public hearing Scheduled.

Comment: A written justification has been provided for the special use. However, the justification must specifically address the following special use criteria:

Response: See below

a. That said special use is deemed necessary for the public convenience at this location.

The proposed use will fit in with the immediate commercial surroundings of the neighborhood and will provide a service needed by residents in that area of the community. This is also shown in the submitted propagation and coverage maps. The special use is necessary to provide existing and new wireless customers with expanded coverage and data capacity in a constantly growing network. Please refer to the submitted coverage and propagation maps. The proposed site will merge with the existing emergency services network per FCC guidelines. As a result, location based E-911 service will be improved for the surrounding community.

b. That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.

The FCC states that wireless antennas will not be detrimental to or endanger the public health, safety, comfort or general welfare. Approval of this special use would not endanger the health of the community as the facility will operate within the FCC public safety guidelines.

c. That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

The proposed Special Use will not affect the goals and policies of the Comprehensive Plan, but rather will provide enhanced data capacity and wireless infrastructure to the surrounding community. The proposed facility will operate and comply with the regulations and guidelines set forth by the village specified in the ordinance for this particular use.

Comment: The Plan Commission must review and the Village Board must approve the following variations: Chapter 28, Section 6.13, from the requirement that fences in the side and rear yard not exceed five feet to allow a 6 foot tall fence. Please provide a written justification for the zoning variation.

Response: We will alter the plans to provide a 5 foot instead of the 6 foot tall fence as originally provided.

Comment: The Building Code Review Board must review and the Village Board must approve the following variation: Chapter 23, Section 203, Restrictions, from the requirement that ground base antenna cannot exceed 75 feet above the grade level to allow 100 feet tall monopole. Please coordinate with Charles Craig, Assistant Building Official for requirements for the BCRB hearing. The BCRB hearing must be held prior to the Plan Commission hearing.

Response: BCRB meeting scheduled for 4/30/15.

Comment: The Code required parking for this site is as follows....

Response: We need to confirm how many service bay's but believe that there are only 2 or 3 bays, which would lower the total need.

Comment: Parking counts for the site are required. Parking counts should be provided for peak times on two weekdays and a Saturday. When staff visited the site on April 8, 2015, there were 42 cars, 1 trailer and 2 truck cabs in the parking lot. Several vehicles were tandem parked – 2 cars in depth. The proposed loss of 8 parking spaces (4 spaces indicated as striped on the plan and 4 spaces on the south side of the building) will further negatively affect the site. Also, not all parking spaces are striped.

Response: Parking counts were provided on 4/9/15. Also we only believe that 4 total parking spaces will be lost as the footprint only takes of 4 parking spots.

Comment: The existing parking does not meet the requirements of the Ordinance for landscaping. The ends of all parking rows must include a landscape island equal in area to one parking space. Provide landscape islands at the ends of all parking rows

Response: We believe that if this is the requirement then why hasn't the jurisdiction enforced this code violation in the past. We also believe that this should be taken up with the land owner as this is outside of our lease area and does not pertain to our application related to a cell tower.

Comment: The proposed wood fence is 6 foot in height and will need a variation from Chapter 28, Section 6.13, from the requirement that fences in the side and rear yard not exceed five feet.

Response: We will alter the plans to provide a 5 foot instead of the 6 foot tall fence as originally provided. We will not pursue a variation of Chapter 28 Section 6.13 as a result.

Comment: The fence along the west property line is in poor condition. It is recommended that the fence is replaced or repaired.

Response: We have advised the landlord of this request.
The height of the base station is 5 foot.

7A. PLANNING DEPARTMENT/LANDSCAPING

Comment: Indicate the size (at time of planting) of the proposed Mission Arborvitae on sheet LE-2.1.

Response: Between 3-5 foot at time of planting.

Comment: Provide a 3' high drought/salt tolerant screen along Central Avenue and Arlington Heights Road in order to buffer the parking lot along the street frontage (Chapter 28, section 6.15-1.2a). Providing a 3 foot high screen may require IDOT's approval for landscaping located in the IDOT right-of-way.

Response: This will be provided assuming that IDOT will approve and we have told by the Jurisdiction not to contact IDOT until we get recommended after the first hearing date.

Comment: The ends of all parking rows must include a landscape island, which contains a 4" caliper shade tree (Chapter 28, section 6.16-1.2b). Provide landscape islands at the ends of all parking rows.

Response: We believe that if this is the requirement then why hasn't the Jurisdiction enforced this code violation in the past. We also believe that this should be taken up with the land owner as this is outside of our lease area and does not pertain to our application related to a cell tower.

Comment: Along the west property line, the existing 6 foot high wood fence is in poor condition. It is recommended that the fence be replaced.

Response: We have advised the landlord of this request.

APPROVED

PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
PLAN COMMISSION

COMMISSION

RE: T-MOBILE - 1000 S. ARLINGTON HEIGHTS RD. - PC#15-003

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 3rd Floor Board Room, Arlington Heights, Illinois on the
13th day of May, 2015, at the hour of 9:30 o'clock p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
LYNN JENSEN
MARY JO WARSKOW
TERRY ENNES
BRUCE GREEN
GEORGE DROST
SUSAN DAWSON
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

LATIKA BHIDE, Development Planner

APPROVED

CHAIRMAN LORENZINI: The next item on the agenda is T-Mobile at 1000 South Arlington Heights Road. Latika, have all the proper notices been given?

MS. Bhide: Yes.

CHAIRMAN LORENZINI: Okay. The Petitioner here?

MR. STAPLETON: Yes.

CHAIRMAN LORENZINI: Is anybody else going to testify besides yourself?

MR. STAPLETON: Myself, our --

CHAIRMAN LORENZINI: Anybody who may speak, why don't you just all come up and raise your right hand?

(Witnesses sworn.)

CHAIRMAN LORENZINI: Thank you. Okay, would you, Petitioner, would you please state your name, spell it and give your address for the court reporter?

MR. STAPLETON: Sure thing. My name is Robert Stapleton, I'm one of the managing partners of National Wireless Ventures. Our corporate address is 505 North Lake Shore Drive, Suite 2109, Chicago, Illinois. The spelling of my last name is S-t-a-p-l-e-t-o-n, first name is Robert.

CHAIRMAN LORENZINI: Okay, thank you. Have you read the conditions and do you agree with them?

MR. STAPLETON: Are we talking the --

CHAIRMAN LORENZINI: Oh, never mind, let's skip that. Let's skip that for now. Okay, why don't you give us a brief presentation of your project?

MR. STAPLETON: Sure thing. As I said, my name is Robert Stapleton, I'm a managing partner. I'm here tonight on behalf of our developer, APC Towers, and T-Mobile who is the planned tenant for the proposed site. I am the past president of the Illinois State Wireless Association and past director of the association. I've been in the wireless business since 1996.

We all grew up with a landline phone. The world is changing. We're becoming digital, we're becoming wireless, and we're becoming connected in a whole new way. Years ago, a telephone company built a building in your community which we called the central office. The central office is going away from the standpoint where of the landline carriers are conducting their business.

Currently, there is a bill in the state of Illinois right now for the carriers as of 2025 where the wire line carriers would basically become deregulated by the Illinois Commerce Commission, basically saying we will no longer be providing service based on regulated rates, because the nature is changing. Here in Cook County, only seven percent of the households are connected only by a

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wire line phone. Over 60 percent of those households now in Cook County are connected by a wireless only phone. I'm sure all of you, depending upon your situation, you're looking at how you're connected to the world today.

When we grew up, we had one phone line in the house. Today, the average home has anywhere from four to eight connected devices within the home, your cell phone, your laptop, your iPad, your personal computer in the house. Most of the educational services now, meaning the schools, colleges and that, if you walk in to the school on your freshman year, you're being provided a wireless device, and that wireless device is now carrying the curriculum of a lot of communities. Hard copy books aren't being provided anymore, the curriculum is being provided on your laptop and loaded into wireless services.

As that changes, as we become more to a connected world, there is more need for localized wireless services. When I got in this business in 1996, we were building towers 300-foot tall, we were building then ten miles apart. It's a very simple diagram. When I talk about it, I use if you throw a big rock in some water, then we get large concentric rings. In today's world, we're throwing pebbles in the water because we're connecting those who are immediately around the site.

It's important that they stay connected. Now, we're not just talking connecting you and your car as you're walking onto the sidewalk or anything else. We're not connecting inside buildings, meaning you have a business, you want to be connected into the wireless world, you need to have solid 99.9 percent connection when you're inside your building for your connection. So, what we're now looking at is how do we achieve that in building connection? How do we achieve, enhance 9-1-1 services when you dial your phone from inside, your wireless phone from inside your building? That's what the industry is doing today.

It's a big change. I'm calling the towers in today's world, that is now the CO of the future because wireless service is carrying that connected service to your community and it's no longer the hard piece of copper or a piece of fiber. It's done wirelessly.

So, in this case, T-Mobile has gone out and looked at how they want to enhance their service, how they want to enhance their customer base, and at the same time deliver the customer quality that they're expected to maintain for their customers. And it's not just T-Mobile, it's all the other carriers that are doing the same thing. We're seeing 4G, we're hearing 5G coming down the line. You're hearing expressions LTE. These are all enhanced data services.

The world is becoming a data place. Your

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refrigerator is now becoming connected to the wireless world. Your stove is becoming connected to the wireless.

CHAIRMAN LORENZINI: But what are we going to do with this project?

MR. STAPLETON: In this case, this project, we're going to provide data and lifeline service from off this site. So, initially we're proposing six antennas on this site. The site requires a special use under your ordinance. The property is properly zoned to allow a wireless site to be placed here in the form of a special use.

We are asking this on behalf of T-Mobile. The site is being designed for future carriers to go in there. The subject property is a former service station. That intersection basically at one point in time years ago must have had three service stations on the corner. We now have, when I say service stations, supplying gas and those kinds of things. You now have facilities on three corners of that intersection at Arlington Heights and Central Road that provide automobile service. We feel that it's an appropriate location based on the fact that your ordinance allows as a special use on that property for wireless services or wireless power.

So, that's why we're here tonight, and we seek your approval of that. We have demonstrated through RF why we have to be at that particular location. That's in conformance with Section 332 of the Federal Communications Code. We're required to come before you to show that there is a definite need for service. By our propagation maps that we have supplied you, we are showing that there is a definite need of service.

When we were before the Plat and Subcommittee, there was a discussion about locations alternative to the site. The RF team has reviewed those sites. One of those was on top of the roof of Northwest Community Hospital, and the other side was on top of the Moorings. At this point in time, we have service that covers the hospital, and at the same time the hospital has not been a willing landlord to allow service to go on top of the hospital. The Moorings also is low and is too close to the existing coverage that we have in the area.

The center point concern is the intersection of Arlington Heights Road and Central Road. That's the community, that's the business community that we're trying to reach, and that is the hole in the service of our network at this point in time. The reasons why APC, the tower company carriers, meaning AT&T, Sprint, T-Mobile, Verizon, have all gotten basically out of the business of owning and operating the towers themselves. They've gotten into the business of supplying spectrum and it's important that they purchase spectrum from the federal government and provide service.

So, with that in mind, companies like APC, Crown

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Castle, American Tower, they have all purchased the assets, the tower assets for the carriers. Most recently, Verizon sold 11,000 towers to one of the tower companies. Because they are purchasing more spectrum, they just completed a spectrum --

CHAIRMAN LORENZINI: Can we just get back to this project?

MR. STAPLETON: Sure. Well, that's what I'm talking about, just why the need, because, why the need for an independent tower company to build. They are contracted by T-Mobile to build and operate the site. T-Mobile won't be operating the site. T-Mobile will be a tenant of the tower. So, that is why we're here.

CHAIRMAN LORENZINI: Okay. All right, thank you. Latika, Staff report please.

MS. BHIDE: Thank you. The Petitioner that's here this evening, they are requesting a special use permit for a wireless antenna tower and along with the fact they would need a variation from Chapter 23, Section 203, from the requirement that an antenna cannot exceed 75 feet above the grade level to allow a 100-foot monopole.

The proposed site is at 1000 South Arlington Heights Road. It's approximately half acre in area. Autotech Repair is located on the property site. The Applicant, this is the overall site plan, the Applicant, T-Mobile, is interested in leasing approximately 30-foot by 30-foot area at the southwest corner of the property and locating a wireless antenna there. The antenna is proposed as a monopole design. It would be a 100-foot to the top of the tower. It is about 113 feet from Arlington Heights Road and about 168 feet from Central Road. The lease area will occupy and thus eliminate approximately four parking spaces in the southwest corner of the site. There is also a 12-foot access easement which would result in additional four spaces being lost.

Radio and telephone antenna are required to obtain a special use in the B-2 District which is what they are seeking here.

I have a few photo submissions. These are submissions that were provided by the Petitioner. This is one looking west to the site, one looking north to the site. The picture on the right-hand is where you can see the antenna. The next two are looking south, again the picture on the right shows the antenna.

The Village's Comprehensive Plan designates this property as commercial. Staff has determined that the proposed antenna does not meet the following goals of the Comprehensive Plan. One is the general planning goal to preserve and enhance the natural and existing environment, and then the two land use goals. One is to ensure that the general land use pattern and relationships of all land uses remain or become acceptable to present and future community, and that incompatible zoning be avoided. The Staff Development Committee

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does not support locating the antenna at this location because it would be incompatible with the residential uses to the west and because of the loss of eight parking spaces on a site that has more vehicles than parking spaces.

The code requirements for the automobile service station requires three parking spaces for every service bay and one for every employee, and it results in 16 parking spaces. With the loss of four parking spaces, their parking plan shows 25 parking spaces, so that does have a surplus of nine spaces. However, Staff observed that there are 42 cars and other vehicles on site today, they went out. The parking counts that were provided by the Petitioner showed 35, 40 and 41 vehicles on the site on two weekdays and a weekend. So, there is more parking on the site than availability of parking.

Next, the parking plan, with parking along the south perimeter, a few along the west and the rest along the Central and Arlington Heights periphery. Just a picture of the site, you know, showing that this is going south to north, left to right, just showing that there were several vehicles the day we went there, you know, several vehicles also parked in tandem.

That being said, the Staff Development -- actually a couple of other things. There is no landscape screening along Central and Arlington Heights Road where there is parking, so that is nonconforming. If this was recommended for approval, then we would recommend that a condition be added that a three-foot high drought/salt tolerant screen be added. It would likely require IDOT approval, but from past experience, IDOT has been able to add in that screen.

There are also currently no landscaped islands on the site. There are a few locations that it would be possible to add landscaped islands, so that would be another recommendation.

That being said, the Staff Development Committee is not supportive of this special use request. If the Plan Commission recommends approval, then we recommend the following conditions of approval. That they submit a the landscape plan for the whole site that delineates a three-foot high drought/salt tolerant screen along Central and Arlington Heights Road to buffer the parking, delineate the landscaped islands. The arborvitae that is to be installed outside the fence area that they're proposing at that southwest corner will be five feet at planting. And then there were two additional conditions here, and I actually, oh, will go back and talk about that variation because I didn't.

The variation is from Chapter 23, Section 203 of the Village Code. The Building Code Review Board makes recommendations to the Village Board on matters relating to waivers or amendments on that Chapter 23. That is not within the purview of the Plan Commission. The Petitioner did go to the Building Code Review Board

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last month, on April 30th to discuss this variation. The Board then asked them various questions involving locations, variables of antenna/towers, signal strength, et cetera.

At that meeting, the Petitioner did indicate that antennas could be flush mounted, but they do not prefer to do it because it reduces the number of antennas that can be mounted on a tower and the cost is higher. The Building Code Review Board determined that the Petitioner did not prove a hardship that needed a relief to allow that 100-foot monopole. So, that is the recommendation that will be forwarded to the Village Board. They unanimously recommended denial of that variation.

So, one of the recommended conditions is that if approved, the number of platforms or carriers be limited to two. The installation of additional platforms or additional carriers will require a special use permit amendment. However, if a stealth application for antennas mounted inside the pole, in that case, you know, additional carriers would be allowed in compliance with the Village's special use waiver process, and that they comply with all federal, state, and Village codes.

CHAIRMAN LORENZINI: Okay, Latika, thank you. Do I have a motion to include the Staff report in the public record?

COMMISSIONER ENNES: So moved.

CHAIRMAN LORENZINI: Second?

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Okay. We'll go to questions now from the Plan Commissioners. Commissioner Cherwin, would you like to start?

COMMISSIONER CHERWIN: You know, we had looked at this in the subcommittee and I had, you know, expressed my reservations about it, you know, in terms of exceeding what's currently permitted. I think the comments I made were along the lines of not wanting to set precedent on something that's, you know, technology is changing, I don't know how much thought the Village has put into it, but it seems to me like introducing 100-foot structures is something that we probably wouldn't do. To the extent we do it, we'd do it on a more planned basis in terms of any guidelines or understanding, at least giving the citizens an opportunity to understand, okay, well, if we're going to allow structures like this, it's going to increase bandwidth, it's going to increase your ability to use your devices but you know, potentially the downside is aesthetics and everything else.

So, I just, my reservation was, you know, I don't

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think as a Village we probably thought through this type of tower in this type of place. I think this is for the most part a residential area with some very thin commercial along Arlington Heights and Central. But the true nature of this area is residential. So, I am not supportive of this.

CHAIRMAN LORENZINI: Commissioner Sigalos?

COMMISSIONER SIGALOS: I have a question. How does the, I don't know, the radio frequency waves affect the local, the residences within the area, the businesses and so forth?

MR. STAPLETON: I have an RF gentleman here, but from my standpoint, because we operate at a spectrum designed by the federal government, we cannot interfere with television, radio, any of those items. There is no interference and these are protected spectrums that have been purchased from the federal government. That's why we are governed by Section 332 of the FCC code. So, there should be no issue of interference and we're mandated by the federal law that we cannot interfere. An interference has to be corrected within a 24-hour basis if there is identified interference.

COMMISSIONER SIGALOS: I'm only asking the question from direct experience. My daughter has a condominium in Timer Courts, and right adjacent to Timber Courts is a cell tower. She has no radio reception. You could drive your car past there and my radio cuts out.

MR. STAPLETON: It shouldn't be caused by the cell tower.

COMMISSIONER SIGALOS: Okay. Next question I have is regarding the parking. I saw on the parking counts that they have approximately 40 cars there which is over, much over what was provided, that they have 25 parking spaces there now. They're going to lose eight parking spaces so that brings them down to 17 parking spaces. Where are these cars going to go?

MR. STAPLETON: Okay. We've had a direct conversation with the landlord on this situation explaining that he only has the X number of parking spaces. Under our agreement, he will have to remove all those other cars from that spacing. In most of the cases, you rent spaces out for people to park antique vehicles, whatever else, he rents spaces out. So, under the agreement, we directed him that he will have to be in accordance with the Village parking regulation.

Four of the spaces that you referred to that are being lost basically is our, we have to have a designed access. But at the same time, that access, parking can continue in that access. That access basically is there for construction purposes and when we can service the site. But it does not call for the removal of those parking spaces. It's our access, it's not a permanent access and it's not an independent access. That is rented to us.

COMMISSIONER SIGALOS: The other comment here is at

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Plat and Sub we suggested and it sounds like you've looked into the Northwest Community Hospital or the Moorings. You stated Northwest Community Hospital, they haven't been very agreeable. Is that because they want their rental rate, that it was just too high?

MR. STAPLETON: No, it's just they, from what we understand based on the comments that they've given us, they're not interested because they have future designs for their rooftop and things like that. But at the same time, as I mentioned, based on our RF propagation, we have a site nearby that serves that area. So, in turn, by putting additional antennas on that facility, that in turns causes our own internal interference or we're overlapping signal within our own site. So, that's why we have to move to the east. We're somewhat confined to the area where we can move to in the east and we can't keep moving like towards the Moorings because there again we have overlapping services or we would have overlapping service there.

COMMISSIONER SIGALOS: My last comment is at the Plat and Sub I was not in favor of this location for this tower. In going through this proposal again and seeing that the Village Building Code Review Board has denied it, it's not compatible with the Comprehensive Plan, the Planning Staff is not in favor of it, I'm not going to be in favor of this project.

MR. STAPLETON: I understand what you're saying. I think through our RF plan and everything else, we have provided you sufficient documentation under Section 332 of the FCC code which we are required to do. So, in turn, you know, under that situation, if the situation is where we come to an impasse of getting a location in that area, the federal courts have deemed since the spectrum has been purchased from the federal government, we do have the right for an expedited hearing through the federal courts.

CHAIRMAN LORENZINI: Okay, let's not go there yet.

MR. STAPLETON: Okay.

CHAIRMAN LORENZINI: Let's finish our questions.

COMMISSIONER SIGALOS: I'm finished now.

CHAIRMAN LORENZINI: Commissioner Dawson?

COMMISSIONER DAWSON: Latika, are there any other stand-alone cell structures like this in Arlington Heights?

MS. BHIDE: There are.

COMMISSIONER DAWSON: Where are they located? Are there 100-foot cell towers?

MS. BHIDE: You know, I should have had that information but I don't know how tall they are. But I know there are other structures. There's one in the Annex of Arlington Heights behind the Barnes and Nobel there, there's a tower there. There's one, as Commissioner Sigalos was saying, on Arlington Heights Road at Dundee, around that intersection. So, there are also other stand-alone towers.

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MR. STAPLETON: Yes, there's a stand-alone tower at 1610 West Central Road. There is one at 1700 West Central Road, now that happens to be in Mount Prospect. We are in the steeple at 1903 Euclid. We have done our --

COMMISSIONER DAWSON: I'm not done asking questions.

MR. STAPLETON: Sure.

COMMISSIONER DAWSON: Right. So, it would be helpful for me to know, you know, where they are. I'm less concerned with the cell tower in this area than maybe some of the other Commissioners are because I do agree that times are changing and this is going to become a fact that we have to address, that there will be more cell towers. But I also feel that the Village hasn't yet sat down and thought through that concept and come up with a plan for what locations are appropriate, when we will do that.

I don't, I'm hesitant because it's gone to the Building Code Review Board and Staff has already looked at it. I'm hesitant to start giving isolated approvals. Once we start giving approvals without a plan in place, we create precedent, and then we don't have a Village-wide plan for the adoption of, or for the allowance of these cell tower structures.

So, in and of itself in its location, I frankly don't have a whole lot of problems with the location. I'm very familiar with that area. But I can't support it until I have a better understanding of how the Village is going to approach cell tower structures comprehensively. That's my main concern.

That aside, I'm very concerned about this property site that has 42 cars, and what are we going to do about that? That's ridiculous, you know. Whether or not the cell tower structure is allowed to be placed there, the owner cannot exceed his parking allotment.

MR. HALLORAN: It looks like a junkyard actually.

COMMISSIONER DAWSON: Okay, I know, I'm sure you're upset. But, so, aside from whether or not a cell tower is going there, the Staff now needs to go address this parking problem, absolutely. But that's, you know, that's where I'm at right now.

CHAIRMAN LORENZINI: Thank you. Commissioner Drost?

COMMISSIONER DROST: Yes, I think those are good points, Susan. My concern is that I think from the Comprehensive Plan for the Village, that when you saw those pictures, we want to go underground with the wires, with the telephone poles, with the electrical. There's a, this is going in the opposite direction, it's going up. Basically, it's a matter of eye clutter.

MR. STAPLETON: Yes, just to give you an idea of the --

CHAIRMAN LORENZINI: That's okay. Let's --

COMMISSIONER DROST: No, it's just a comment that I'm

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making and, you know, we need technology as you know, gosh, and I like it, you know. It's not to beat you up on it but it just doesn't fit within sort of the plan. You know, we're not Luddites.

CHAIRMAN LORENZINI: Anything else?

COMMISSIONER DROST: I'm done.

CHAIRMAN LORENZINI: Commissioner Jensen?

COMMISSIONER JENSEN: Yes. It seems to me we're being asked to balance aesthetics against utility. I think you've made a, it seems to me you've made a good case that, and Commissioner Dawson made the same point, we're going to actually be moving in the direction where we have to deal with the utility of having these relays, these microwave towers that actually meet the needs of the residents. They may be even coming back to the Village Board saying you haven't taken care of our needs because of what you stood in the way of in the nature of wanting something that's aesthetic.

I'd like to ask, Latika, how was that 75-foot standard set? And when was it set?

MS. BHIDE: I did try to research that a little bit more. That 75-foot requirement is a local amendment to the International Building Code. So, the unamended IBC does not have that requirement. You know, whether it's for aesthetic or other reasons, I was not able to find out why we have that local amendment, but it has been there for a number of years.

COMMISSIONER JENSEN: Well, when it was approved is what's really important to me because it may be that it was approved at a time where it may or may not have made any sense but today it may make no sense whatsoever. So, I would turn and ask the question, is a 100-foot the norm nowadays? You said earlier it was 300 feet, you had a different model of how things worked. Is 100 feet the ideal thing at this point?

MR. STAPLETON: Basically, 100 to 125 is becoming the new norm. We're coming down because we're coming into town. We're not broadcasting out the 10 square miles around the site. Because of the demand, the customer demand and the spectrum use that they are, we have to become more localized. So, in becoming more localized, we're becoming just above the tree height.

To give you an idea, your utility poles that are immediately adjoining that site, there's probably 45 within very close proximity of that site that are in excess of 70-foot tall. So, what we're talking about is this is the way things are going because we have to be, we're mandated by the federal government that when someone dials 9-1-1, we have to connect them within 150 meters where they're at. So, 90 percent of the calls in Cook County that's documented by Cook County government and everything else are coming off of wireless devices. So, it's that connection factor.

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COMMISSIONER JENSEN: I have another question. Is it feasible for any village to lay out a map of where the towers ought to go and create for you a comprehensive plan and present to you and say these are the places we designate that the towers can go? Is that something that a village can do?

MR. STAPLETON: It's depending upon where, like someone can say, well, you can only go in an industrial lot. Well, the industrial lots are only on the north side of town, and so we're lacking coverage on the south side. We went through this the other night. The M-1 and the M-2 Districts where they want us to be are on the north side of town, no coverage on the south end of town.

You should have a propagation map that's been provided to you, correct? And you can see on your propagation map how the towers are situated around this hole. So, what we're trying to do is we're trying to cover this hole, and that's what the federal government requires us to do, to demonstrate why we have to be there.

We're not going to spend, \$400,000-\$500,000 to throw on the ground to throw a tower in the hole. We're, you know, we don't have appropriate high structures. I mean we'd rather go on a tall building versus a tower. This is an expensive proposition. But when you don't have that, we've got to fill the hole.

COMMISSIONER JENSEN: Well, I may have misinterpreted what some of my other Commissioners have said. But I had the vision of our actually laying out and pinpointing for you where the towers need to go and that would be the Comprehensive Plan. And I'm having a little trouble seeing whether that would be possible for a village to do that.

MR. STAPLETON: It's all because you have, right now you have four operating carriers. You have the federal government now jumping it with FirstNet which is going to be next big carrier because that's going to be the connective device between your local services and the federal government, meaning FEMA, the FBI, and that quick story, Washington, DC, they're chasing a woman in a car. You have three branches of federal government services and local Washington, DC police. They could not communicate within a mile-and-a-half chase of this woman and she ended up being shot because nobody understood what was going on. That's because there was lack of communication.

The federal government mandated after 2001 that connection device come about. FirstNet has been made. The federal government just put ten billion dollars to FirstNet to be connected. So, they're going to be the fifth carrier, and then Push-to-Talk is coming back, that's going to be the sixth.

As I said, the landlines are going away very quickly. Verizon just sold off four states because they could no longer maintain those dollars. AT&T, Verizon and Sprint have all come

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to Springfield and said we can't be regulated anymore because we can't guarantee wire line service to the community anymore. The tower is the new CO.

COMMISSIONER JENSEN: I guess my last comment is I'm like Commissioner Dawson although probably I'm even more supportive because I don't think that the aesthetics ought to dominate the practicality of having something that we're going to increasingly rely on. So, I'm more supportive of allowing this. I'm encouraged when you talk about the parking and you indicate we've got a landlord who is actually violating the agreement that he struck with the Village and he's renting out spaces. And thankfully, if we approve this, it sounds like you will be able to bring that to an end better than our own Village Staff were able to do. I don't know exactly how this will work to have the four parking spaces returned to use when you're not using it for access to build or whatever, but I'm going to take you at face value that you can do that.

So, at this point, I'm reasonably supportive of this proposal.

CHAIRMAN LORENZINI: Thank you. Commissioner Warskow?

COMMISSIONER DAWSON: Can I just, just before you go, I want to explain what I meant by a comprehensive plan. I didn't mean that there would be a map where we would pinpoint. I don't think we can do that because it's property owners, we can't tell them they have to put it.

What I meant was, similar to, what was it, two years ago or what have you, that we were talking about windmills, okay, and should private residences be allowed to have windmills in their backyard if they wanted to. It was a new concept. So, we had a meeting where we were taught about windmills and what the impact is and all that. What I mean is I don't think that the Village, because they have lots and lots of things to do, is up to date on what cell phone tower needs are, what reasonable cell towers are, you know, what you said, why is it 75 feet, who knows?

What I was suggesting is that the Village needs to do kind of more of a deep dive in understanding what current technology requirements are, current regulations are, and come back to us with an understanding of what is a reasonable cell tower height, how far apart. You know, we don't want him to build a cell tower and then someone right behind him to build another cell tower, you know. To some degree, how many should be allowed in a certain area and what's reasonable? That's all I meant.

COMMISSIONER JENSEN: Are you suggesting though we let this, that we stop this project from going forward while the Village does this?

COMMISSIONER DAWSON: Right now, I'm concerned with

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approving it before I have a better understanding of it because I don't understand what 100 feet versus 75 feet is, okay. I'm not necessarily against it. I'm not opposed to the location. And from previous cell towers that have come before us, we cannot speak to or address any health concerns. So, if there's anyone who has questions about health concerns, we're not even allowed to bring that into consideration. The only thing we can think about is whether or not it's properly located at the time in our Comprehensive Plan.

So, I don't know what your time frame is. I would like for my own self to have a little bit more understanding of cell towers and what's the proper height and all that. I don't know where I stand on whether or not we should make it wait. But if we approve this, then we better put something in place before the next one comes is I guess what I'm saying.

CHAIRMAN LORENZINI: Commissioner Warskow?

COMMISSIONER WARSKOW: Yes. I'm more along the lines of Commissioners Jensen and Dawson. You know, we can't be 'not in my backyard' over everything and still utilize those services every minute of the day. Somebody has to go. And if we're counting on it based on an area and this is the area that needs to be covered, then this is where it needs to go.

I'm not in love with this corner as it is, I live very close to it, and the cars are not adding aesthetics. So, if there is anything that can be done between this project and Staff following up with them to minimize the number of cars on that site that would be very helpful. So, I'm tentatively supportive of this project.

MR. STAPLETON: Thank you.

CHAIRMAN LORENZINI: Commissioner Ennes?

COMMISSIONER ENNES: Yes, I do have three questions. I presume that your proposed landlord is the property owner?

MR. STAPLETON: That is correct.

COMMISSIONER ENNES: And is he here tonight? I have a question for you. I noticed you did swear in earlier.

MR. DISCEPOLO: Yes.

CHAIRMAN LORENZINI: Would you state your name and spell it and give your address please?

MR. DISCEPOLO: My name is Anthony Discepolo, D-i-s-c-e-p-o-l-o, and I live at 2725 West Glen Lake in Chicago.

COMMISSIONER ENNES: Mr. Discepolo, you've heard that you're over-parked on the property?

MR. DISCEPOLO: Yes.

COMMISSIONER ENNES: And are you also aware that you, if we were to approve this, that you would have to bring your property up to code as far as, you know, if you look at this, you have paving going right up to the sidewalk. You have no curbing. You have no

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islands for trees. You're going to have to, if we so decide this, that you're going to have to upgrade your property, put curbing in around the parking lot to separate it from the sidewalks and you're going to have to put in islands with trees around there because you're not a conforming use. Do you understand that?

MR. DISCEPOLO: I understand that. Of course I'd have to see the extent of what I need to do. I will address the car issue. I'm not quite sure at what point there were that many cars. We have begun to remove many cars. We had a boat stored there, I've had it removed.

I have a partner who manages that site, I'm never there. We have another site in Chicago, so a lot of the cars could be moved to the other site. So, moving the cars is not a problem. We have another property they can be moved to. Maybe that was a specially busy day. Removing my personal cars that are stored there, removing the rental that I wasn't even aware that we were renting spaces, so I'll speak to my partner --

COMMISSIONER ENNES: Good thing you came today.

MR. DISCEPOLO: I'll speak to my partner when he comes out of the hospital. Unfortunately, he was supposed to be here tonight but he's in the hospital. Because I did not approve that practice. Yes, reducing the number of cars is something that we will do effectively, efficiently and quickly.

COMMISSIONER ENNES: Latika, I thought I saw a requirement that the Petitioner provide a landscape plan?

MS. BHIDE: That's correct.

COMMISSIONER ENNES: Has that been done?

MS. BHIDE: No.

COMMISSIONER ENNES: No, okay. Thank you for promise on that.

MR. STAPLETON: We have --

COMMISSIONER ENNES: I have two other questions for the Petitioner. Yes, thank you. Why can't you do a 75-foot? And why do you need four antennas instead of two?

MR. STAPLETON: Okay. I have, RF can explain the 75-foot but I'll explain from the standpoint of just your code without talking about an RF standpoint. Your code likes collocation.

COMMISSIONER ENNES: Likes what?

MR. STAPLETON: Collocation. That's meaning on the same post you have T-Mobile, you have AT&T.

COMMISSIONER ENNES: Right.

MR. STAPLETON: You have someone else. We call it collocation in the industry. Most communities today want collocation. So, instead of us building two towers, we build one, we put everybody on the same post.

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COMMISSIONER ENNES: Right.

MR. STAPLETON: So, 75 feet, we get into a limited situation from a standpoint because at 75 feet we're just above the tree line. We come below that tree line, then the problem is signal penetration. RF?

COMMISSIONER ENNES: What's his name?

CHAIRMAN LORENZINI: State your name, spell it and give your address please.

MR. NAJEEB: I'm Suhaib Najeeb, S-u-h-a-i-b N-a-j-e-e-b, 9275 Church Street, Des Plaines, Illinois.

As Mr. Stapleton had mentioned, you know, the difference between the 100-foot tower and the 75-foot tower, the real matter is like the collocation because no one really wants to be, if the city has given me a choice to select like 55-foot monopoles, then unlikely I would select it because that would not, the signal would not penetrate with all the trees. We have to be at a certain height so that the signal can penetrate easily. The more trees and more things in between, the signal would get lost. That's the nature of the RF signal.

The more height, for example, if you are having a 100 to 135-foot monopole, then another concern you're having is every carrier is operating in their own frequencies but we should have a certain difference between our antennas. So, for example, if we are at 110-foot, then AT&T will be at 100-foot, and Verizon will be at 90-foot. So, we will maintain a center to center antenna. For example, this is the antenna, the center to center line, there will be a 10-foot difference. So, that's what we maintain here in order to avoid the interference between the other carriers.

So, if we are at 100-foot, then the other carriers would be 90, 80 and 70. So, if we have selected a 75-foot tower, the other carrier will be at 65, no one wants to take 55. So, it's like no one really wants to --

COMMISSIONER ENNES: Okay, you're technically way above my head. So, why can't you have a 75-foot tower? You could do it, right?

MR. STAPLETON: We could do it, but the thing is under your ordinance it limits that site to one carrier. That's the issue. And the other question is regarding the talk about stealth. Stealth is where we put the antennas inside the pipe itself. There again we're limited because we only have, in the tower, you have three antennas that go in the first canister, second canister is three more antennas. So, what happens is if we're at 75 feet, we have three antennas at 75-foot level batch height. The bottom of that antenna is approximately 70 or 68 feet, we have a separation that's required so there is no interference of about three to four feet. So, here again we're now at

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the bottom of that antenna that is in the neighborhood of 60 feet.

So, it can be done. We've talked about it. We --

MR. NAJEEB: Another concern I want to bring about the 75-foot is like we have on the second and third page of this presentation, you can see the difference between the 100-foot and 75-foot. The 100-foot, pretty much you are covering the entire hole, coverage hole. So, even at the edge of the coverage hole, we are almost covered with a 100-foot. Whereas if you can see the 75-foot, then there is still the coverage gap where our building cover is not to the level. So, that's the difference between the 75 and the 100.

COMMISSIONER ENNES: So, within this area, you said that you talked to the hospital and the hospital is a high building.

MR. STAPLETON: It's a high building but it's outside the coverage area, and we have those --

COMMISSIONER ENNES: Then you'd be a couple of hundred feet up, right?

MR. NAJEEB: Right. But we are like 0.37 miles away from the existing tower. So, if you see the existing tower CH --

COMMISSIONER ENNES: Which page are you talking about?

MR. NAJEEB: If you can see --

MR. STAPLETON: Page one.

MR. NAJEEB: Page one, the CH43371A, that is our on-air site, which is currently operating and the customers are using that site. So, we cannot build at any other site, which is really close to the other site. If you see these directions of this, you know, it shows the site location and it shows which direction it is pointing. So, CH43371, it is pointing at 0 degrees, 120 and 240. What that means is it's covering the area in 0 degree, you know, that north side of the area. The hospital is immediately 0.3 some miles from that on-air site.

COMMISSIONER ENNES: So, that would --

MR. NAJEEB: If I select that location, then I should not shoot anything on the west, I'll put all my antenna shooting toward the east. So, that itself, you know, our separation between the sectors, when I say sector, it's like 0, 120, 240, the difference would be very less. So, that creates the interference between our own sites and you're not covering much area from there.

COMMISSIONER ENNES: I mean I agree, we need the devices. However, I need to look to the Village technically as to what height we want and how many antennas. At this point, I'm not pro making this big variance now unless we get some direction. If I was going to be supportive at this point in time, I would want the site improvements to make this property compliant as part of that.

MR. STAPLETON: We understand that, and one of the directions was the IDOT and we have approached, we've been approaching

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IDOT. They have protections on that interchange, as you know, from the standpoint of traffic. So, from the standpoint of vegetation and within the right-of-way, you know, they're going to limit us to, you know, minor height adjacent to the curb so that it doesn't interfere with any, from a safety standpoint.

COMMISSIONER ENNES: Sure.

CHAIRMAN LORENZINI: Commissioner Green?

COMMISSIONER GREEN: In the Plat and Sub meeting, I had reservations and I still do. That's item one. Item two, the owner of this property is going to do something with these cars no matter what happens on the site. It doesn't have to be improved to take care of a violation to the parking spots. So, that's item number two.

Then I have an obvious question, and please don't take it the wrong way, Mr. Stapleton. When you say T-Mobile existing coverage, do other carriers have better coverage in these areas and is it just you that doesn't have the coverage?

MR. STAPLETON: No, it's --

COMMISSIONER GREEN: It's everybody?

MR. STAPLETON: It's everybody that's facing this issue because --

COMMISSIONER GREEN: No, no, no, in this area that you're proposing.

MR. STAPLETON: Yes, yes. As part president of the association, I can attest that everybody is having problems. We've gone from outside --

COMMISSIONER GREEN: No, I understand that.

MR. STAPLETON: It's the in-building and the data issue that all the carriers are facing in that area. So, that's why we're proposing collocation.

COMMISSIONER GREEN: This would be the same coverage problem if this was Sprint or somebody else?

MR. STAPLETON: That is correct.

COMMISSIONER GREEN: It would be the same --

MR. STAPLETON: It might not be exact based on power but it's going to be close.

COMMISSIONER GREEN: Okay. So, the next question since I, you know, barely understand how it works anyway, if you lived in these areas where there is no coverage, are you telling me that you get zero cell phone?

MR. STAPLETON: You don't get zero, but if you're out walking in the street you're going to get outdoor coverage. But when you're in your home office or you're in your basement or whatever else, your coverage is --

COMMISSIONER GREEN: So, it's a weaker signal and it has trouble going through the wall?

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MR. STAPLETON: Right. It's --

COMMISSIONER GREEN: I got you, I got you. I just had to get that clear in my own head. It's anybody's problem.

MR. STAPLETON: And because data now is operating at frequency level much higher, correct? Am I right?

MR. NAJEEB: Yes.

MR. STAPLETON: Because data is operating at a higher level of frequency, it has a problem with penetration.

COMMISSIONER GREEN: Okay, I got it, I got it. I just wanted to --

CHAIRMAN LORENZINI: All right, Bruce, thank you.

COMMISSIONER GREEN: I appreciate that.

CHAIRMAN LORENZINI: Latika, I only have one comment. On page one, on the north side, it does not show anymore. I have no other questions.

Let's go to the comments from the public. Anybody on my right, your left side of the room? Yes, sir, come forward, state your name, spell it for the court reporter, give your address.

MR. LOVICK: Thank you for having me. My name is Glenn, G-l-e-n-n, Lovick, L-o-v-i-c-k. I live at 1020 South Evergreen, Arlington Heights. I will probably be approximately 170 feet from where this tower will go because I'm on Evergreen, they will go right basically across the street.

The photo simulation picture that was up there, very impressive from the perspective. You can make a small person look big or a big person look small through photo perspective. If you're looking at this picture, I will be probably 70 feet or 100 feet from this tower. When I'm sitting in my front yard, I'm going to be looking up at this huge tower with six antennas on it, and possibly in the future there's going to be more.

I have absolutely zero problem with my cell phone carrier in my house. I live with my brother who has a different carrier. We have absolutely no problems. So, signal strength I don't think is a very valid issue.

I'm very concerned that this is going to hurt my property values because do you want to have a house where you like to sit out in your front yard and be staring at a 100-foot tower that's looming way above my trees? I am very opposed to this. Also, I agree with the parking and stuff in that corner. So, that's all I have to say. Thank you very much.

CHAIRMAN LORENZINI: Thank you. Thank you very much. No, no, sir, please no. Anybody else in that row? Yes, ma'am.

MS. GIANPETRO: My name is Gail Gianpetro, G-a-i-l G-i-a-n-p-e-t-r-o. I live at 1024 South Evergreen. I'm opposing it based on aesthetics also. The surrounding community is one and two-story

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homes, some professional buildings, limited professional buildings also one and two stories. Even the trees in that area are probably about 50 feet tall, so this will tower and loom 50 feet above even the vegetation that's there.

So, I think it will be unsightly. I, too, have not experienced any problems with my cell phone carrier. I have Verizon. I don't know what the other people in the community have but I have Verizon. I have not experienced any problems in my home. So, I oppose it based on the aesthetics of it.

CHAIRMAN LORENZINI: Thank you. Anybody else on this side of the room? Yes, sir, would you come forward? State your name, spell it, and address please.

MR. HALLORAN: My name is Fred Halloran, and I own the property at 1009 South Evergreen and 1015 South Evergreen. I've been there in Arlington Heights for 25 years and this proposed cell tower is right up against my property. I'm asking the Committee to deny this request for a variation for the following reasons.

I believe firmly that the property value will decrease considerably on Evergreen Street if this tower is present. I mean I can only imagine someone coming trying to buy two lots, and the first thing out of their mouths would be I'd love to give you your asking price but I can only pay you half because that 100-foot cell tower is looking right at me.

South Evergreen Avenue is 90 percent residential. I own the majority of the professional buildings that's on Evergreen Street. We have a privacy fence on South Evergreen. There are bushes on our property. Some are 20 feet, some are almost 60 feet tall, and when I look over into the property on the southwest corner of Arlington Heights Road, all I see are trucks and boats and piles of abandoned tires. To think that a 100-foot cell tower would go there, it would make that corner look not just like a junkyard, but I would say it would look like the worst corner in Arlington Heights. I mean the only corner in the northwest suburbs that I think looks anywhere near as bad is probably on Route 12 as you go through the old section of Des Plaines. I think that's just not in the interest of the Village of Arlington Heights.

Additionally, on a personal note, myself and the other doctor on South Evergreen have a plan and we've actually started talking to the Village about this to actually take down our commercial building and to build a condominium building on that site. It's almost a three-acre site, with the hopes of turning Evergreen Avenue into a completely residential area. It would almost be impossible to build a four or five-story condominium building on that site with hopes of selling condominium units if the potential buyers have to look out their window and look at a 100-foot cell tower.

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You know, it's not just the ugliness of it but it's the potential exposure to this non-ionizing radiation that these towers emit. I know there's a lot of debate about whether that radiation is harmful or not, but I know if I were going to buy a home and there was a cell tower there, I would look elsewhere.

I guess to conclude, all I would ask each of you on this Committee is what would you vote if this cell tower was going to be put in your neighbor's yard? Thanks for your time.

CHAIRMAN LORENZINI: Thank you. Anybody else on this side of the room who want to comment? Statements? Okay. If not, we'll go back to the Commissioners for final deliberation. Let's start --

COMMISSIONER JENSEN: Just a -- hold on one second.

CHAIRMAN LORENZINI: Go ahead.

COMMISSIONER JENSEN: Just a follow-up question. People have indicated they don't really have any cell phone issues. Is data a different matter?

MR. STAPLETON: Yes, data is becoming a very important matter. That's why the federal government is releasing additional spectra to cover data, and that's part of what the long-term use of this site would be in addition to voice and the data that's being handled now is that future need for data.

COMMISSIONER JENSEN: So, these people could be getting good telephone service but at some point may not be able to get the full range of data service? Is that possible?

MR. NAJEEB: That is correct, that's exactly what's happening now as well as in the future it will be both. As someone had just mentioned, you are planning to convert to a condominium, that means that, you know, a lot more users in the area. What that means is you might see the signal, when we say there is no signal, it does not mean that you don't see a signal in your phone. You might see full bars as well sometimes, but you cannot access to the network because you exceeded the limit and no user can access the network. That's what it means.

For voice it's a different thing, and for data it's totally different. When it comes to data, you don't want to, when you do video and it keeps on browsing it, you'll just quit it. So, that's what happens when signal is weak, then your speed will be decreased.

COMMISSIONER JENSEN: So, we've had some speculation, this is not really a question, it's more of a comment. We've had some speculation that property values would decline because we have this big tower there. But it seems to me that it's equally likely that if you wanted to buy a place and you couldn't get any data services, you might find that your property values drop.

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MR. NAJEEB: Exactly, that's what I was about to say, that if I go to a house, the first thing I would check is if the signal is coming on. And the next thing, I would download something and check what is the speed I'm getting. That's what the next generation is going to look at. If they are not getting the signal, for example, if I'm staying in a room and if I'm not able to download, I don't want to come outside my house and download a movie and go back in and watch it. That's not practically possible.

COMMISSIONER JENSEN: Yes, I live in this area and I must admit that it's a very ugly corner. I don't live very far from that corner. That corner needs some help, and I don't how many decades it will take for the Village to get around to straightening out the strip malls and other strange things that are on this corner and down Arlington Heights Road, and you live in that area as well. But I'm having a little trouble standing in the way of this project when it looks like we're asking people to wait decades.

I do agree with Commissioner Dawson. I think the Village needs to put together some kind of a committee of Staff and experts and set some standards and work through this issue as promptly as possible. I know that's going to take some time, and I can't see voting against this project just because we are unprepared to deal with the present let alone the future. So, I guess I'm more strongly in favor of voting for this project at this point, but I would urge the Village to, you know, take it upon itself to resolve this issue and set better standards based on the reality of today rather than whenever that 75-foot standard was set.

CHAIRMAN LORENZINI: Commissioner Warskow?

COMMISSIONER WARSKOW: I'm supportive that we need to make sure that all the residences are covered with data, and we can't just say, you know, not in my backyard. But I would like to see what the other mobile carriers' coverage is in this area before we go ahead and set a precedence and, you know, not have all the information. So, you know, I am taking the residents' word for it that they're getting coverage in their homes. You're only representing one carrier here. I'm supportive but I would like to reserve voting on this until we have more information about other carriers' coverage.

MR. STAPLETON: I would just like to --

CHAIRMAN LORENZINI: No. Commissioner Ennes? That was just a statement she made, she didn't have a question.

COMMISSIONER ENNES: Okay. While I'm leaning in this direction, I would like more input from Staff in regard to what our goal here is, whether it's 75-foot or 100, whether 100 is the way things are going and we might need to adjust our code. But my other concern is before I would in any way vote positively on this, we need to have this other part of this plan which is the landscaping plan for

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curbs, for parking islands. We need to have that be part of this proposal and I wouldn't support it until we have that.

MR. STAPLETON: In your drawings that you should have in front of you, you do have a landscaping plan around it. It's LE2.1.

MS. BHIDE: That is just the plan for around the site.

MR. STAPLETON: That's for around the site.

MS. BHIDE: We're looking for an overall landscape plan for the site.

COMMISSIONER ENNES: We're talking about the property, and talking about the owner.

MR. STAPLETON: Okay. That, we can do that. Just as another point --

CHAIRMAN LORENZINI: No, enough said.

MR. STAPLETON: Well, it was a question that was brought up and there's a question that --

COMMISSIONER ENNES: No, it's not a question. That's a comment.

MR. STAPLETON: No, but can I address the questions that the residents brought up? They made some statements that are false.

CHAIRMAN LORENZINI: Okay, go ahead.

MR. STAPLETON: A resident brought up that he's 170 feet from the tower. The nearest home in that district to the tower is 249.1-foot, that's to the nearest site. Regarding the fence that's adjacent to the property that was brought up, that there's a fence between our property and the adjoining property, the Village had asked us to improve that fence because that fence is deteriorating and it hasn't been taken care of. That's one of the other requirements that we have been asked to do, was presented, was to take care of that fence. Am I correct in that statement? Yes.

CHAIRMAN LORENZINI: Okay, very well.

MR. STAPLETON: So, I mean, we're just trying to, we're willing to do that.

CHAIRMAN LORENZINI: Okay. Commissioner Green?

COMMISSIONER GREEN: I am not supporting this project at this time. There is missing information, I agree with Commissioner Ennes here. If we were to have a positive vote on this, we have to see what the improvements to the site would be, the landscape, the parking stalls and everything else that go along with it. So, at this point, I agree we need more information, we need more of a plan than just one carrier to tell us what we think we should have. So, I am not in favor of this project at this time.

CHAIRMAN LORENZINI: Thank you. Commissioner Cherwin?

COMMISSIONER CHERWIN: I'm not in favor of it as well.

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I'll just reiterate my statements from earlier which is I think that we need to come up with a more comprehensive guide to how we're going to approach these. As I think you can tell by this hearing, there's a lot of uncertainty. There's great reasons for putting a tower in this area and there's also big concerns for putting a tower in this area. I'm not against necessarily towers here, I'm not necessarily against towers near residential areas. I'm just against making decisions without enough information to be prudent. So I do not support it.

CHAIRMAN LORENZINI: Commissioner Sigalos?

COMMISSIONER SIGALOS: I agree, I can't support it unless we have further information. So, at this particular point in time, I'm going to vote against it.

CHAIRMAN LORENZINI: Commissioner Dawson?

COMMISSIONER DAWSON: Well, I wouldn't suggest that we come to a vote. I will suggest that we continue it because one of the requirements was a proper layout plan for the property. So, I would say that it needs to be continued until you finish your discussions with IDOT and we have, and the owner has investigated costs associated with the revisions that Staff is requiring. So, in that time, I would hope that while those things are going on, Staff can come back to us next time with more of an idea and maybe we use one of our meetings like we did with the windmills, for example, to get a better understanding of what is required.

Like Commissioner Warskow stated, I thought, my recollection when we did the antenna tower on Euclid, I could be wrong, we had more data on what the cell phone coverage was in the area from various providers. There's a lot more data, and I feel like Staff needs to come up with suggestions to petitioners on what kind of data needs to be brought before us, because I don't feel, just like we stated before, we have a comprehensive understanding of what the need is in this area.

So, like I stated before, I'm not against it, I think we need to continue it. You've got some work you've got to do, Staff has some work they've got to do, and then we'll all meet back here and go through this again because, you know, it's just been fun.

CHAIRMAN LORENZINI: Commissioner Drost?

COMMISSIONER DROST: I think the tower is in the wrong place, at least from the Comprehensive Plan that we have been working on and developing and it goes contrary to what we've been trying to do for that neighborhood. The encouragement that I would give you would be to try to work something out with Northwest Community Hospital. I know you've said no, but you know, never say never. That just seems to be the more logical place to aggregate the antennas rather than in some sort of haphazard way.

MR. STAPLETON: As I said, we're 0.3 mile just from the

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hospital now.

CHAIRMAN LORENZINI: Excuse me, sir, it's not your turn.

COMMISSIONER DROST: But I mean I'm just looking for aggregation, you know, where you have to have like kind items, you know. It's tough.

COMMISSIONER DAWSON: Can I just quickly, one thing I forgot. Could we get more of an understanding later, not tonight, of what a stealth tower looks like? Because I just tried to do a quick little Google search and it's not, there's like a whole different kind of stealth tower.

MS. BHIDE: We'll get you more information.

COMMISSIONER DAWSON: I think we need to understand what that is.

CHAIRMAN LORENZINI: Okay. My comment I think is a lot simpler than everybody else's. I just don't think a 100-foot tall in a residential area belongs there. I agree with the Staff that it shouldn't be approved. That's my comment. Any motions at this point?

COMMISSIONER JENSEN: One question or clarification. We've got a proposal before us but we want to make the landlord who's been sort of grandfathered in without the right kind of landscaping and so forth upgrade his property. Do we have the authority to do that when we're looking at a small part of that property?

MS. BHIDE: Right, but it is a special use. They are leasing a 30 by 30 foot area, but it is a special use on that property. So, yes.

COMMISSIONER JENSEN: So, we could then have the authority to have the entire piece of property basically upgraded in terms of landscaping as Commissioner Ennes and Commissioner Green asked for. So, this could be a way to get that done.

MS. BHIDE: That is my understanding, yes.

COMMISSIONER JENSEN: Well, I certainly would support what Commissioner Dawson has suggested. I wouldn't want to vote this down. I would want to have the folks come back and take another pass through this when we have a lot more information.

CHAIRMAN LORENZINI: Any motion?

COMMISSIONER DAWSON: I'll make a motion to continue.

COMMISSIONER JENSEN: I'll second.

COMMISSIONER DAWSON: I don't know if what that motion needs to state though. I need some help, Latika. Do I just need to state that I make a motion to continue until Petitioner has complied with all the requirements of Staff relative to the information of the site plan?

MS. BHIDE: Sure. Do we need a date? I mean does

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there have to be a date, specific date?

COMMISSIONER DAWSON: I don't think we can because they have to talk to IDOT. They have to put together a plan. They have to do costs. I mean I think we just say when Petitioner has all the information, they come back.

MS. Bhide: Okay.

COMMISSIONER JENSEN: And I'll second it.

CHAIRMAN LORENZINI: Do we take a roll call or any further discussion? Any other comments? Then we take a roll call on the continuance.

MS. Bhide: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MS. Bhide: Commissioner Drost.

COMMISSIONER DROST: Yes.

MS. Bhide: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MS. Bhide: Commissioner Green.

COMMISSIONER GREEN: No.

MS. Bhide: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MS. Bhide: Commissioner Sigalos.

COMMISSIONER SIGALOS: No.

MS. Bhide: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MS. Bhide: Commissioner Cherwin.

COMMISSIONER CHERWIN: No.

MS. Bhide: Chairman Lorenzini.

CHAIRMAN LORENZINI: No.

MS. Bhide: The motion carries.

CHAIRMAN LORENZINI: Motion carries, okay. So, I guess we'll notify them about the continuance.

MS. Bhide: Yes, I will communicate with them.

MR. STAPLETON: Okay, thank you. Thank you for your time.

CHAIRMAN LORENZINI: Okay. That's it. Any other business? Can you take the rest of, excuse me, could you take your discussions outside? Out in the hall please.

Any other business, Latika?

MS. Bhide: No.

CHAIRMAN LORENZINI: No? Anybody else? Do we have a motion to adjourn?

COMMISSIONER DROST: I'll make that motion.

COMMISSIONER GREEN: Second.

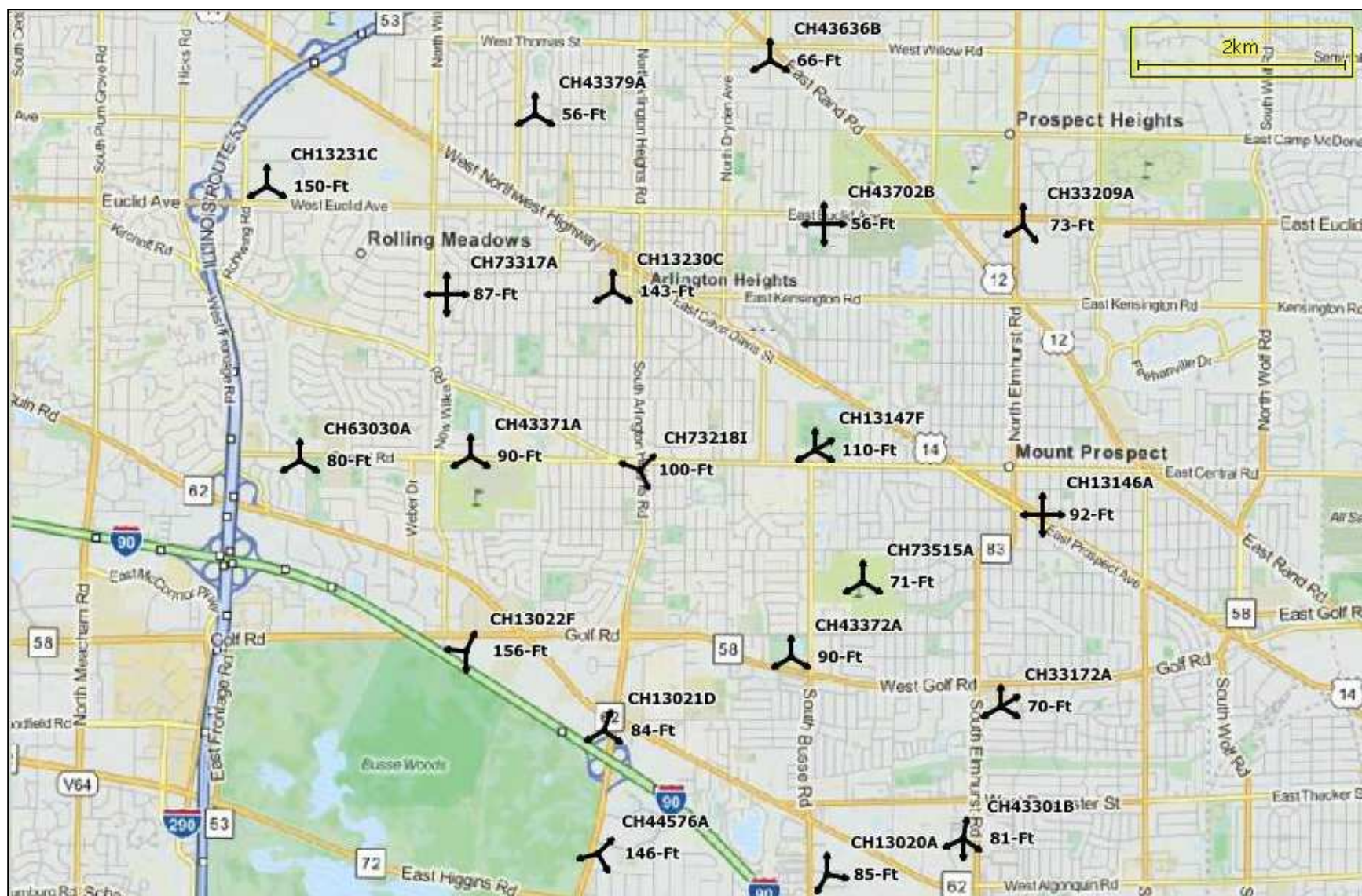
CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

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CHAIRMAN LORENZINI: We're adjourned. Good night,
thank you.

(Whereupon, the public hearing on the above-
mentioned petition was adjourned at 10:40 p.m.)

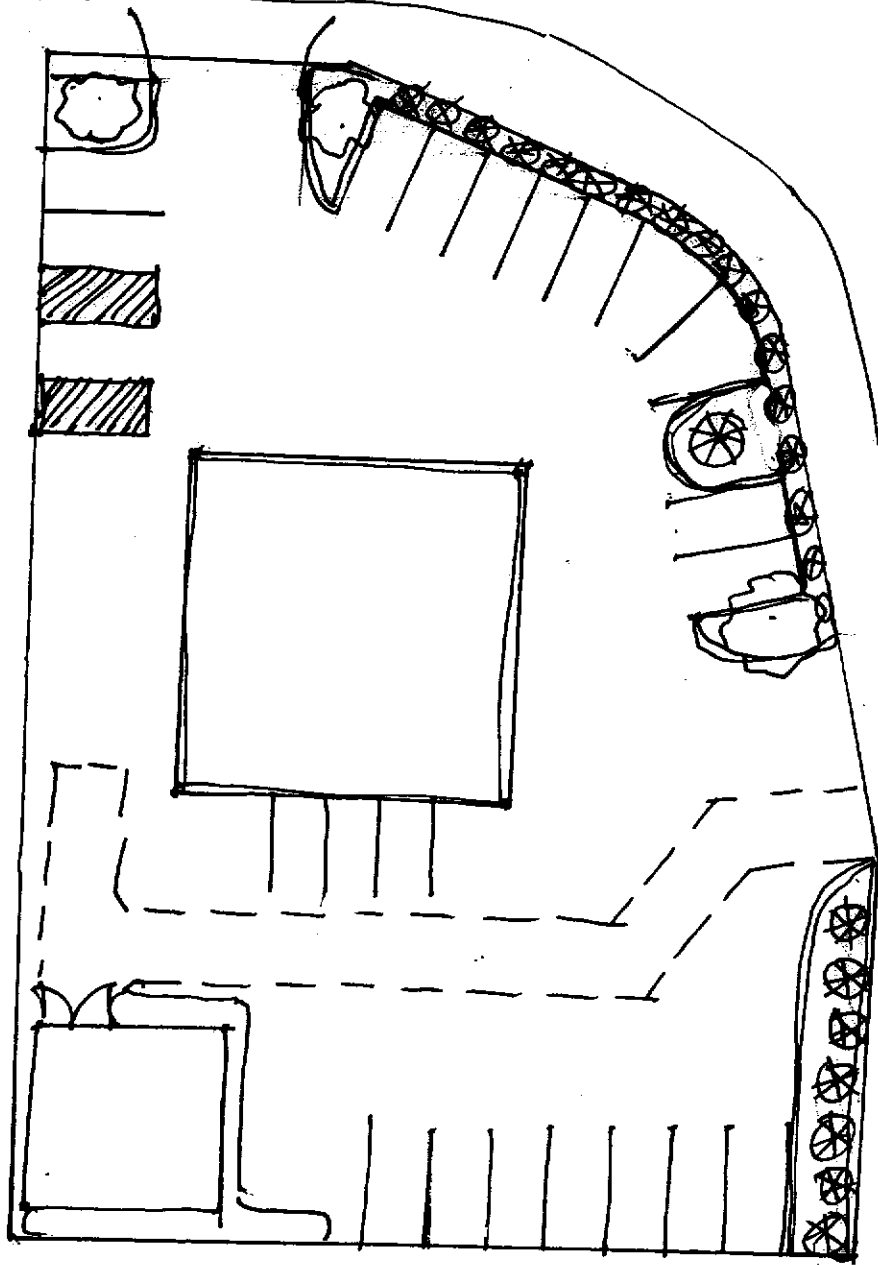


CH13020A			85 FT
CH13021D	2340 S. Arlington Heights Rd., Arlington Heights, ILLINOIS - 60005	Rooftop	84 FT
CH13022F	1701 W Golf Rd., Rolling Meadows, ILLINOIS - 60008	Rooftop	156 FT
CH13146A	112 NW HWY, Mount Prospect, ILLINOIS - 60056	Water-Tank	92 FT
CH13147F	1700 West Central Rd, Mount Prospect, ILLINOIS - 60056	Monopole	110 FT
CH13230C	55 South Vail, Arlington Heights, ILLINOIS - 60005	Rooftop	143 FT
CH13231C	3400 W Euclid Avenue, Arlington Heights, ILLINOIS - 60005	Rooftop	150 FT
CH33172A	720 Dulles Road, Des Plaines, ILLINOIS - 60016	Water-Tank	70 F
CH33209A	55 East Euclid, Mount Prospect, ILLINOIS - 60056	Rooftop	73 FT
CH43301B			81 FT
CH43371A	1610 W. Central, Arlington Heights, ILLINOIS - 60005	Monopole	90 FT
CH43372A	1768 Golf Rd., Mount Prospect, ILLINOIS - 60056	Monopole	90 FT
CH43379A	800 W. Oakton, Arlington Heights, ILLINOIS - 60004	Rooftop	56 FT
CH43636B			66 FT
CH43702B	1903 E. Euclid, Arlington Heights, ILLINOIS - 60004	Steeple	56 FT
CH44576A			146 FT
CH63030A	3201 Central Rd, Rolling Meadows, ILLINOIS - 60008	Water-Tank	80 FT
CH73317A	121 S. Wilke, Arlington Hts., ILLINOIS - 60005	Rooftop	87 FT
CH73515A	600 S. See Gwen Avenue, Mount Prospect, ILLINOIS - 60056	Monopole	71 FT

CONCEPT LANDSCAPING PLAN

CENTRAL ROAD

APLINGTON HEIGHTS RD.





Item: Verizon Wireless Antenna at Luther Village - 800 W. Oakton St. - PC#15-009

Department: Planning & Community Development

Requested Action

A Special Use Permit for a rooftop wireless antenna.

Variations Identified

1. Chapter 28, Section 6.12-1 from the requirement to provide a traffic study and parking analysis prepared by a qualified professional engineer.
2. Chapter 28, Section 6.13 from the requirement that fences shall not exceed a height of five feet to allow eight feet eleven inches and a six foot fence for the equipment shelter.

Recommendation

The Staff Development Committee recommends approval of this Special Use request. The following are recommended as conditions of approval:

1. The stealth wall enclosure/antenna shroud shall be designed to match the existing brick façade of the building.
2. Prior to Village Board consideration, provide a letter from the Northwest Central Dispatch indicating that the proposed frequencies are compatible with Village and other public and private telecommunication frequencies.
3. Prior to receiving a permit, submit any required State or Federal approvals.
4. Landscaping along the perimeter of the proposed screen wall for the generator pad shall be provided. Six 4-inch caliper replacement trees as required per the Ordinance shall be provided.
5. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

ATTACHMENTS:

Description

Type

Staff Report	Report
Legal Notification	Exhibits
Location Map	Exhibits
Plat & Sub Minutes	Minutes
Plan set	Exhibits
Coverage Plot	Exhibits
Photo Simulations	Exhibits
Justification	Correspondence
Department Comments - Round 1	Correspondence
Petitioner Response to Department Comments - Round 1	Correspondence
Petitioner Response - Additional Information	Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Latika Bhide, Development Planner
Meeting Date: July 22, 2015
Date Prepared: July 17, 2015
Project Title: Dolan Realty Advisors on behalf of Verizon Wireless
Address: 800 W. Oakton Street

BACKGROUND INFORMATION

Petitioner: Douglas K. Dolan, Dolan Realty Advisors, LLC (on behalf of Verizon)
Address: 144 W. Lockwood Ave., Suite 200
 Webster Groves, MO 63119

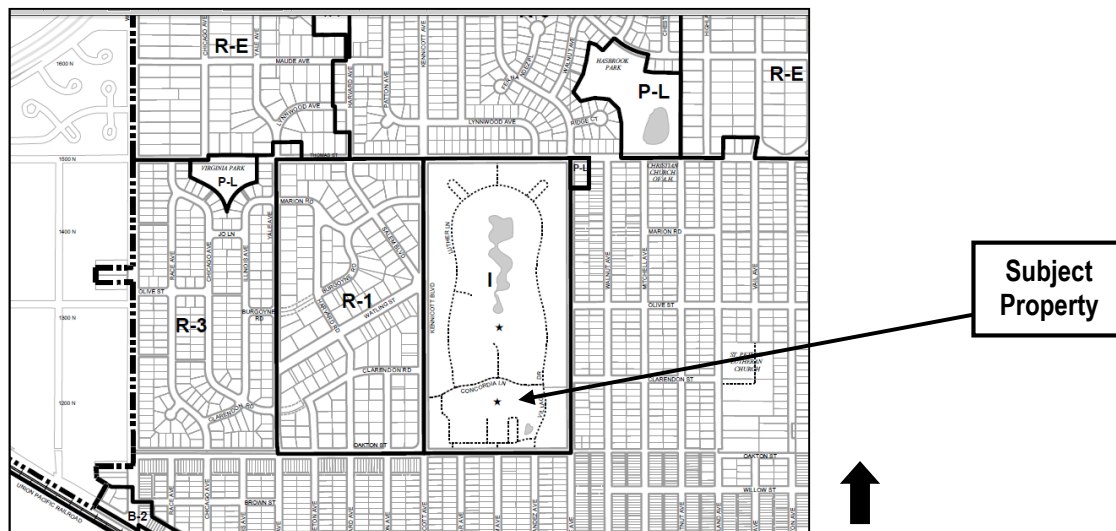
Existing Zoning: I, Institutional

Requested Action:

- A Special Use Permit for a rooftop wireless antenna.

Variations Identified:

- Chapter 28, Section 6.12-1 from the requirement to provide a traffic study and parking analysis prepared by a qualified professional engineer;
- Chapter 28, Section 6.13 from the requirement that fences shall not exceed a height of five feet to allow eight feet eleven inches and a six foot fence for the equipment shelter.

**Surrounding Properties**

Direction	Zoning	Existing Land-Use	Comprehensive Plan
North	R-3	Single Family Residences	Single Family Detached
South	R-3	Single Family Residences	Single Family Detached
East	R-3	Single Family Residences	Single Family Detached
West	R-1	Single Family Residences	Single Family Detached Estate

Background

The subject property, 800 W. Oakton Avenue, is zoned I-Institutional and is approximately 73.6 acres in area. The northern portion of the site, which is an independent senior living development, is known as Luther Village. The southern portion of the site is known as Lutheran Home, and includes several components including a skilled nursing facility, a memory support wing, senior assisted living, a child and adult day care facility, and a chapel. Verizon Wireless would like to install rooftop cellular antennas at Lutheran Home, on the southern portion of the site. The petitioner is proposing to add the antennas within a fiberglass enclosure that would be an extension of the existing elevator shaft/penthouse. The proposed enclosure is 10 feet in height and the overall height of the building, lower penthouse, elevator shaft and the proposed extension would be 70 feet to the highest point. The antenna will be located approximately 350 feet from Oakton Street and approximately 465 feet from Kennicott Boulevard. In addition to the antennas, the petitioner is proposing to add a generator on a 4' x 10' concrete pad behind a brick screen wall 8 feet 11 inches tall and a 11'-6" x 16'-10 1/2" lessee equipment shelter on the west side of the building.

Radio and Telephone Antenna are required to obtain a Special Use Permit in the 'I', Institutional District per Chapter 28, Section 6.14-2.



The petitioner initially applied for a Special Use Waiver pursuant to Chapter 28 Section 6.14-2.3. The Planning Department rejected the application for a Special Use Waiver because the additional antennas constitute a substantial increase to the number of existing antennas at this location (it appears that there are 12 antenna at this location now); the proposed antennas project more than 12 feet from the highest point of the roofline of the building and it was questionable whether they would blend in with the existing architectural character of the building.

Verizon Wireless has indicated that they have evaluated other alternatives in the search area, including building a new tower, existing towers and collocating on the Arlington Heights Water Tank. They have indicated that they cannot provide a site with more concealment than the proposed site as the proposed antennas will be concealed behind a screen wall that will be painted to match the existing penthouse.

As the antennas are located deep within this site, farther away from the right-of-way and are proposed as a stealth application where antennas will be enclosed within an enclosure, the Staff Development Committee recommends approval of this Special Use.

Zoning and Comprehensive Plan

The site is currently zoned I, Institutional. Because the use is permitted as a Special Use in the 'I' district, therefore the petitioner has submitted a written justification (please see document Justification.PDF on NOVUS) based on the following special use criteria:

- **That said special use is deemed necessary for the public convenience at this location.**
- **That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
- **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**

Based on the written provided justification provided, staff believes that the Special Use Criteria are met.

Additionally, the following standards are considered when determining whether approval of an application for a commercial antenna structure is in the public interest:

- **The petitioner must demonstrate that there is not technically suitable space available on an existing tower or structure within the geographic area to be serviced.**

The petitioner has stated that the search Area provided by Verizon Wireless' RF Engineer depicting the vicinity where Verizon requires a wireless communications site in order to improve its coverage and capacity encompassed the following Village of Arlington Heights zoning districts: I, R-E, R-1, R-3, R-6, and B-2. Of those districts, commercial antennas are allowed with a Special Use Permit in I and B-2 zoning districts and are prohibited in the remainder of the Search Area per the Zoning Ordinance.

The petitioner has stated that Verizon Wireless only had 3 potential locations where commercial antennas could be placed. One property is in the 'I', Institutional district where Lutheran Home is located. The other two are zoned 'B-2', General Business District located in the southern portion of the Search Area. The two 'B-2' districts within the Search Area are directly adjacent to an R-3 district. Therefore, Verizon chose to pursue placing antennas on the rooftop of Lutheran Home, shielded from view by a stealth enclosure designed to match the existing facade of the building.

- **A landscaping plan shall be submitted that demonstrates substantial screening of the antenna and related structures from adjacent land uses. Screening must consist of a well-maintained masonry wall of brickwork or stonework, solid wood fence, densely planted compact hedge or berm and hedge.**

The rooftop antennas are proposed within a stealth enclosure and will not be visible from the outside. The petitioner has proposed a screen wall for the generator pad. Staff has asked that landscaping be added along the perimeter of the proposed screen wall to soften the impact of the tall wall. The petitioner had initially indicated that they felt that a brick screen wall (designed to match the brickwork of the existing building) would be the least conspicuous method of screening our equipment shelter. They have since acknowledged that they will provide landscaping along the perimeter of the proposed screen wall.

The Village's Comprehensive Plan designates this property as 'Institutional'.

Plat and Subdivision Committee

On April 8, 2015, the Plat and Sub Committee met to discuss the project. The Committee members felt that since the antennas were located far off the street that was a positive. They stated that the petitioner should move forward, but provide all four elevations and photo simulations as well as hold a neighborhood meeting.

Neighborhood Meeting

The petitioner held a neighborhood meeting on May 19th, 2015, which was attended by one resident. The petitioner has stated that the resident expressed no concerns and was supportive of improving wireless coverage in the area.

Building, Site and Landscape Related Issues

The petitioner is proposing a generator pad and equipment shelter on the west side of the building in question. Per the plans provided, three trees are proposed to be removed to accommodate the generator pad and equipment shelter. The petitioner has provided information on the trees to be removed and acknowledged that replacement trees as required per the Ordinance will be provided. Per Chapter 28, Section 6.15-5.14 a, exchange rate, six trees, four inch in caliper will be required as replacements. The petitioner has indicated that they are working with the landlord before finalizing the location on the property where the replacement trees will be installed.

The petitioner has indicated that the generator on the west side of the building will be screened by a brick wall. The wall is proposed to be two feet higher than the top of the generator and will be 8'-11" tall. Also, a six foot tall wood fence is proposed behind the equipment shelter. Therefore, the following variation is required:

- Chapter 28, Section 6.13 from the requirement that fences shall not exceed a height of five feet to allow eight feet eleven inches for the screen wall for the generator pad and to allow six foot fence for the equipment shelter.

The petitioner has submitted a response to the variation hardship criteria.

- **The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and**
- **The plight of the owner is due to unique circumstances; and**
- **The variation, if granted, will not alter the essential character of the locality.**

Traffic & Parking Related Issues

Per Chapter 28, Section 6.12-1, a traffic study and parking analysis is required for any Special Use that is not located adjacent to a major or secondary arterial. The rooftop antenna will not have any impact on the parking and traffic circulation. Therefore staff supports the request for this variation.

The following variation is required:

- Chapter 28, Section 6.12-1 from the requirement to provide a traffic study and parking analysis prepared by a qualified professional engineer;

The petitioner has submitted a response to the variation hardship criteria (Please see document Justification.PDF on NOVUS.)

Recommendation

The Staff Development Committee recommends **approval** of this Special Use request. The following are recommended as conditions of approval:

1. The stealth wall enclosure/antenna shroud shall be designed to match the existing brick façade of the building.
2. Prior to Village Board consideration, provide a letter from the Northwest Central Dispatch indicating that the proposed frequencies are compatible with Village and other public and private telecommunication frequencies.
3. Prior to receiving a permit, submit any required State or Federal approvals.
4. Landscaping along the perimeter of the proposed screen wall for the generator pad shall be provided. Six 4-inch caliper replacement trees as required per the Ordinance shall be provided.
5. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

July 17, 2015

Bill Enright, Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads

NOTICE OF
PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON JULY 22, 2015 AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 15-009, a Special Use Permit for a rooftop wireless antenna in the 1 district. The subject site is located at the on the north side of Oakton Street, east of Kennicott Avenue at 800 W. Oakton Street, Arlington Heights, IL and legally described as:

The west 1/2 of the southeast 1/4 of Section 19, Township 42 North, Range 11, east of the third principal meridian (except that part thereof lying south of the north line of a strip of land 8 feet wide, taken by judgement order, case number 82C05215, filed in the Office of the Registrar of Titles on August 1, 1996, as Document LR-2284261 and except that part dedicated for Kennicott Avenue, Thomas Street and Ridge Avenue by Plat of Dedication recorded October 26, 1967 as Document 20303670, in Cook County, Illinois

Except For:
That part of the west half of the southeast quarter of Section 19, Township 42 North, Range 11, east of the third principal meridian, in Cook County, Illinois, described as follows: Commencing at the southwest corner of the west 1/2 of the southwest 1/4 of the said section; thence North 0 degrees 00 minutes 00 seconds east along the west line of the west 1/2 of the southeast 1/4 of said section 503.24 feet; thence east along a line normal to the last described course, 40.00 feet to the point of beginning on the east line of Kennicott Boulevard; thence North 0 degrees 00 minutes 00 seconds east along said east line of Kennicott Boulevard, 2100.06 feet to the south line of Thomas Street; thence North 89 degrees 59 minutes 08 seconds east along said south line of Thomas Street, 1247.28 feet to the west line of Ridge Avenue; thence South 0 degrees 00 minutes 06 seconds west along said west line of Ridge Avenue, 2015.92 feet; thence North 89 degrees 58 minutes 50 seconds west, 215.63 feet, thence northerly along a curve having a chord bearing of North 5 degrees 31 minutes 21 seconds west with a chord length of 27.57 feet, a radius of 721.76 feet, and an arc distance of 27.57 feet; thence South 85 degrees 34 minutes 18 seconds west, 115.45 feet; thence westerly along a curve having a chord bearing of North 80 degrees 38 minutes 25 seconds west, with a chord length of 149.22 feet, a radius of 313.06 feet, and an arc distance of 150.67 feet; thence North 66 degrees 51 minutes 09 seconds west, 72.69 feet; thence westerly along a curve having a chord bearing of North 89 degrees 12 minutes 45 seconds west with a chord length of 166.42 feet, a radius of 218.72 feet, and an arc distance of 170.72 feet; thence South 68 degrees 25 minutes 39 seconds west, 86.17 feet; thence westerly along a curve having a chord bearing of South 76 degrees 52 minutes 07 seconds west with a chord length of 104.40 feet, a radius of 355.60 feet, and an arc distance of 104.78 feet; thence South 85 degrees 18 minutes 34 seconds west, 41.44 feet; thence westerly along a curve having a chord bearing of South 73 degrees 10 minutes 04 seconds west with a chord length of 110.89 feet, a radius of 263.62 feet, and an arc distance of 111.73 feet; thence South 61 degrees 01 minutes 35 seconds west, 81.25 feet; thence westerly along a curve having a chord bearing of South 75 degrees 30 minutes 48 seconds west with a chord length of 111.59 feet, a radius of 223.03 feet, and an arc distance of 112.78 feet; thence North 90 degrees 00 minutes 00 seconds west, 25.00 feet to the point of beginning.

The petitioner is requesting variations from:
*Chapter 28, Section 6.13 from the requirement that fences shall not exceed a height of five feet to allow eight feet eleven inches for the screen wall for the generator pad and to allow six foot fence for the equipment shelter.

*Chapter 28, Section 6.12-1 from the requirement to provide a traffic study and parking analysis prepared by a qualified professional engineer.

And any other variations as determined necessary by the Plan Commission.

All persons desiring to be heard shall be given the opportunity to be heard. Should any individual need auxiliary aid or service, such as a sign language interpreter or materials in alternative formats, please contact the Health Department at 33 South Arlington Heights Road, Arlington Heights, Illinois 60006, (847) 368-5760, TDD# (847) 368-5794.

Joe Lorenzini, Chairman

ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald July 7, 2015 (4412642)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora

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

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

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published July 7, 2015 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

Danila Baltz
Authorized Agent

Control # 4412642

RECEIVED

JUL 13 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

NOTIFICATION AFFIDAVIT

I, Daniel J. Quohen hereby certify as follows:

1. That on the 7th day of July, 20 15, affiant caused to be mailed in the Post Office of Mackenzie Pointe, copies of the attached Notice of Public Hearing to all listed tax payers of real estate within 250 feet, excluding all Public Right-of-Ways of the subject property and to the owners, or representatives, of property listed as exempt, and to all Condominium Associations whose property is within 250 feet of the subject site for which the hearing is being held..
2. That the parties to whom said notice was mailed are set forth on the attached list.
3. That the petitioner stated that the required sign(s) were erected as required by the Village of Arlington Heights.

Daniel J. Quohen
Signature

Subscribed and Sworn to before me

this 7 day of July, 20 15.

Margie D. Oliver
Notary Public





Verizon Rooftop Antenna at Lutheran Home
800 W. Oakton
Prepared by: The Village of Arlington Heights
Department of Planning & Community Development
April 2015

**REPORT OF THE PROCEEDINGS OF
THE PLAT & SUBDIVISION COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
HELD AT VILLAGE HALL ON:**

April 8, 2015

Project Title: Verizon Wireless Antenna at Luther Village
Address: 800 W. Oakton
Petitioner: Douglas K. Dolan, Dolan Realty Advisors, LLC (on behalf of Verizon)
144 W. Lockwood Ave., Suite 200
Webster Groves, MO 63119

Requested Action:

1. A Special Use Permit for a rooftop wireless antenna.

Variations Identified:

- Chapter 28, Section 6.12-1 from the requirement to provide a traffic study and parking analysis prepared by a qualified professional engineer;
- Chapter 28, Section 6.13 from the requirement that fences shall not exceed a height of five feet to allow eight feet eleven inches.

Attendees: Dan Duehren, Dolan Realty Advisors
Bruce Green, Plan Commissioner
John Sigalos, Plan Commissioner
Latika Bhide, Development Planner

Project Summary

The subject property, 800 W. Oakton Avenue, is zoned I-Institutional and is approximately 73.6 acres in area. The northern portion of the site, which is an independent senior living development, is known as Luther Village. The southern portion of the site is known as Lutheran Home, and includes several components including a skilled nursing facility, a memory support wing, senior assisted living, a child and adult day care facility, and a chapel. Verizon Wireless would like to install rooftop cellular antennas at Lutheran Home, on the southern portion of the site. They are proposing to add the antennas within a fiberglass enclosure that would be an extension of the existing elevator shaft/penthouse. The proposed enclosure is 10 feet in height and the overall height of the building, lower penthouse, elevator shaft and the proposed extension would be 59 feet. The antenna will be located approximately 350 feet from Oakton Street and approximately 465 feet from Kennicott Boulevard. In addition to the antennas, the petitioner is proposing to add a generator on a 4' x 10' concrete pad behind a brick screen wall 8 feet 11 inches tall and a 11'-6" x 16'-10 1/2" lessee equipment shelter on the west side of the building.

Radio and Telephone Antenna are required to obtain a Special Use Permit in the 'I', Institutional District per Chapter 28, Section 6.14-2. The petitioner applied for a Special Use Waiver pursuant to Chapter 28 Section 6.14-2.3. The Planning Department rejected the application for a Special Use Waiver because:

.The additional antennas constitute a substantial increase to the number of existing antenna.

It appears that there are 12 antennas existing at this location. An additional 9 antennas are being proposed at this time. This represents a substantial increase to the number of existing antenna at this location.

.The proposed antennas project more than 12 feet from the highest point of the roofline of the building.

The roofline of the building in question is at 30' (this height is indicated to the top of the parapet wall, not the roof deck. As part of the formal Plan Commission review, the height to the roof deck must be provided). The total height of the building, lower penthouse, elevator shaft and the proposed enclosure for the antennas will be 59 feet, which is 29 feet higher than the roofline of the building.

.The antennas do not blend in with the existing architectural character of the building.

The antenna enclosure is proposed on top of the elevator shaft/penthouse which is located on top of the lower penthouse. The lower penthouse, elevator shaft/penthouse and the proposed enclosure are 29 feet above the roofline of the building and it questionable whether they would blend in with the existing architectural character of the building.

The Staff Development Committee has concerns with the proliferation of the antennas at this site as well as the proposed location of the antennas, sited higher than the elevator shaft/penthouse. Verizon Wireless has indicated that they have evaluated other alternatives in the search area, including building a new tower, existing towers and collocating on the Arlington Heights Water Tank. They have indicated that they cannot provide a site with more concealment than the proposed site as the proposed antennas will be concealed behind a screen wall that will be painted to match the existing penthouse.

Meeting Discussion:

D. Duehren stated that Verizon Wireless is proposing to mount antennas on the rooftop at Luther Village. He said that there is an existing penthouse housing the T-Mobile antenna and that they are proposing to add antenna with a stealth application by extending the penthouse. He said that they are proposing to match the exterior of the building, shield the antenna (within the structure) and would have an equipment shelter on the ground. He shared propagation maps from the RF engineers as well as the justification. He said that he would be happy to answer any questions the Committee may have. He pointed to a Google Earth aerial of the search area – he said that at the start of the project Verizon provides them with a search ring – an area where they are experiencing wireless issues or gaps in coverage or capacity. They are then tasked to find a site that will work from a zoning and leasing standpoint. He said that that this was a very difficult search area as it is predominantly a residential area. He stated that their initial proposal was a water tank and they usually try to go on a municipal property, however the Public Works Department was not interested in moving forward with that. He said that next they try to look for roof top opportunities as the existing structures have the least visual impact on the neighborhood and surroundings, which led them to Luther Village. He said that a lot of the sites are tough zoning prospects as it seems like the easy ones are done and he felt like they have the least obtrusive solution proposed here.

J. Sigalos asked if the aerial was from when the addition was still under construction and if the circle on the aerial was where they are proposing antenna. He asked whether there are any changes with the new construction. **L. Bhide** stated that she had put together the aerial and pointed out where the antenna was proposed. **J. Sigalos** asked about the relationship (of the proposed antenna) to the existing antenna. **L. Bhide** explained where the antennas were proposed. **J. Sigalos** asked if the antennas were mounted inside or outside the fiberglass extension. **D. Duehren** stated that they were mounted inside, behind the enclosure. He said that what drew them initially to this course of action was the elevation, which is always critical. He said that when Verizon issued them with the site they wanted a centerline of 100 feet. He said that they were not able to find that in this area other than (building) a free standing tower which he didn't think was viable in this densely residential area. They (Verizon) were willing to compromise on that (height), but by going on top of the elevator shaft, it would give them a height of approximately 59 feet. **J. Sigalos** asked about the setback from street and if anyone walking down the street could see them (antenna). **D. Duehren** showed the Google street view imagery he had printed and stated that there was a significant tree cover all around this property. He said that there are only a handful of locations where you can see the roof of the building now and (it would be seen) during winter time. But for the most part there are tree lined walkways around the building. **J. Sigalos** asked if they can see in the photos printed where the antenna would be. **D. Duehren** stated that the pictures were looking straight at that (location). **B. Green** asked if they (Verizon) have to be above the other antennas. **L. Bhide** said that they had asked the question as well – if these antennas can be at the same level as the other antenna. **D. Duehren** said that they cannot be at the same level due to interference. **J. Sigalos** asked about the fenced in area. **D. Duehren** showed where the area was proposed. **D. Duehren** said that to elaborate on the interference, they (Verizon) cannot be on the same centerlines as the other carrier as the RF signals will compete – you have to be either above or below. **B. Green** asked whether the next carrier will have to be above them. **D. Duehren** said that he could not be on the same level as them or T-Mobile. **B. Green** said that the question is visual. He said that he likes that they are trying to disguise it behind a shell. **J. Sigalos** said that staff recommendation was to provide all four elevations. **B. Green** said that would definitely be needed. **J. Sigalos** said that it would be nice to tie that (elevations) to the photographs. **B. Green** said that he would be interested in the photographs now, before the leaves come out. **L. Bhide** said that they

could provide photo simulations (overlay how the proposed enclosure would look over the photographs). **B. Green** said that would be important. He said that distances are large and it seems like that they are located far back and that helps. **L. Bhide** stated the distances from Oakton and Kennicott, but said that that the antennas would be visible from inside the complex. **J. Sigalos** asked if there are any issues with the height. **L. Bhide** said that in the 'I' district, the maximum allowable height was 45 feet, and there was a variation for the addition (at Luther Village). The antenna was taller than the maximum allowable height of 45 feet; however, it was not the principal structure. **J. Sigalos** asked why the traffic study was cited in the report. **L. Bhide** said that the requirement to provide a traffic study and parking analysis was because of the Special Use. **D. Duehren** said they are not taking any parking spaces for the ground equipment. **J. Sigalos** said that Staff was requiring number of items. **D. Duehren** said that they have provided propagation maps which justify their need to be here. **J. Sigalos** looked at the propagation maps and asked if they are looking to fill the other gaps. **D. Duehren** said there will be other issues that they will have to address but he was not sure how soon that would be. He said that Verizon also has a small cell project and that will be used to plug in to fill the holes. He said that prioritize the needs and this was the area with the most need. **B. Green** stated that staff does not support this. **L. Bhide** said that one of the concerns is that this is stacked on the existing elevator shaft/penthouse. **B. Green** said that he needed more information. **J. Sigalos** said that they should provide all four elevations and photo simulations. He said that there were quite a few residents there (at the public hearing) when the addition was proposed. **D. Duehren** said that they were happy to provide photo simulations. **B. Green** asked if the other antennas did not have to come before the Plan Commission. **L. Bhide** said that it was her understanding that the previous antennas met the criteria for Special Use Waiver. **D. Duehren** asked what they thought of the request. **B. Green** said that the next request that came along would be a really tough sell for him. **J. Sigalos** said that that should make sure that it (enclosure) blends in with the existing architecture. He confirmed that the existing antennas are on the outside and can be seen. **B. Green** said that they should match the colors of the existing penthouse. **J. Sigalos** asked how they would support the enclosure and if that would impact the RF waves. **B. Green** asked how big the structure would be. **D. Duehren** stated that they do all kinds of stealth applications, but the signal would be able to go through the fiberglass. **B. Green** said that there are more positives than negatives as it is far off the street. **J. Sigalos** said that initially he was more ambivalent, but he sees how far back this is. **B. Green** stated that they should hold a neighborhood meeting so that anyone can see what is being proposed.

RECOMMENDATION

The Plat & Sub Committee said that they should move forward, but that they would need more information (all four elevations and photo simulations), provide the information listed in the staff recommendations as well as hold a neighborhood meeting.

Bruce Green, Chair
PLAT & SUBDIVISION COMMITTEE
Latika Bhide, Recorder

CONSULTANT TEAM

PROJECT CONSULTANT: TERRA CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
(847) 698-6400

STRUCTURAL ENGINEER: HUTTER FRANKINA ENGINEERING,
PC 32 W 273 ARMY TRAIL ROAD,
SUITE 100 WAYNE, IL 60184

SURVEYOR: THOMSON SURVEYING
LTD. 9575 W. HIGGINS
ROAD SUIT 850
ROSEMONT, IL 60018
TEL: (847) 318-9790

APPROVALS

REAL ESTATE:

RF:

CONSTRUCTION:

OPERATIONS:

EQUIPMENT ENGINEERING:

PROJECT TYPE:

PROPOSED LESSEE ANTENNAS TO BE MOUNTED ON EXISTING
PENTHOUSE WITH PROPOSED EQUIPMENT ENCLOSURE AT BASE.

SITE COORDINATES:

LATITUDE: 42° 05' 48.05" N (FROM 1A)
LONGITUDE: 87° 59' 35.34" W (FROM 1A)
ELEVATION: ±720' (FROM 1A)

DRIVING DIRECTIONS:
1. START OUT GOING EAST ON E WOODFIELD RD TOWARD MALL DR.
2. TURN LEFT ONTO E FRONTAGE RD. 3. TURN SLIGHT LEFT TO TAKE
THE IL-53 N/I-90 W/I-290 E/I-90 E RAMP. 4. KEEP LEFT AT THE FORK IN
THE RAMP. 5. MERGE ONTO IL-53 N VIA THE RAMP ON THE LEFT. 6.
TAKE THE EUCLID AVE E EXIT. 7. MERGE ONTO EUCLID AVE. 8. TURN
LEFT ONTO N WILKE RD. N WILKE RD IS 0.6 MILES PAST SWAN LN 9.
TURN RIGHT ONTO W OAKTON ST. 10. 800 W OAKTON ST IS ON THE
LEFT.

EQUIPMENT ENCLOSURE:

FIBREBOND

1300 Davenport Drive, Minden, Louisiana 71055 318-377-1030

VICINITY MAP

N.T.S.

REGIONAL MAP

N.T.S.

CHICAGO SMSA

limited partnership

CHICAGO SMSA LIMITED PARTNERSHIP

d/b/a VERIZON WIRELESS

1515 WOODFIELD ROAD, SUITE 1400

SCHAUMBURG, ILLINOIS 60173

PHONE: (847) 619-5397 FAX: (847) 706-7415

LOCATION NUMBER: 282639

SITE NAME: YALE & OAKTON

800 W OAKTON ST

ARLINGTON HEIGHTS, IL 60004

OPERATES 24 HOURS
A DAY 365 DAYS A YEAR

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1(800) 892-0123
48 HOURS BEFORE
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FULL SCALE PRINT IS ON 24"x36" MEDIA

PROJECT INFORMATION

P.I.N. #:

0319400002

ADDRESS:

800 W OAKTON ST
ARLINGTON HEIGHTS, IL 60004

UTILITIES:

NATURAL GAS: NICOR
ANGIE GREGOR
(630) 878-0768

POWER: COMED

FIBER: AT&T
VIKI THOMAS

JURISDICTION:

VILLAGE OF ARLINGTON HEIGHTS

OCCUPANCY:

COMMERCIAL

ZONING:

INSTITUTIONAL

CONSTRUCTION TYPE:

ROOF TOP

PROPERTY OWNER:

STEVEN DUCHENE
3150 SALT CREEK LANE
ARLINGTON HEIGHTS, IL 60005

APPLICANT:

CHICAGO SMSA
limited partnership
d/b/a Verizon Wireless
1515 WOODFIELD ROAD
SCHAUMBURG, IL 60173

CONSTRUCTION MANAGER:

MIKE EISENMENGER (847) 732-6053

REAL ESTATE MANAGER:

LISA ESSARY (847) 619-4322

SHEET

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ATTACHMENTS

LOC. #282639

YALE & OAKTON

800 W. OAKTON ST.
ARLINGTON
HEIGHTS, IL 60004

DRAWN BY:

LRB

CHECKED BY:

TAZ

DATE:

11/19/14

PROJECT #:

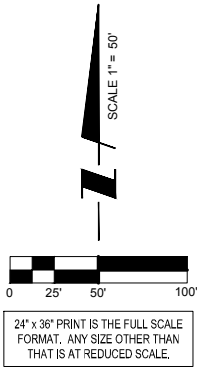
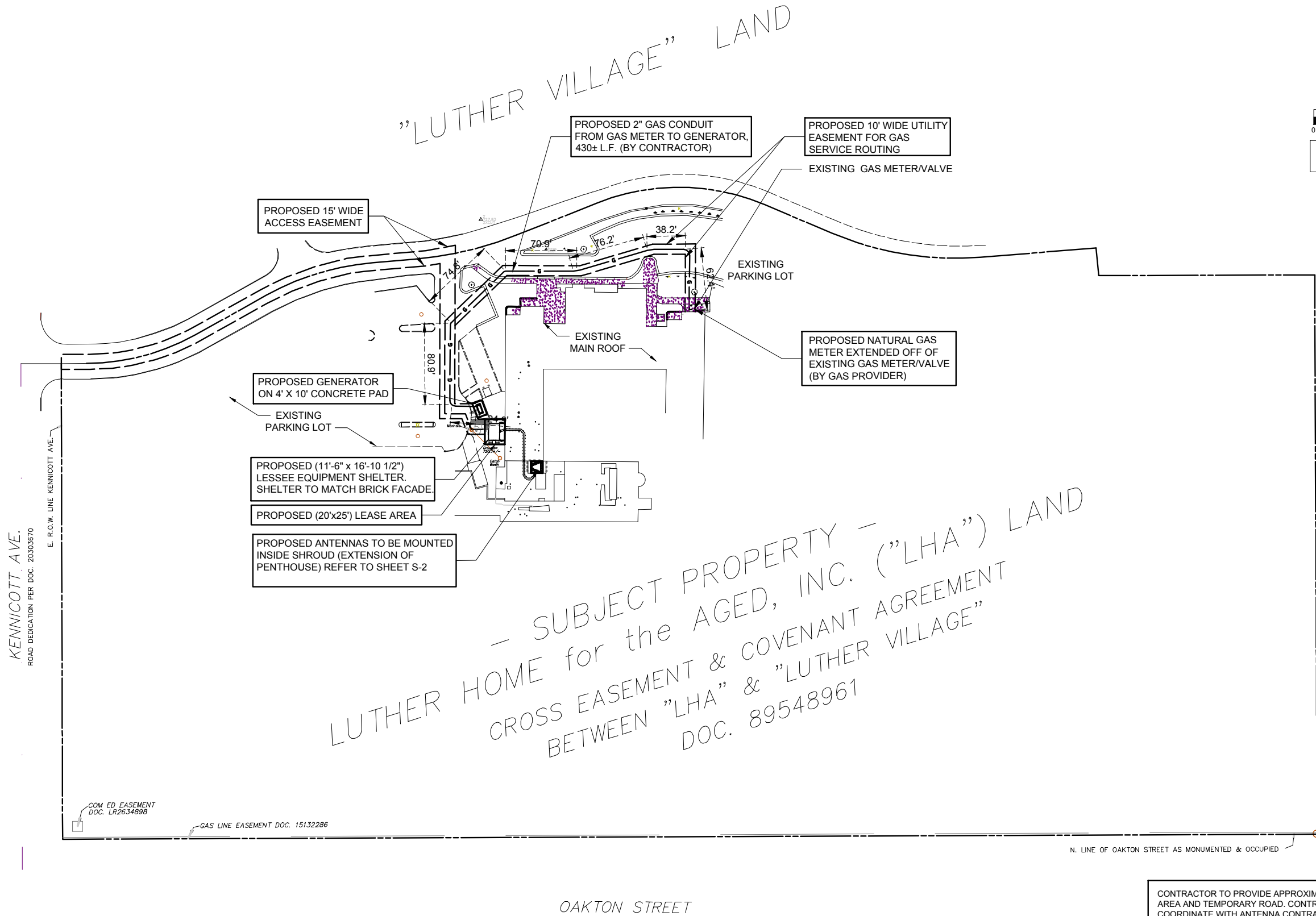
33-1607

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1



**CHICAGO
SMSA**
limited partnership
d/b/a VERIZON WIRELESS



REVISIONS		DATE	BY
NO	DESCRIPTION		LRB/LS
1.	ISSUED FOR REVIEW	11/21/14	LS
2.	UPDATE ECR	03/20/15	LS
3.	UPDATE PER UTILITY WALK	04/30/15	LS
4.	UPDATE NATURAL GAS	05/19/15	DMS
	ADDITION OF LANDSCAPE PLAN	07/07/15	JTM

LOC. #282639

YALE &
OAKTON

800 W. OAKTON ST.
ARLINGTON
HEIGHTS, IL 60004

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DATE:	11/19/14
PROJECT #:	33-1607

SHEET TITLE

LOCATION PLAN

SHEET NUMBER

LP

OPERATES 24 HOURS
A DAY 365 DAYS A YEAR



Thomson Surveying Ltd.
9575 W. Higgins Road, Suite 850
Rosemont, IL. 60018
TEL: (847) 318-9790
FAX: (847) 318-9792

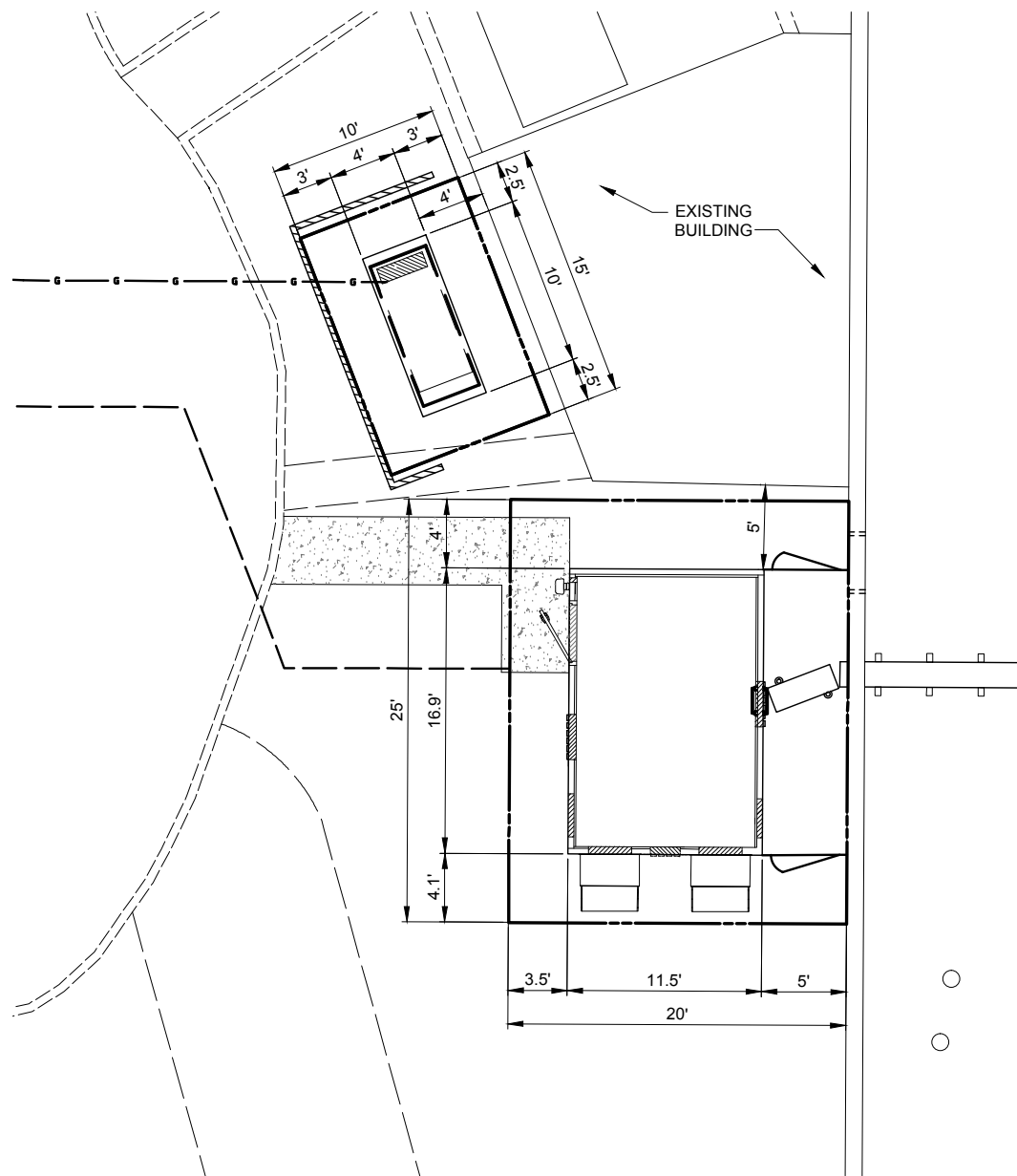
1 LOCATION PLAN
SCALE: 1" = 50'

CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING PAVEMENT. CONTRACTOR SHALL PHOTOGRAPH AND VIDEOTAPE EXISTING PAVEMENT PRIOR TO CONSTRUCTION. ANY DAMAGE CAUSED DURING CONSTRUCTION SHALL BE REPLACED TO EXISTING OR BETTER CONDITION AT NO ADDITIONAL COST.

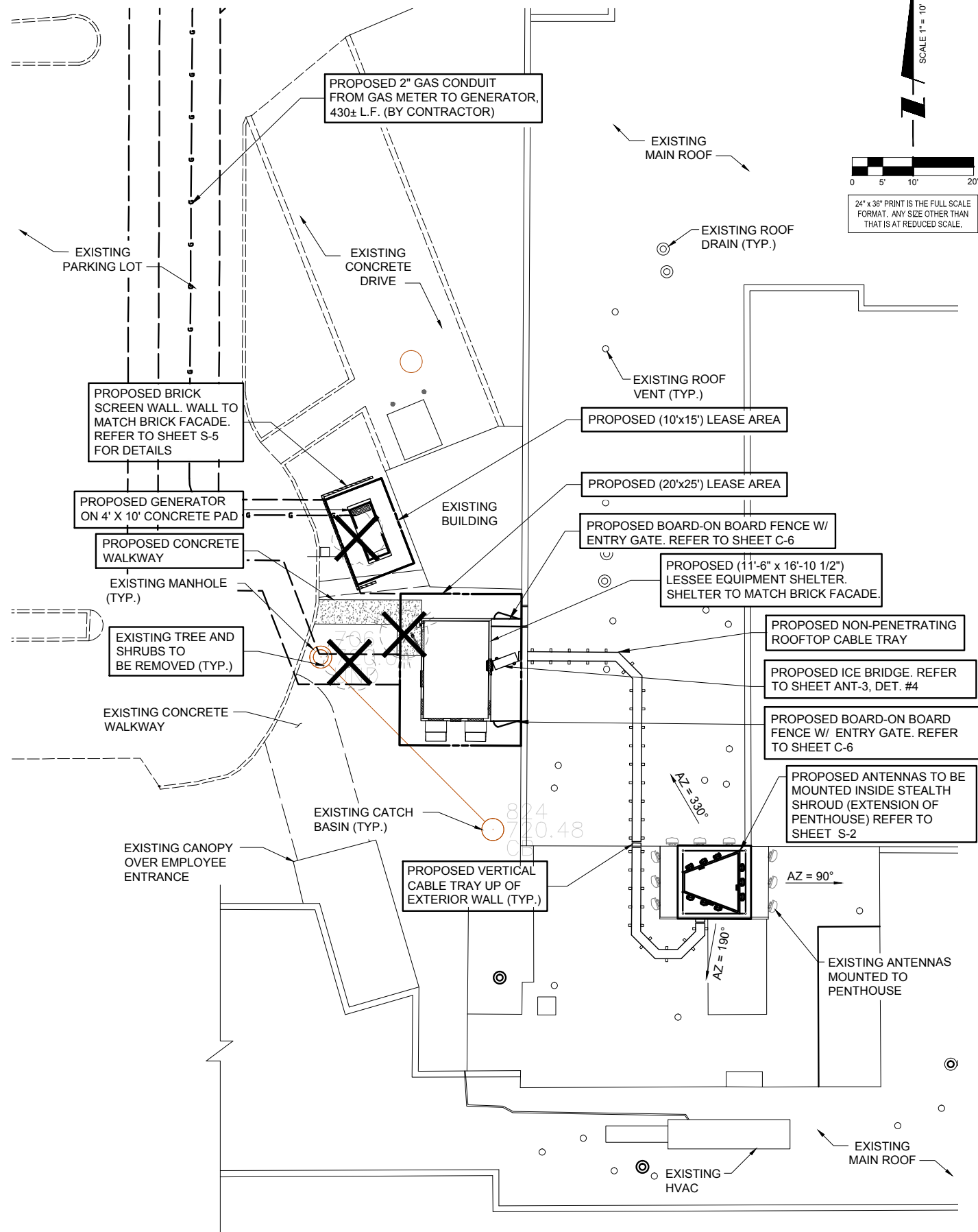
THE CONTRACTOR WILL, UPON BECOMING AWARE OF SUBSURFACE OR LATENT PHYSICAL CONDITIONS DIFFERING FROM THOSE DISCLOSED BY THE ORIGINAL SOIL INVESTIGATION WORK, PROMPTLY NOTIFY THE OWNER VERBALLY AND IN WRITING, AS TO THE NATURE OF THE DIFFERING CONDITIONS. NO CLAIM BY THE CONTRACTOR FOR ANY CONDITIONS DIFFERING FROM THOSE ANTICIPATED IN THE PLANS AND SPECIFICATIONS AND DISCLOSED BY THE SOIL STUDIES WILL BE ALLOWED UNLESS THE CONTRACTOR HAS SO NOTIFIED THE OWNER, VERBALLY AND IN WRITING, AS REQUIRED ABOVE, OF SUCH DIFFERING SUBSURFACE CONDITIONS.

CONTRACTOR TO PROVIDE APPROXIMATE 50'X50' STAGING AREA AND TEMPORARY ROAD. CONTRACTOR SHALL COORDINATE WITH ANTENNA CONTRACTOR, A STAGING AREA AND TEMPORARY ROAD THAT IS ACCEPTABLE TO THE OWNER. STAGING AREA AND TEMPORARY ROAD SHALL BE RESTORED TO EXISTING CONDITIONS AS NECESSARY UPON COMPLETION OF THE PROJECT.

BEFORE AND DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL AS NECESSARY IN THE FORM OF SILT FENCES FOR THE SITE AND BALES AROUND ANY EXISTING MANHOLES, INLETS, OR CATCHBASINS SUSCEPTIBLE TO EROSION. EROSION CONTROL MEASURES SHALL BE PERIODICALLY INSPECTED TO ENSURE PROPER FUNCTION. EROSION CONTROL SHALL BE REMOVED UPON COMPLETION OF WORK.



1 SITE DIMENSION PLAN
SCALE: 1" = 5'



1 ENLARGED SITE PLAN
SCALE: 1" = 10'

NO.	DESCRIPTION	DATE	BY
1.	ISSUED FOR REVIEW	11/21/14	LRB/LS
2.	UPDATE ECR	03/20/15	LS
3.	UPDATE PER UTILITY WALK	04/30/15	LS
4.	UPDATE NATURAL GAS	05/19/15	DMS
	ADDITION OF LANDSCAPE PLAN	07/07/15	JTM

LOC. #282639

YALE & OAKTON

800 W. OAKTON ST.
ARLINGTON
HEIGHTS, IL 60004

DRAWN BY:	LRB
CHECKED BY:	TAZ
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PROJECT #:	33-1607

SHEET TITLE
**ENLARGED
SITE PLAN**

SHEET NUMBER

C-1

REVISIONS		DATE	BY
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4.	UPDATE NATURAL GAS	05/19/15	DMS
	ADDITION OF LANDSCAPE PLAN	07/07/15	JTM

LOC. #282639

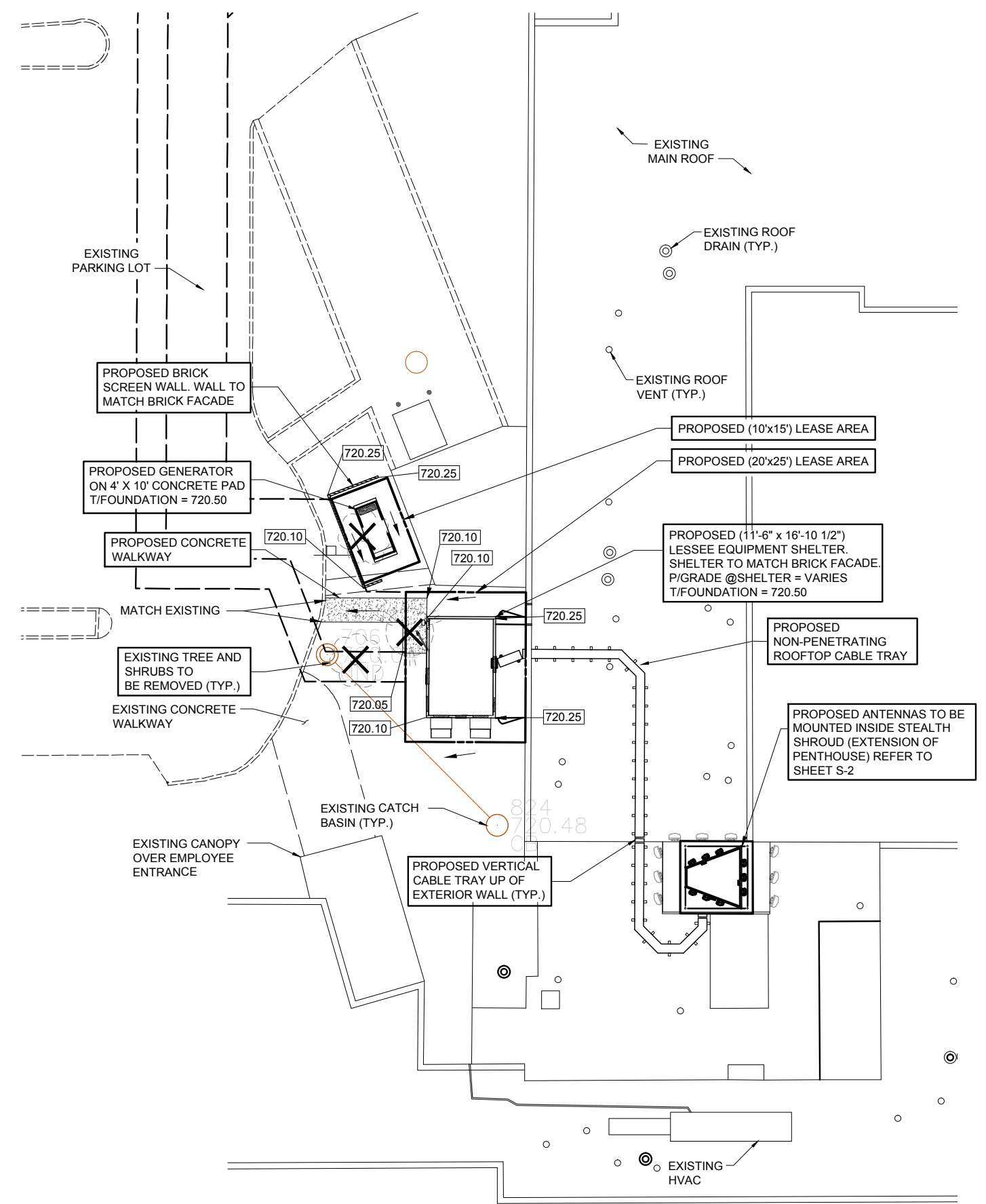
YALE & OAKTON

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ARLINGTON
HEIGHTS, IL 60004

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DATE:	11/19/14
PROJECT #:	33-1607

SHEET TITLE
SITE GRADING PLAN
(SHEET 1 OF 1)

SHEET NUMBER
C-2



1 SITE GRADING PLAN
SCALE: 1" = 10'

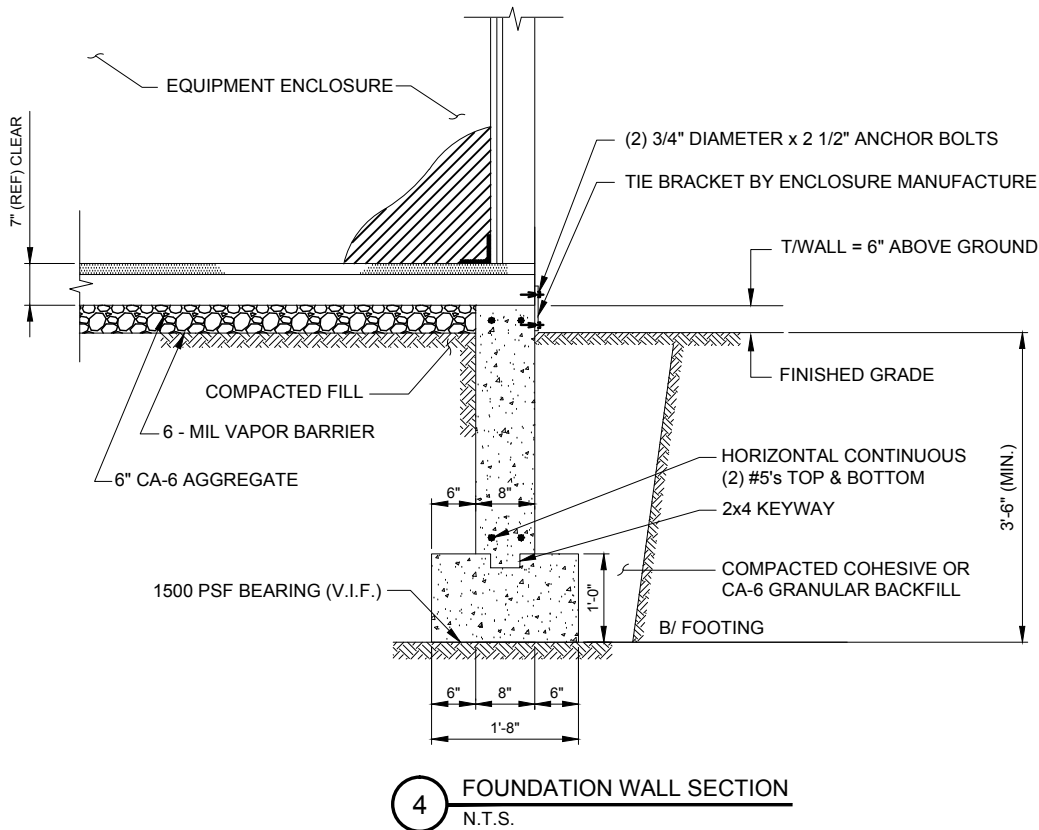
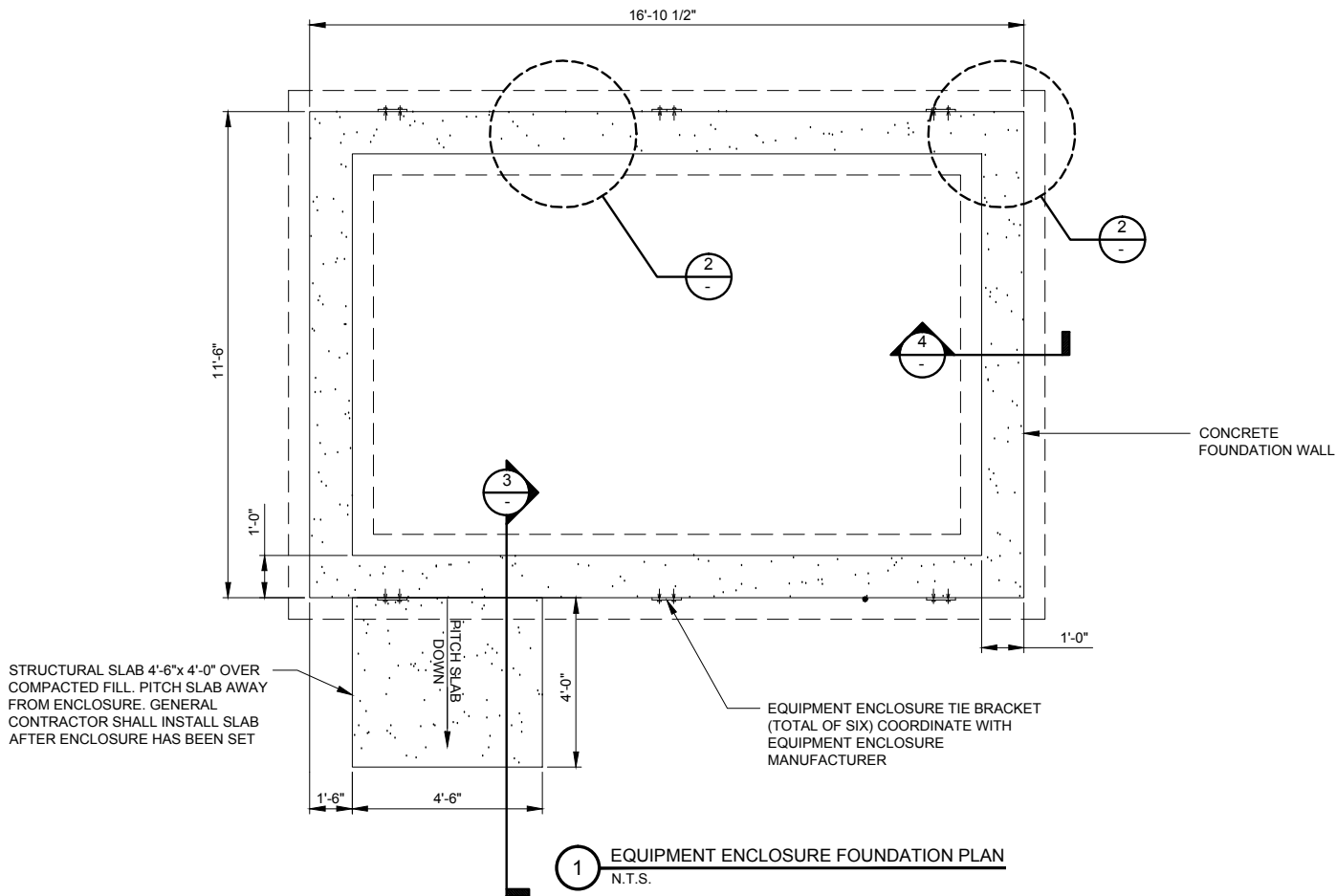
OPERATES 24 HOURS
A DAY 365 DAYS A YEAR

Call Before You Dig

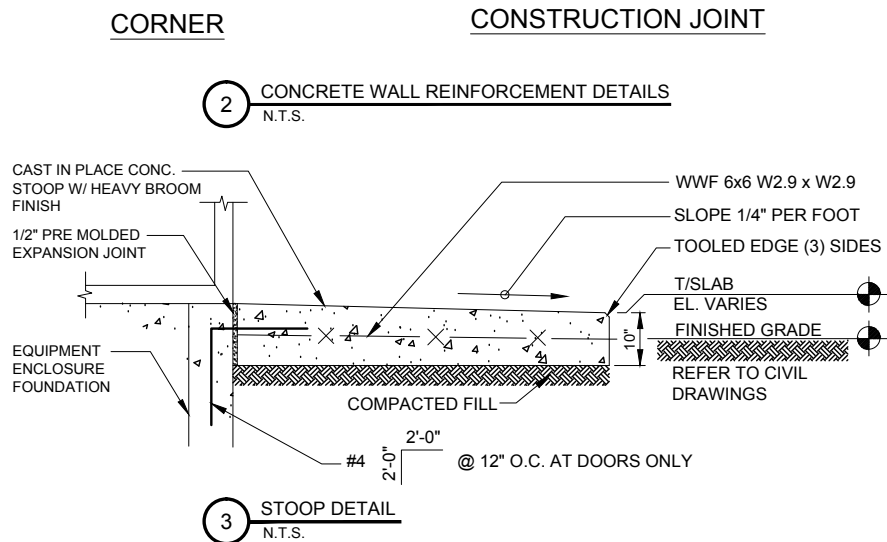
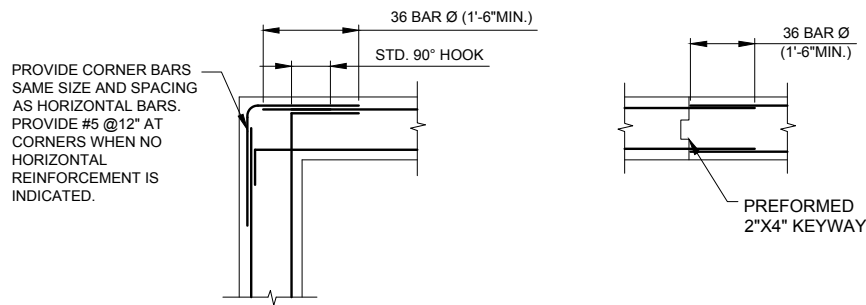
JULIE
ILLINOIS
ONE CALL SYSTEM

CALL JULIE TOLL FREE
1(800) 892-0123
48 HOURS BEFORE
YOU DIG

Thomson Surveying Ltd.
9575 W. Higgins Road, Suite 850
Rosemont, IL 60018
TEL: (847) 318-9790
FAX: (847) 318-9792



NOTE:
LOCALIZED AREAS OF SOFT OR LOOSE MATERIALS MAY BE ENCOUNTERED AT THE PROPOSED BEARING ELEVATION. THE SOILS MAY REQUIRE COMPACTION USING A PLATE COMPACTOR IN THE FOOTING TRENCH IF FIELD CONDITIONS INDICATE LOOSE GRANULAR SOILS. THE SOILS MAY REQUIRE REMOVAL AND REPLACEMENT WITH AN APPROVED ENGINEERED FILL. FOUNDATION DEPTH AND OVER DIG REQUIREMENTS SHALL BE VERIFIED WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND INCLUDED IN THE BID BEFORE CONSTRUCTION. THE EVALUATION OF THE SUB GRADE AND SELECTION OF FILL MATERIALS SHALL BE MONITORED AND TESTED BY A QUALIFIED REPRESENTATIVE OF THE SOILS ENGINEER.



A. EQUIPMENT ENCLOSURE FOUNDATION

- REFER TO CIVIL DRAWINGS FOR ORIENTATION OF THE FOUNDATIONS.
- EQUIPMENT ENCLOSURE FOUNDATION IS DESIGNED FOR THE FOLLOWING LOADS:
ENCLOSURE DEAD LOAD: 70,000 LBS.
ROOF LIVE LOAD: 30 PSF
FLOOR LIVE LOAD: 125 PSF
- THE CONTRACTOR SHALL NOTIFY THE CLIENT'S GEOTECHNICAL ENGINEER TO COORDINATE HAVING A FIELD REPRESENTATIVE ON SITE FOR TESTING AND INSPECTION.
- FOOTINGS SHALL BEAR ON VIRGIN SOIL OR COMPACTED FILL MATERIAL CAPABLE OF SUPPORTING A MINIMUM SOIL BEARING PRESSURE OF 1500 PSF.
- SUBGRADE PREPARATION:
A. REMOVE ALL SOILS CONTAINING TOPSOIL: ORGANIC MATERIALS, AND/OR FILL MATERIALS FROM WITHIN AREA OF ENCLOSURE FOUNDATION.
B. PROOF ROLL RESULTING SUBGRADE WITH A HEAVILY LOADED SINGLE AXLE ROLLER OR SIMILAR VEHICLE. (20 TON LOAD). CONTRACTOR SHALL UNDERCUT AND REPLACE WITH ENGINEERED FILL. ALL LOOSE SOFT OR UNSTABLE AREAS REVEALED DURING PROOFROLLING AS DIRECTED BY THE TESTING AGENCY. CONTRACTOR SHALL INCLUDE ANTICIPATED UNDERCUT AND REPLACEMENT AS INDICATED IN THE GEOTECHNICAL REPORT AS PART OF THE BID.
C. BACKFILL AND COMPACT THE AREA WITHIN THE BUILDING FOUNDATION. BETWEEN RESULTANT SUBGRADE AND FOUNDATION WALL WITH APPROVED GRANULAR MATERIAL.
- FOUNDATION WALLS SHALL BE BACKFILLED EVENLY ON EACH SIDE OF THE WALL OR WALLS SHALL BE ADEQUATELY BRACED BY THE CONTRACTOR UNTIL FLOOR SLAB HAS BEEN PLACED AND CURED FOR 72 HOURS MINIMUM.
- ENCLOSURE SHALL NOT BE SET UNTIL FLOOR SLAB HAS BEEN CURED FOR 72 HOURS MINIMUM.
- CONTRACTOR TO ENSURE FOUNDATION / SLAB ARE POURED TO MEET FLATNESS LEVEL TOLERANCES AS INDICATED IN ACI 4.5.6 AND 4.5.7.

B. EQUIPMENT ENCLOSURE

THE EQUIPMENT ENCLOSURE IS A PRE-FABRICATED BUILDING MANUFACTURED BY FIBREBOND, MINDEN, LOUISIANA.
THE EQUIPMENT ENCLOSURE BUILDING SHALL BE FURNISHED AND INSTALLED BY THE OWNER UNDER SEPARATE CONTRACT PER THE OWNER AND MANUFACTURER SPECIFICATIONS.

C. CONCRETE NOTES

- ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 318 AND ACI 301, LATEST EDITION. THESE DOCUMENTS SHALL BE AVAILABLE IN THE FIELD OFFICE.
- EXCEPT WHERE OTHERWISE INDICATED, CONCRETE SHALL BE NORMAL WEIGHT AND WITH MINIMUM 28-DAY COMPRESSIVE STRENGTHS OF $F'_c=4000$ PSI. ALL EXTERIOR EXPOSED CONCRETE SHALL BE AIR ENTRAINED.
- REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.

CHICAGO SMSA
limited partnership
d/b/a VERIZON WIRELESS



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2.	UPDATE ECR	03/20/15	LS	
3.	UPDATE PER UTILITY WALK	04/30/15	LS	
4.	UPDATED NATURAL GAS	05/19/15	DMS	
	ADDITION OF LANDSCAPE PLAN	07/07/15	JTM	

LOC. #282639

YALE &
OAKTON

800 W. OAKTON ST.
ARLINGTON
HEIGHTS, IL 60004

DRAWN BY:	LRB
CHECKED BY:	TAZ
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PROJECT #:	33-1607

SHEET TITLE
EQUIPMENT
ENCLOSURE
FOUNDATION PLAN

SHEET NUMBER

C-3

REVISIONS		BY	DATE	DESCRIPTION
		LRB/LS	11/21/14	ISSUED FOR REVIEW
1.		LS	03/20/15	UPDATE ECR
2.		LS	04/30/15	UPDATE PER UTILITY WALK
3.		DMS	05/19/15	UPDATED NATURAL GAS
4.		JTM	07/07/15	ADDITION OF LANDSCAPE PLAN

LOC. #282639

**YALE &
OAKTON**

800 W. OAKTON ST.
ARLINGTON
HEIGHTS, IL 60004

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SHEET TITLE
GENERATOR DETAILS

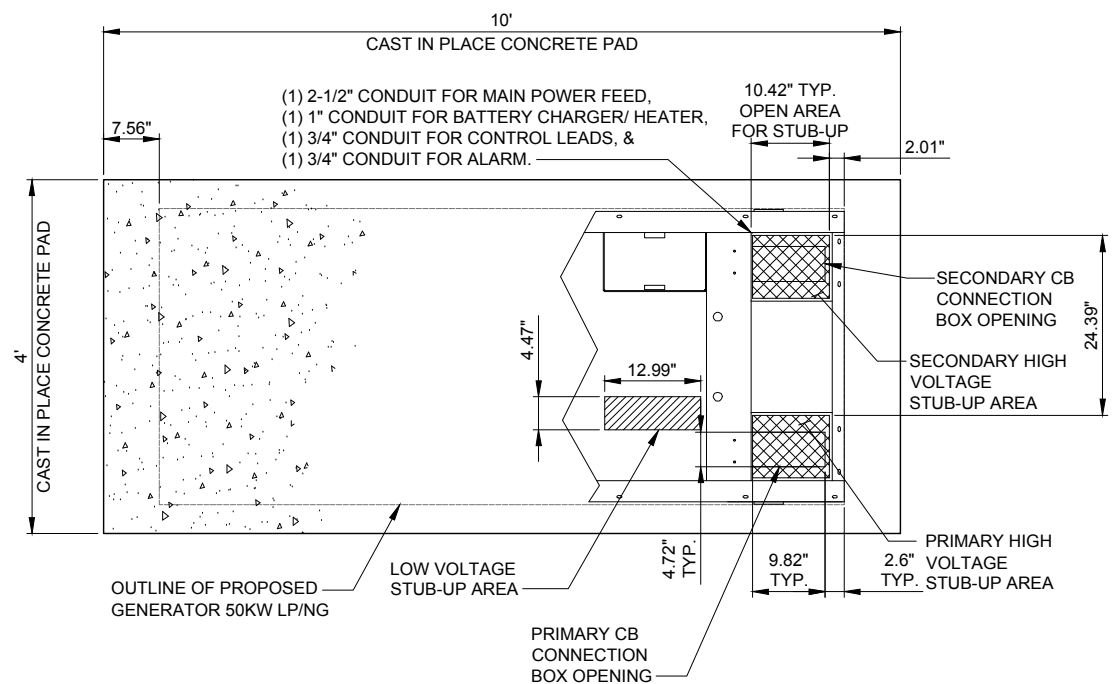
SHEET NUMBER

C-4

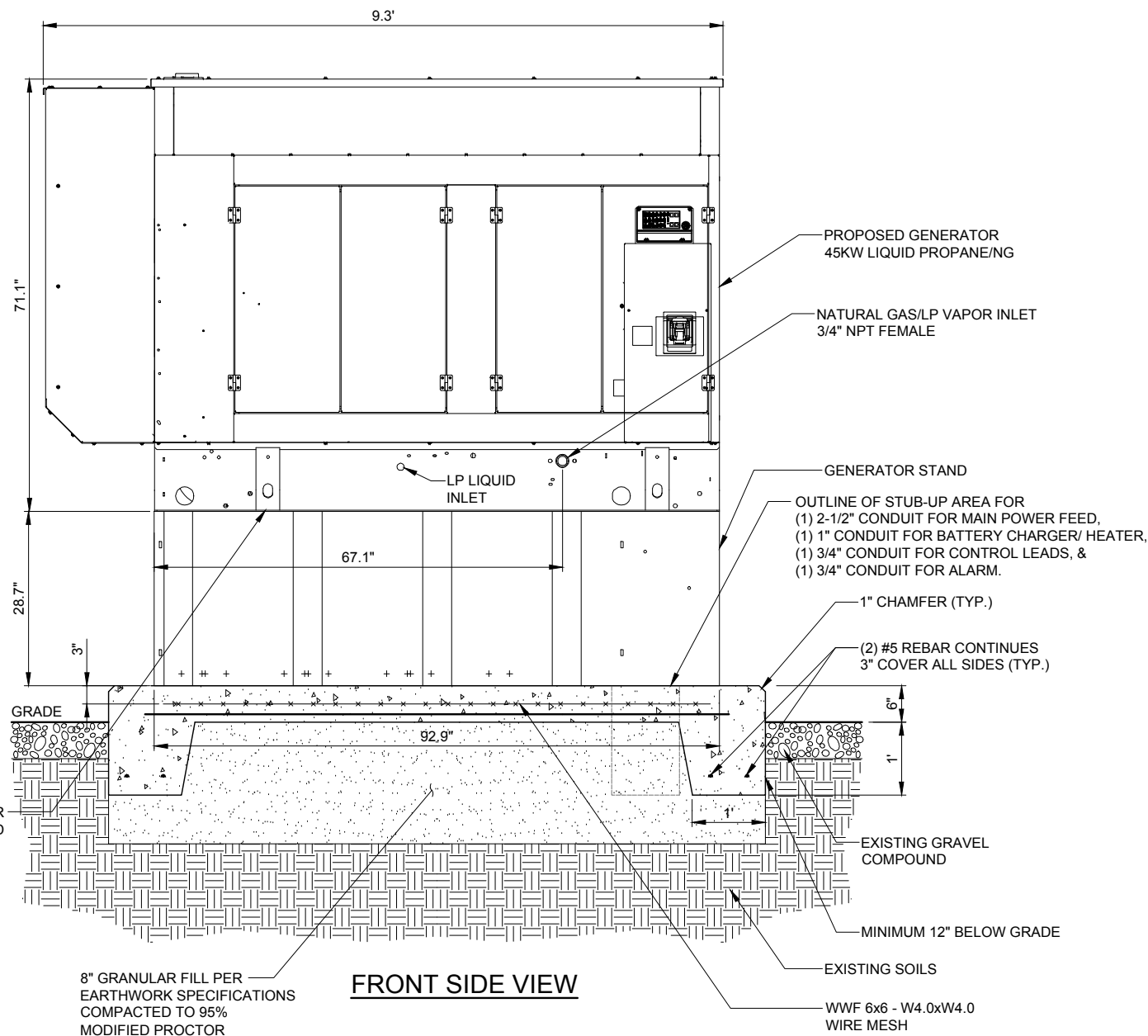
RECOMMENDED ELECTRICAL STUB-UPS
(SEE DETAILED VIEW & TOP VIEW)

(HIGH VOLTAGE STUB UP)
1. AC LOAD LEAD CONDUIT FOR PERMANENT
MAGNET EXCITATION CONNECTION BOX

(LOW VOLTAGE STUB UP)



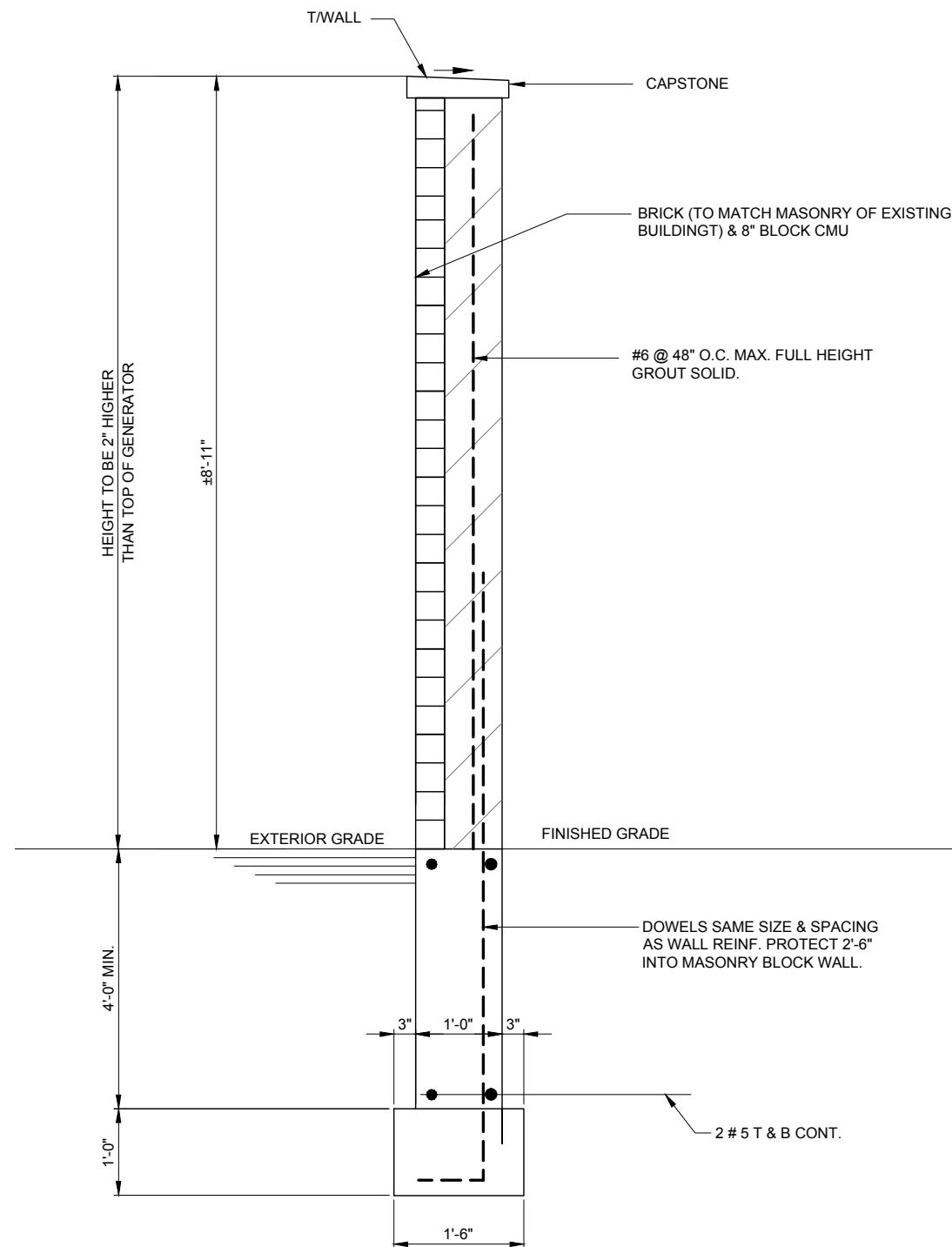
1 TYPICAL GENERAC FOUNDATION DETAIL
SCALE: 1" = 1'



2 TYPICAL GENERAC FOUNDATION DETAIL
SCALE: 1" = 1'

NOTES:

- SEE GENERATOR MANUFACTURE'S DRAWINGS FOR PHYSICAL LOCATION OF FUEL LINES, CONTROL AND POWER INTERCONNECTIONS AND OTHER INTERFACES THAT ARE TO CAST INTO THE CONCRETE. THE PREFERRED METHOD IS TO BRING THE CONDUIT THROUGH THE PAD TO THE UNDERSIDE OF THE GENERATOR (MINIMIZES RODENT DAMAGE). FINISH CONNECTIONS WITH FLEXIBLE CONDUIT PER GENERATOR MANUFACTURES SPECS. RIGID CONDUITS SHALL BE SECURED TO THE EXISTING SLAB, THEN BURIED BETWEEN SLAB AND SHELTER.
- THE GENERATOR SHALL BE LOCATED A MIN 5' AWAY FROM A COMBUSTIBLE WALL.
-THE GENERATOR SHALL BE LOCATED A MIN OF 3' AWAY FROM A NON-COMBUSTIBLE WALL.



1 SCREEN WALL DETAIL
SCALE: 3/32 = 1'-0"

CHICAGO SDSA
limited partnership
d/b/a VERIZON WIRELESS



REVISIONS					
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4	UPDATE NATURAL GAS	05/19/15	DMS		
	ADDITION OF LANDSCAPE PLAN	07/07/15	JTM		

LOC. #282639

YALE &
OAKTON

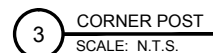
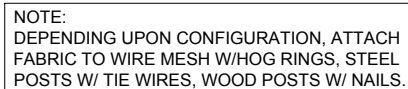
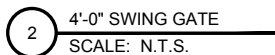
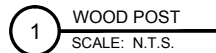
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HEIGHTS, IL 60004

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SHEET TITLE
SCREEN WALL
DETAIL

SHEET NUMBER

C-5



NOTE:
FACE BOARDS CAN BE NAILED OR SCREWED TO CROSS BOARDS
ALL CROSS BOARDS WILL BE SCREWED TO POSTS ALL
CONCRETE FOOTINGS SHALL BE 6.1 BAG MIX 2500 PSI CONCRETE

GEOTEXTILE PARAMETERS		
PROPERTY	MINIMUM VALUE (a)	TEST METHOD
GRAB STRENGTH	180 LBS.	ASTM D-4632-91
PUNCTURE STRENGTH	75 LBS.	ASTM D-4833-88
BURST STRENGTH	290 LBS.	ASTM D-3786
TRAPEZOIDAL TEAR	50 LBS.	ASTM D-4571-87
(a) ALL VALUES REPRESENT MINIMUM ROLL VALUES		

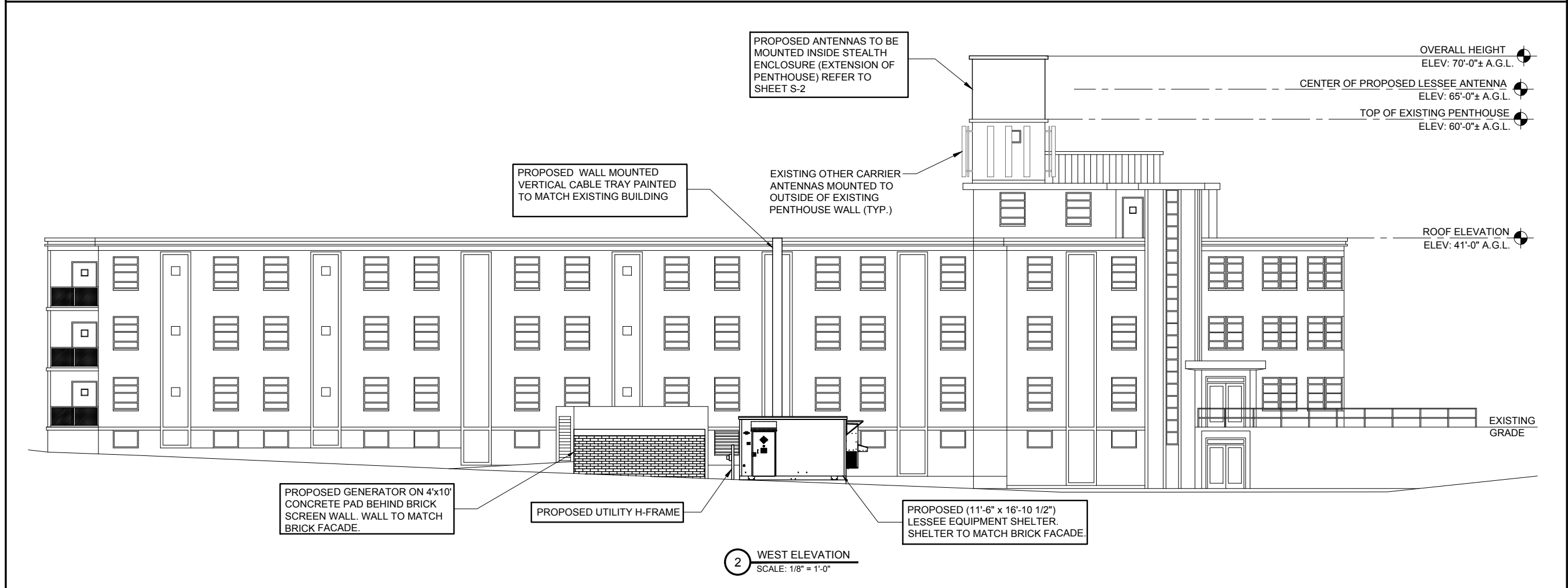
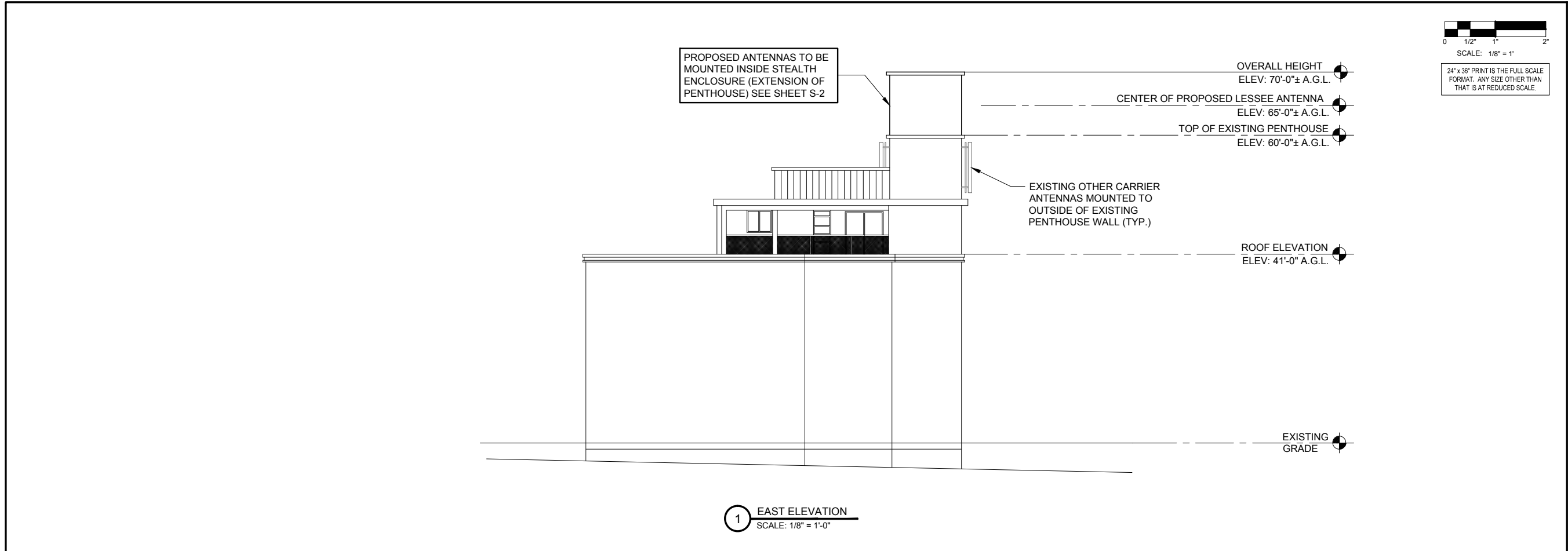
NOTES:
THE FABRIC SHOULD BE PLACED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. INTERSECTIONS OF SHEETS MUST BE SEWN OR SUFFICIENTLY OVERLAPPED (AT LEAST 24 INCHES) OR AS SPECIFIED BY THE MANUFACTURER). THE GEOTEXTILE SHEETS SHOULD ALSO BE PLACED TAUT TO REDUCE WRINKLES OR FOLDS. CARE MUST BE EXERCISED TO PREVENT PHYSICAL DAMAGE OF THE GEOTEXTILE PRIOR TO, DURING AND AFTER INSTALLATION. UTILITIES SHOULD BE INSTALLED BEFORE PLACING THE FABRIC.

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DRAWN BY:	LRB
CHECKED BY:	TAZ
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FENCE DETAIL

C-6



**CHICAGO
SMSA**
limited partnership
d/b/a VERIZON WIRELESS

TERRA
CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS	
NO	DESCRIPTION
1	ISSUED FOR REVIEW
2	UPDATE ECR
3	UPDATE PER UTILITY WALK
4	UPDATE NATURAL GAS
5	ADDITION OF LANDSCAPE PLAN

LOC. #282639

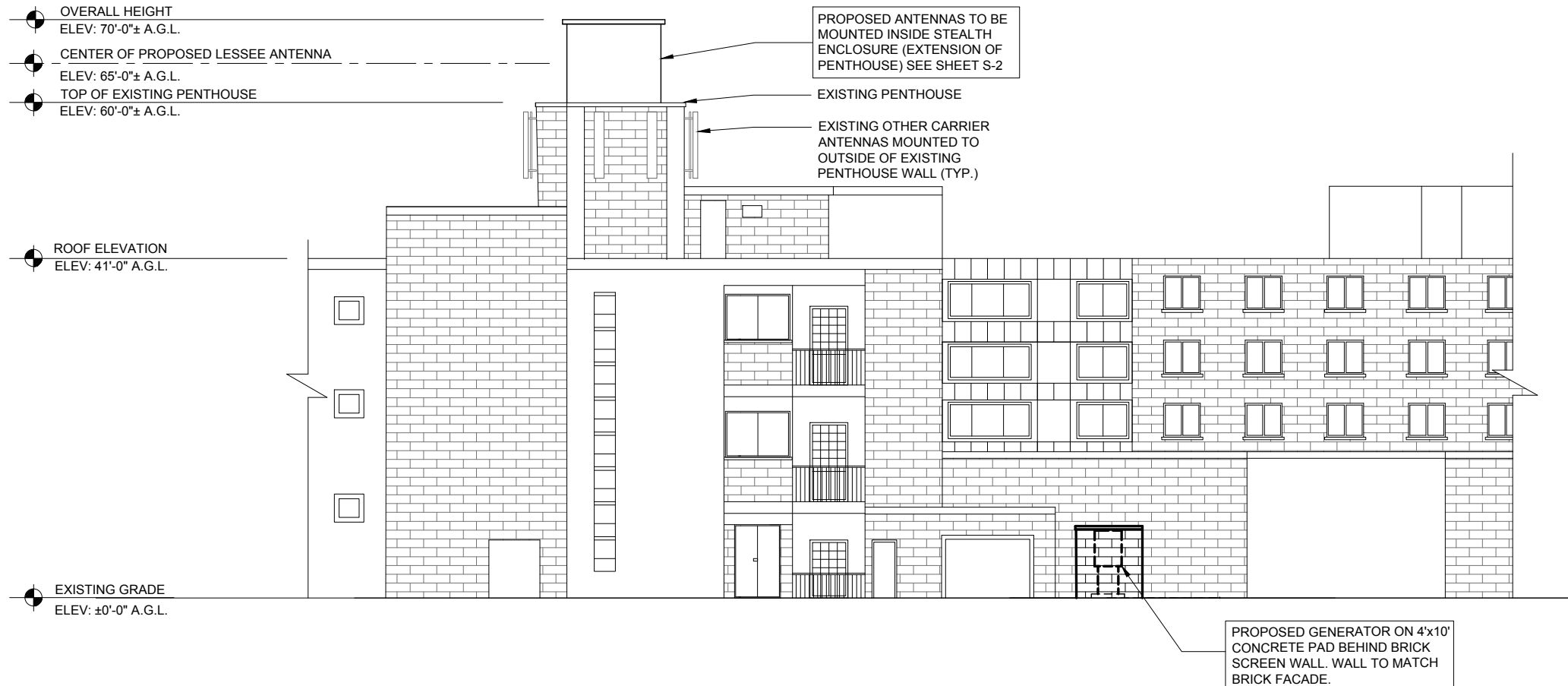
**YALE &
OAKTON**

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ARLINGTON
HEIGHTS, IL 60004

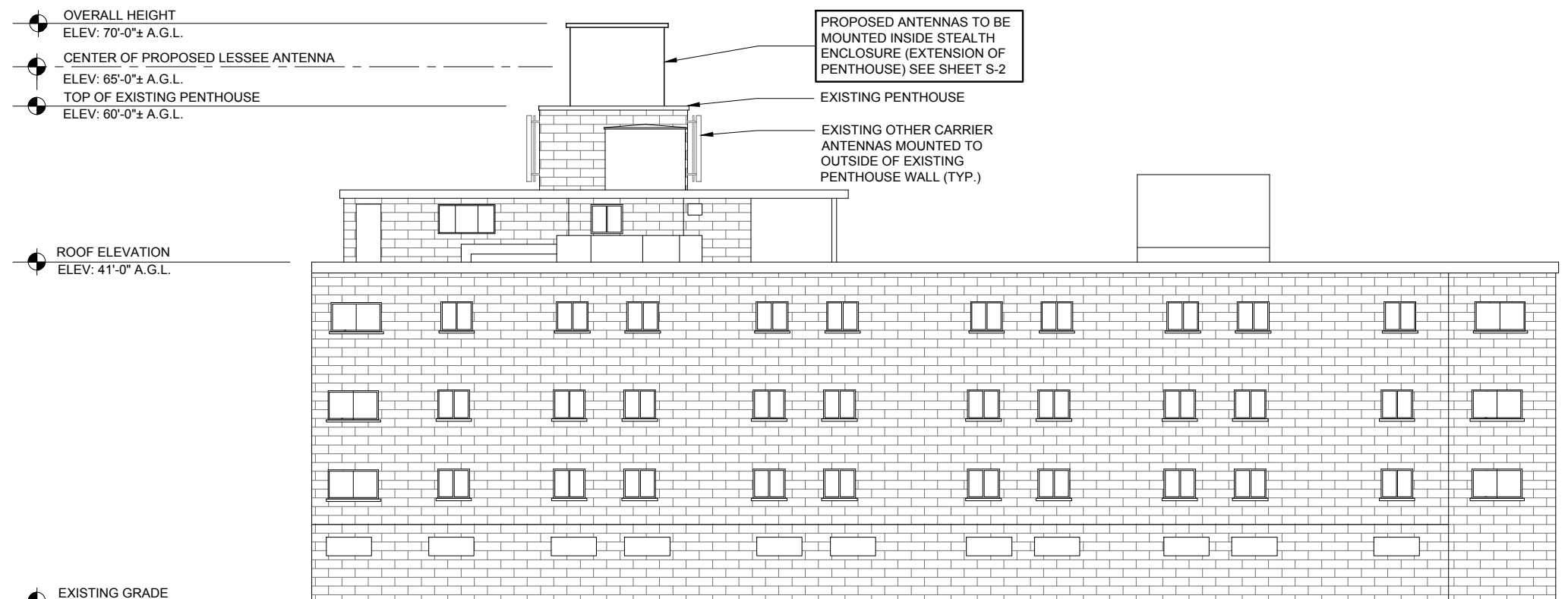
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SHEET TITLE
SITE ELEVATION

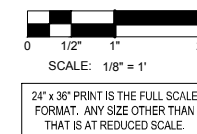
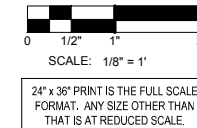
SHEET NUMBER
ANT-1



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



REVISIONS		DATE	BY
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YALE &
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SHEET TITLE

SITE ELEVATION

SHEET NUMBER

ANT-1A

CHICAGO
SMA
limited partnership
d/b/a VERIZON WIRELESS

TERRA
CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401



NO	DESCRIPTION	DATE	BY	LS	DMS	JTM		
			LRB/LS					
1.	ISSUED FOR REVIEW	11/21/14		03/20/15				
2.	UPDATE ECR	04/30/15		05/19/15				
3.	UPDATE PER UTILITY WALK	07/07/15						
4.	UPDATED NATURAL GAS							
	ADDITION OF LANDSCAPE PLAN							

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YALE &
OAKTON

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HEIGHTS, IL 60004

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SHEET TITLE
ANTENNA INFORMATION

SHEET NUMBER

ANT-2

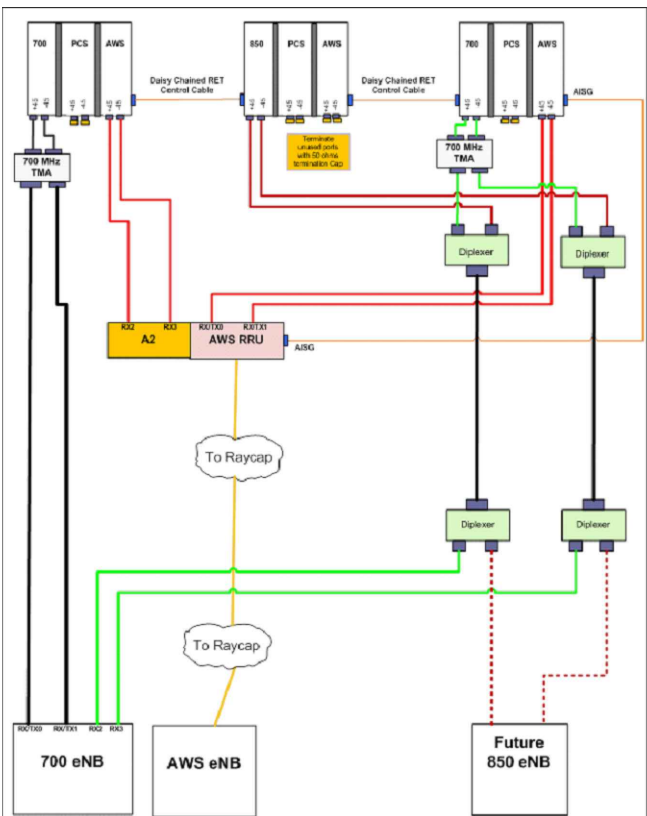
ESTIMATED MAIN LINE HYBRID LENGTH

ANTENNA CENTERLINE (±)	CABLE TRAY LENGTH (±)	SHELTER (±)	TOTAL (±)
65'	100'	15'	180'

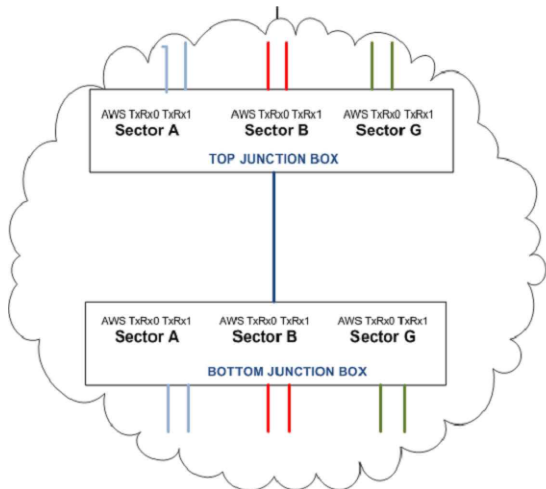
Proposed

Passive Components	Location	Manufacturer	Component Model		Count	Action
	Top (Platform)					
	Top (Platform)					
	Top (Platform)	Westell	AWC-TTMA-700C-VG		6	Install
	Top (Platform)	Ericsson	RRUS 12 - AWS		3	Install
	Top (Platform)	Ericsson	A2		3	Install
	Top (Platform)	Raycap	RCMDC-3315-PF-48		1	Install
	Top (Platform)	ANDREW	CBC78-DF-8-DCB		6	Install
	Top (Platform)					
	Top (Platform)					
	Bottom (Shelter)	Raycap	RCMDC-3315-PF-48		1	Install
	Bottom (Shelter)	ANDREW	CBC78-DF-8-DCB		6	Install
	Bottom (Shelter)					
Coax	Sector	Coax Manufacturer	Type	Size	Count	Action
	Alpha	ANDREW		1 5/8	4	Install
	Beta	ANDREW		1 5/8	4	Install
	Gamma	ANDREW		1 5/8	4	Install
	AWS	Andrew	HFT1206-24S26-XXX	1 5/8	1	Install

2 COMBINER CABLE DATA INFORMATION
N.T.S.



3 CABLE DIAGRAM
N.T.S.



2 CABLE DIAGRAM @ JUNCTION BOX
N.T.S.

EQUIPMENT CHANGE REQUEST FORM- ECR

Cell Name	Yale & Oakton	RF Engineer	Sabhi Siddiqui	Cell ID	3266
Location Number	282639	Market	Elgin-1	Address	1220 Village Dr Luther Lane
Date of Request	3/19/2015			City/State/Zip	Arlington Heights, IL, 60004

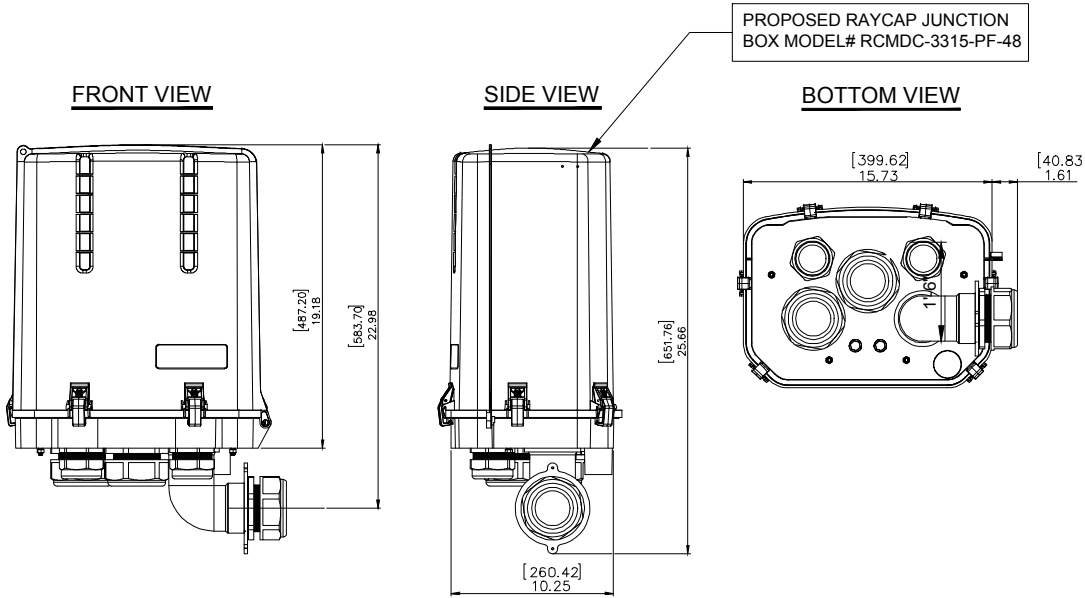
PROPOSED CONFIGURATION							Configuration			Option-A2	
Antenna				Antenna Manufacturer	Antenna Model	Antenna Serial Number	Centerline	Azim uth	Variable Tilt	Mechanical Tilt	Action
Sector	Pos	Port	RF Path								
Alpha	A1	L1 (-45)	LTE C - RxTx0	Amphenol	CWWX063X25G00		65	90	1	0	Add- Install
		L2 (+45)	LTE C - RxTx1								
		H1 (-45)	AWS - Rx2						1		
		H2 (+45)	AWS - Rx3								
		H3 (-45)	Unused at this time						0		
		H4 (+45)	Unused at this time								
	A2	L1 (-45)	Unused at this time							Unchanged	
		L2 (+45)	Unused at this time								
		H1 (-45)	Unused at this time								
		H2 (+45)	Unused at this time								
		H3 (-45)	Unused at this time								
		H4 (+45)	Unused at this time								
	A3	L1 (-45)	CEL - RxTx0	Amphenol	CWWX063X25G00		65	90	1	0	Add- Install
		L2 (+45)	CEL - RxTx1								
		H1 (-45)	Unused at this time						0		
		H2 (+45)	Unused at this time								
		H3 (-45)	Unused at this time						0		
		H4 (+45)	Unused at this time								
	A4	L1 (-45)	LTE C - Rx2	Amphenol	CWWX063X25G00		65	90	1	0	Add- Install
		L2 (+45)	LTE C - Rx3								
H1 (-45)		AWS - RxTx0	1								
H2 (+45)		AWS - RxTx1									
H3 (-45)		Unused at this time	0								
H4 (+45)		Unused at this time									
Beta	B1	L1 (-45)	LTE C - RxTx0	Amphenol	CWWX063X25G00		65	190	1	0	Add- Install
		L2 (+45)	LTE C - RxTx1								
		H1 (-45)	AWS - Rx2						1		
		H2 (+45)	AWS - Rx3								
		H3 (-45)	Unused at this time						0		
		H4 (+45)	Unused at this time								
	B2	L1 (-45)	Unused at this time						Unchanged		
		L2 (+45)	Unused at this time								
		H1 (-45)	Unused at this time								
		H2 (+45)	Unused at this time								
		H3 (-45)	Unused at this time								
		H4 (+45)	Unused at this time								
	B3	L1 (-45)	CEL - RxTx0	Amphenol	CWWX063X25G00		65	190	1	0	Add- Install
		L2 (+45)	CEL - RxTx1								
		H1 (-45)	Unused at this time						0		
		H2 (+45)	Unused at this time								
H3 (-45)		Unused at this time	0								
H4 (+45)		Unused at this time									
B4	L1 (-45)	LTE C - Rx2	Amphenol	CWWX063X25G00		65	190	1	0	Add- Install	
	L2 (+45)	LTE C - Rx3									
	H1 (-45)	AWS - RxTx0						1			
	H2 (+45)	AWS - RxTx1									
	H3 (-45)	Unused at this time						0			
	H4 (+45)	Unused at this time									
GAMMA	G1	L1 (-45)	LTE C - RxTx0	Amphenol	CWWX063X25G00		65	330	1	0	Add- Install
		L2 (+45)	LTE C - RxTx1								
		H1 (-45)	AWS - Rx2						1		
		H2 (+45)	AWS - Rx3								
		H3 (-45)	Unused at this time						0		
		H4 (+45)	Unused at this time								
	G2	L1 (-45)	Unused at this time						Unchanged		
		L2 (+45)	Unused at this time								
		H1 (-45)	Unused at this time								
		H2 (+45)	Unused at this time								
		H3 (-45)	Unused at this time								
		H4 (+45)	Unused at this time								
	G3	L1 (-45)	CEL - RxTx0	Amphenol	CWWX063X25G00		65	330	1	0	Add- Install
		L2 (+45)	CEL - RxTx1								
		H1 (-45)	Unused at this time						0		
		H2 (+45)	Unused at this time								
H3 (-45)		Unused at this time	0								
H4 (+45)		Unused at this time									
G4	L1 (-45)	LTE C - Rx2	Amphenol	CWWX063X25G00		65	330	1	0	Add- Install	
	L2 (+45)	LTE C - Rx3									
	H1 (-45)	AWS - RxTx0						1			
	H2 (+45)	AWS - RxTx1									
	H3 (-45)	Unused at this time						0			
	H4 (+45)	Unused at this time									

PPC CONNECTORS ONLY

1 PROPOSED ANTENNA CONFIGURATION
N.T.S.

SPECIFICATIONS	DC SURGE PROTECTION FOR RRU/INTEGRATED ANTENNA RADIO HEAD
APPLICATION:	TOWER / BASE / ROOFTOP / ROOFTOP DISTRIBUTION MODELS
WEIGHT:	32LBS (14.51 KG)

[mm]
INCHES



1 RAYCAP JUNCTION BOX DETAIL
SCALE: N.T.S.

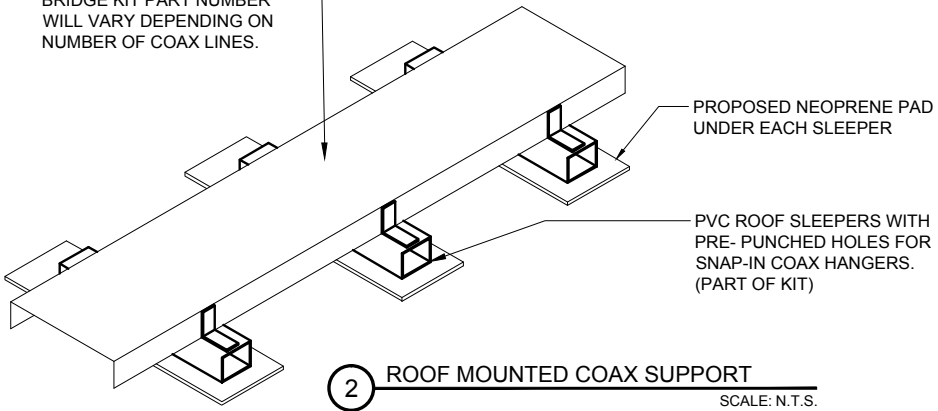
BRIDGE KIT P/N	# OF COAX LINES	BRIDGE WIDTH
B1542-11	4	11-1/2"
B1543	8	1'-9 1/2"
B1595	12	2'-9"
B3098	16	1'-9 1/2"

NOTE:
AT TURNS USE MICROFLECT ADJUSTABLE SPLICES FOR 0° TO 45° BENDS AND 45° TO 90° BENDS

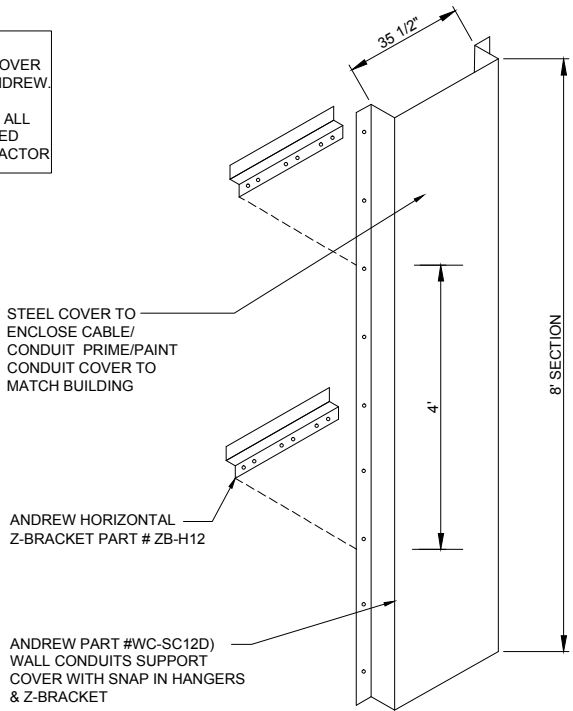
NOTE:
• CONTRACTOR TO SUPPLY SUFFICIENT SLACK AT BOTH ENDS OF CABLE TRAY. CABLE TRAY SHOULD BE ABLE TO BE TEMPORARILY SHIFTED FOR ROOF MAINTENANCE.

• IF CABLE BRIDGE REQUIRES TEMPORARY RELOCATION (DUE TO ROOF MAINTENANCE) REMOVE THE BRIDGE COVER TO EASE THE MOVEMENT OF THE NON-PENETRATING SLEEPERS.

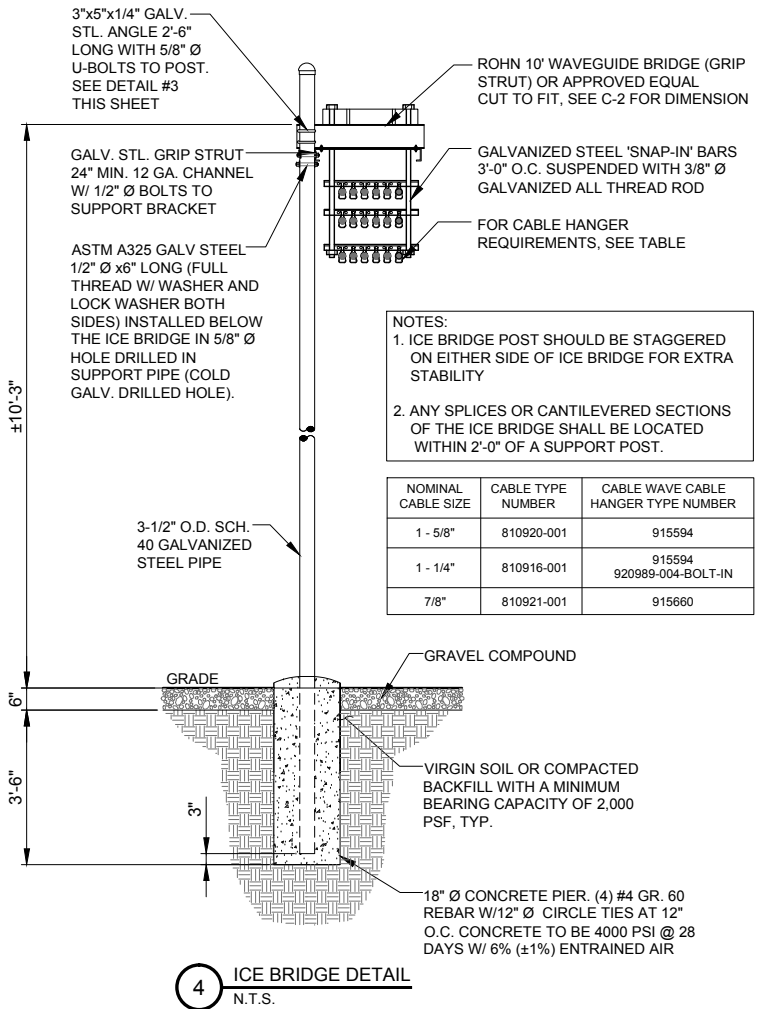
MICROFLECT COAX BRIDGE KIT (NON-PENETRATING ROOFTOP INSTALLATION) BRIDGE KIT PART NUMBER WILL VARY DEPENDING ON NUMBER OF COAX LINES.



NOTE:
CABLE/CONDUIT WALL BRACKETS AND COVER CAN BE ORDERED AS A KIT THROUGH ANDREW. INSTALL BRACKETS AND COVER PER MANUFACTURERS RECOMMENDATIONS. ALL MOUNTING HARDWARE MUST BE ORDERED SEPARATELY AND INSTALLED BY CONTRACTOR



3 WALL MOUNTED CABLE/CONDUIT SUPPORT WITH COVER
SCALE: N.T.S.



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d/b/a VERIZON WIRELESS



REVISIONS		BY	DATE	DESCRIPTION
		LRB/LS	11/21/14	ISSUED FOR REVIEW
		LS	03/20/15	UPDATE ECR
		LS	04/30/15	UPDATE PER UTILITY WALK
		DMS	05/19/15	UPDATED NATURAL GAS
		JTM	07/07/15	ADDITION OF LANDSCAPE PLAN

LOC. #282639

YALE & OAKTON

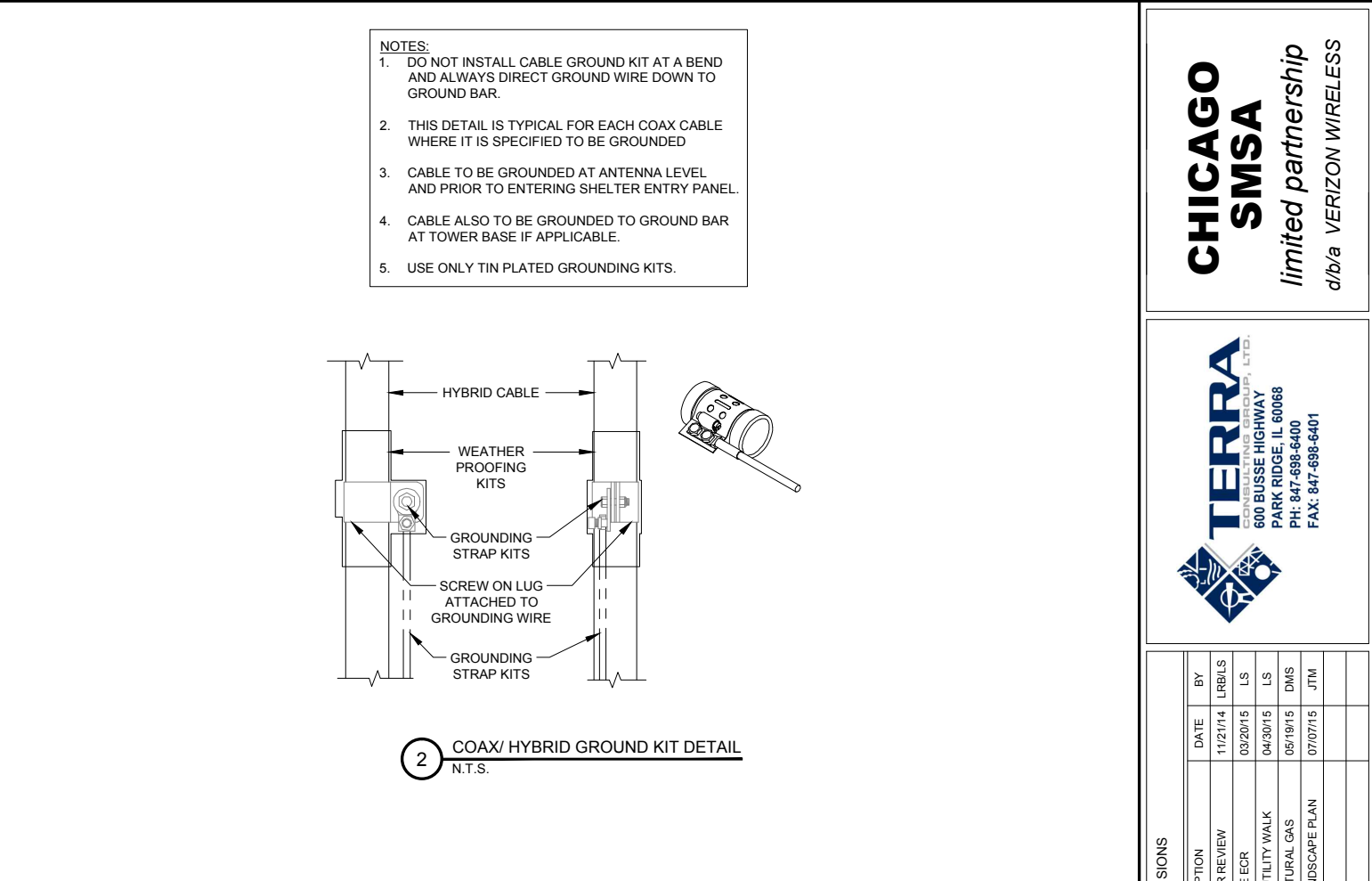
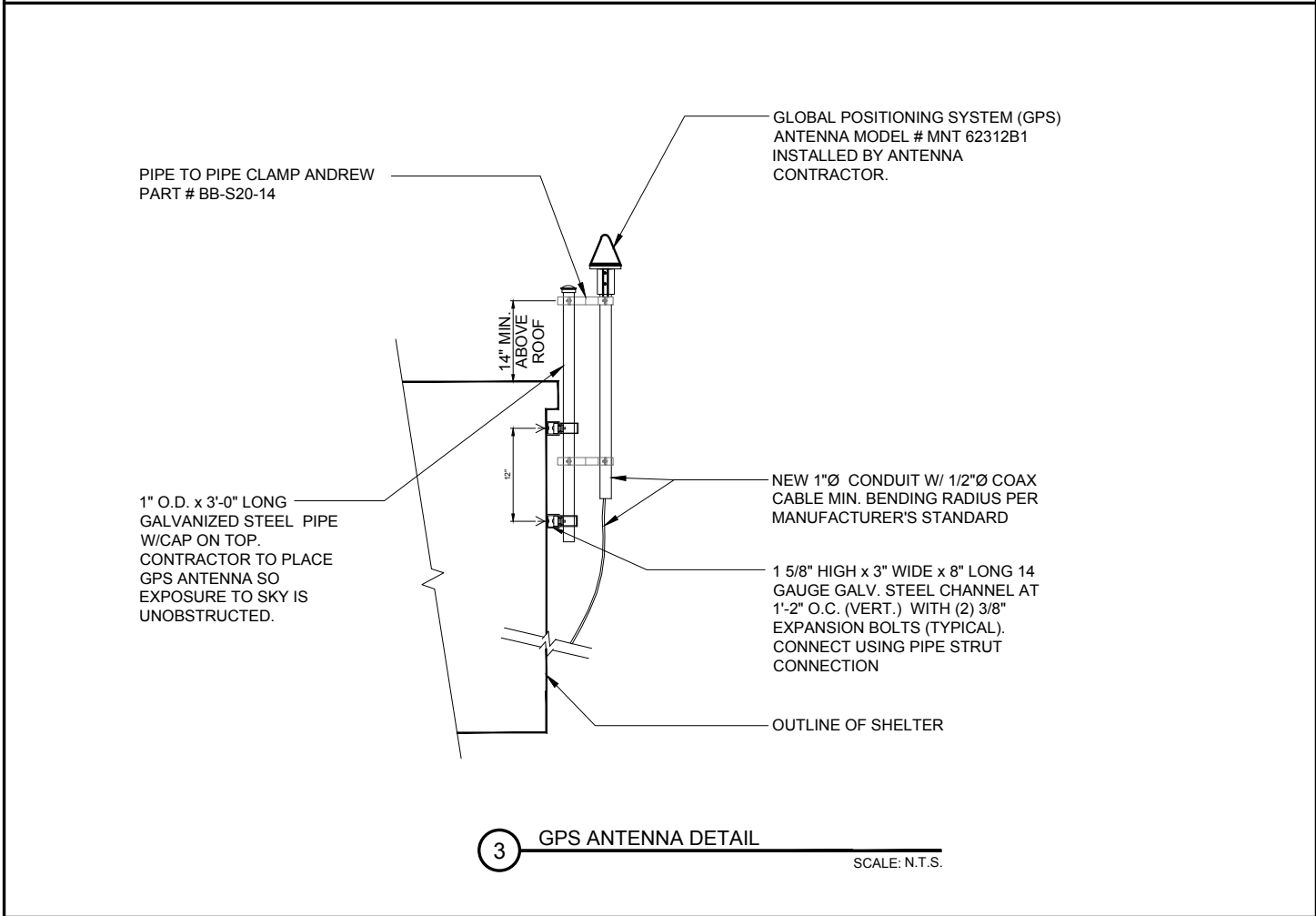
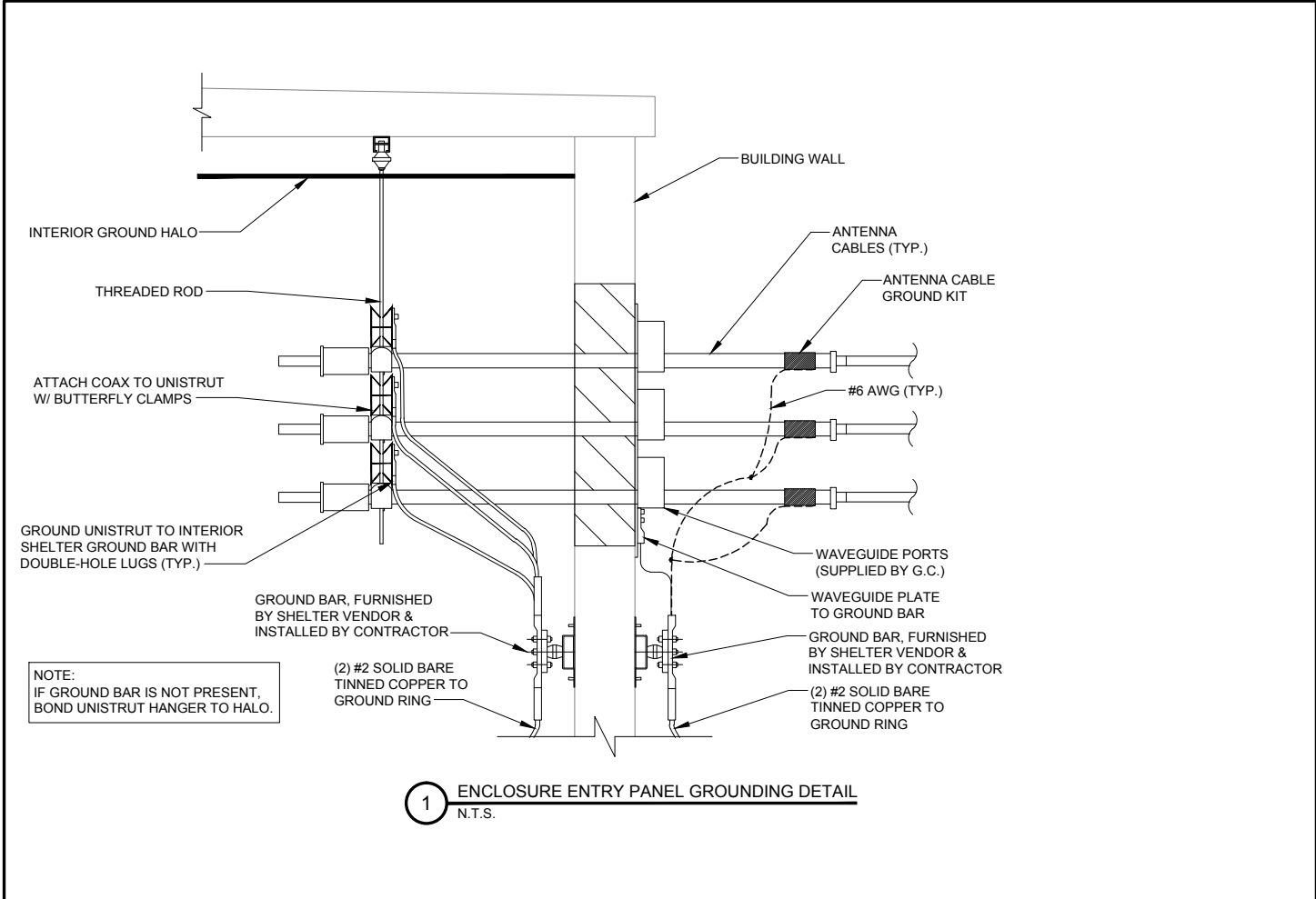
800 W. OAKTON ST.
ARLINGTON
HEIGHTS, IL 60004

DRAWN BY:	LRB
CHECKED BY:	TAZ
DATE:	11/19/14
PROJECT #:	33-1607

SHEET TITLE
SITE DETAILS

SHEET NUMBER

ANT-3



REVISIONS	
NO	DESCRIPTION
1.	ISSUED FOR REVIEW
2.	UPDATE ECR
3.	UPDATE PER UTILITY WALK
4.	UPDATE NATURAL GAS
	ADDITION OF LANDSCAPE PLAN

LOC. #282639

YALE & OAKTON

800 W. OAKTON ST.
ARLINGTON HEIGHTS, IL 60004

DRAWN BY:	LRB
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DATE:	11/19/14
PROJECT #:	33-1607

SHEET TITLE
ANTENNA MOUNTING DETAILS
SHEET NUMBER
ANT-4

CHICAGO SDSA

limited partnership

d/b/a VERIZON WIRELESS

TERRA COMMUNICATIONS GROUP, LTD.

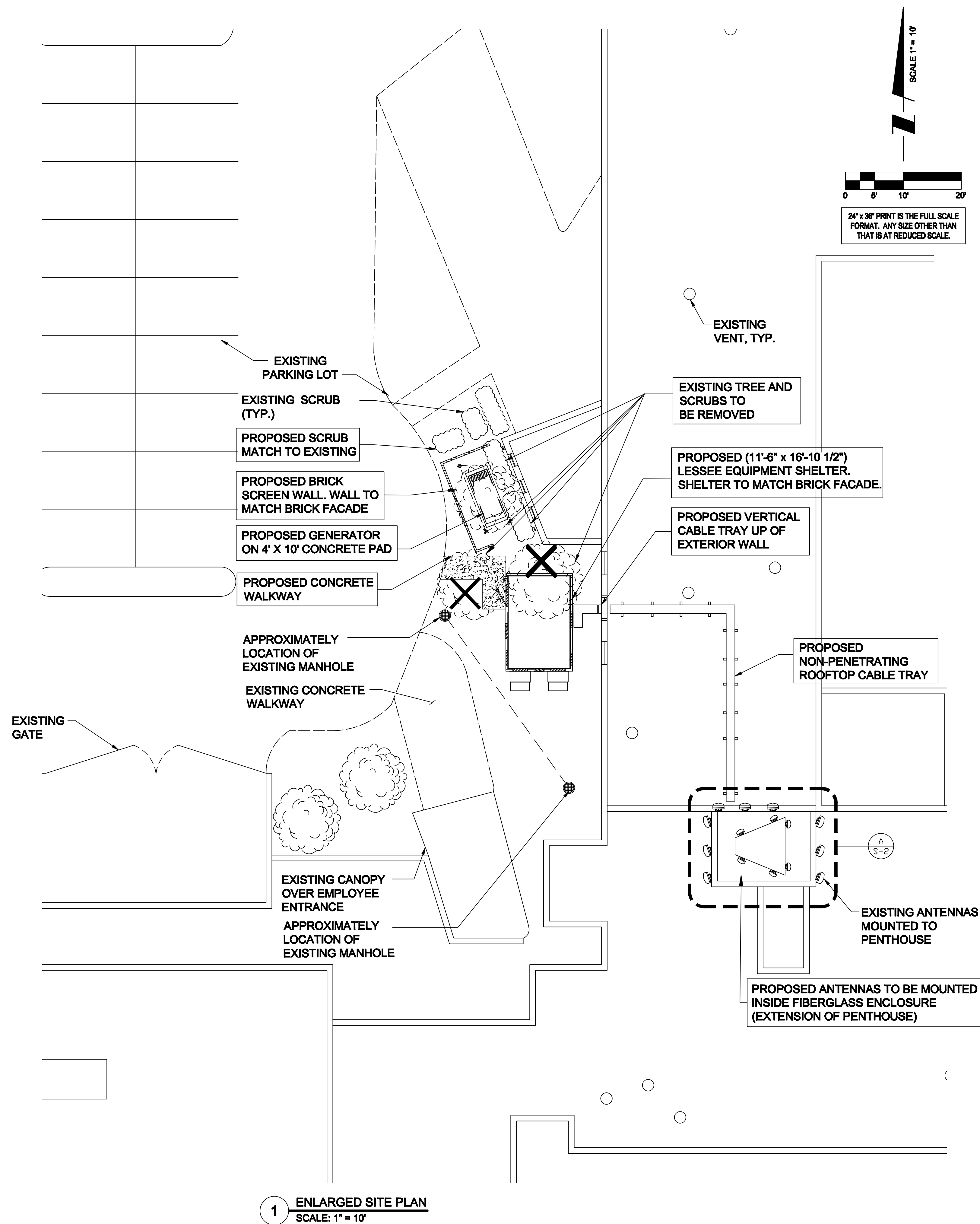
600 BUSSE HIGHWAY

PARK RIDGE, IL 60068

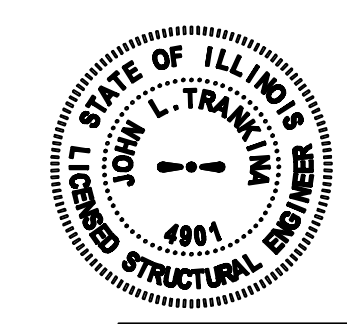
PH: 847-698-6400

FAX: 847-698-6401

NO	DESCRIPTION	DATE	BY
1.	ISSUED FOR REVIEW	11/21/14	LRB/LS
2.	UPDATE ECR	03/20/15	LS
3.	UPDATE PER UTILITY WALK	04/30/15	LS
4.	UPDATE NATURAL GAS	05/19/15	DMS
	ADDITION OF LANDSCAPE PLAN	07/07/15	JTM



1 ENLARGED SITE PLAN
SCALE: 1" = 10'



HUTTER TRANKINA ENGINEERING
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HTE JOB #14438

32W273 Army Trail Road, Suite #100, Wayne, Illinois 60184
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WEB SITE: www.htedesign.com

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CHICAGO SMSA
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d/b/a VERIZON WIRELESS

TERRA CONSULTING GROUP, LTD.
600 Buess Highway
Park Ridge, IL 60068
Ph: 847/698-6400
Fax: 847/698-6401

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	12/03/14	JAL

LOC. #282639

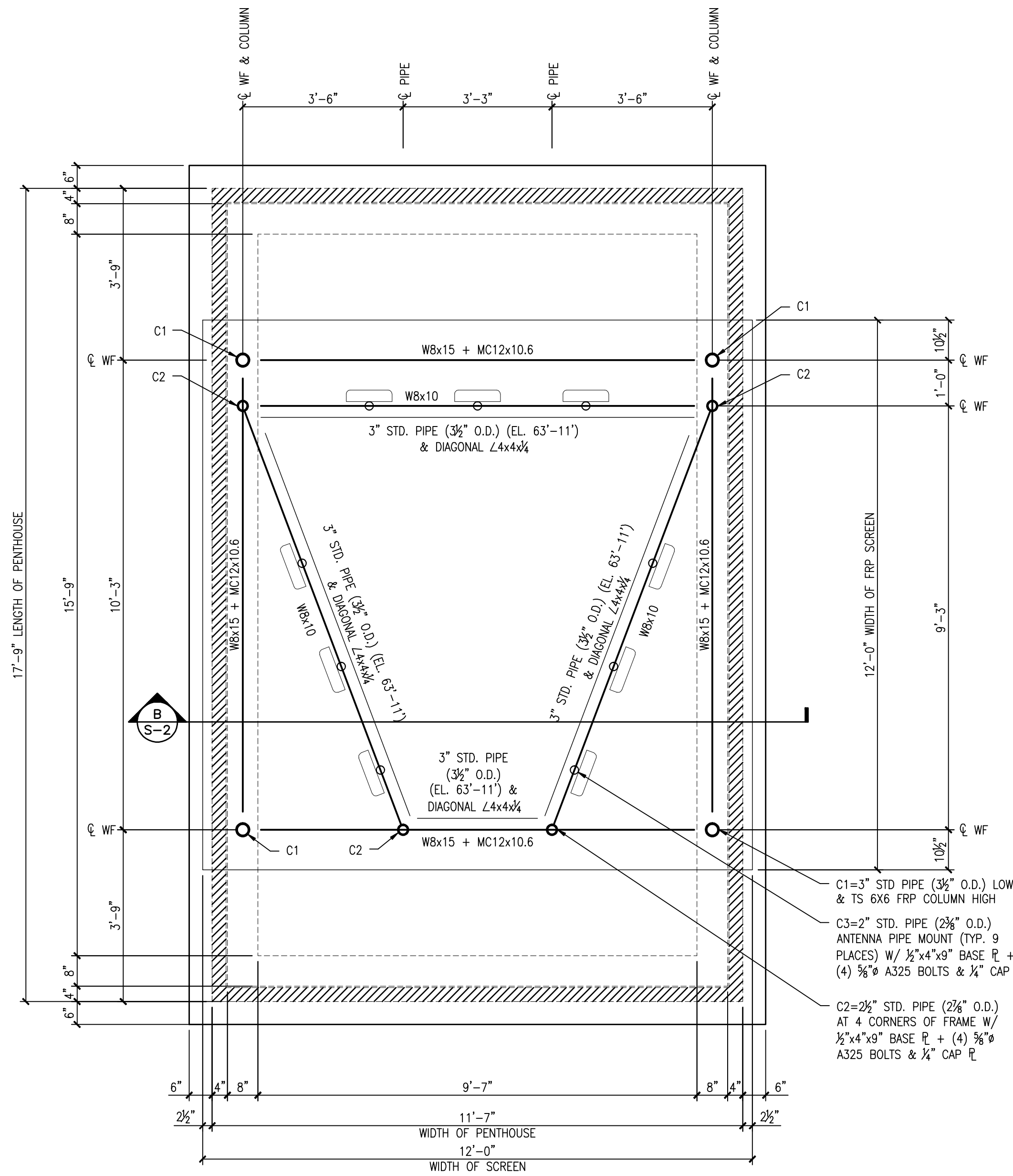
YALE & OAKTON

800 W. OAKTON ST.
ARLINGTON HEIGHTS, IL 60004

DRAWN BY:	RRO
CHECKED BY:	JAL
DATE:	12/03/14
PROJECT #:	33-1607

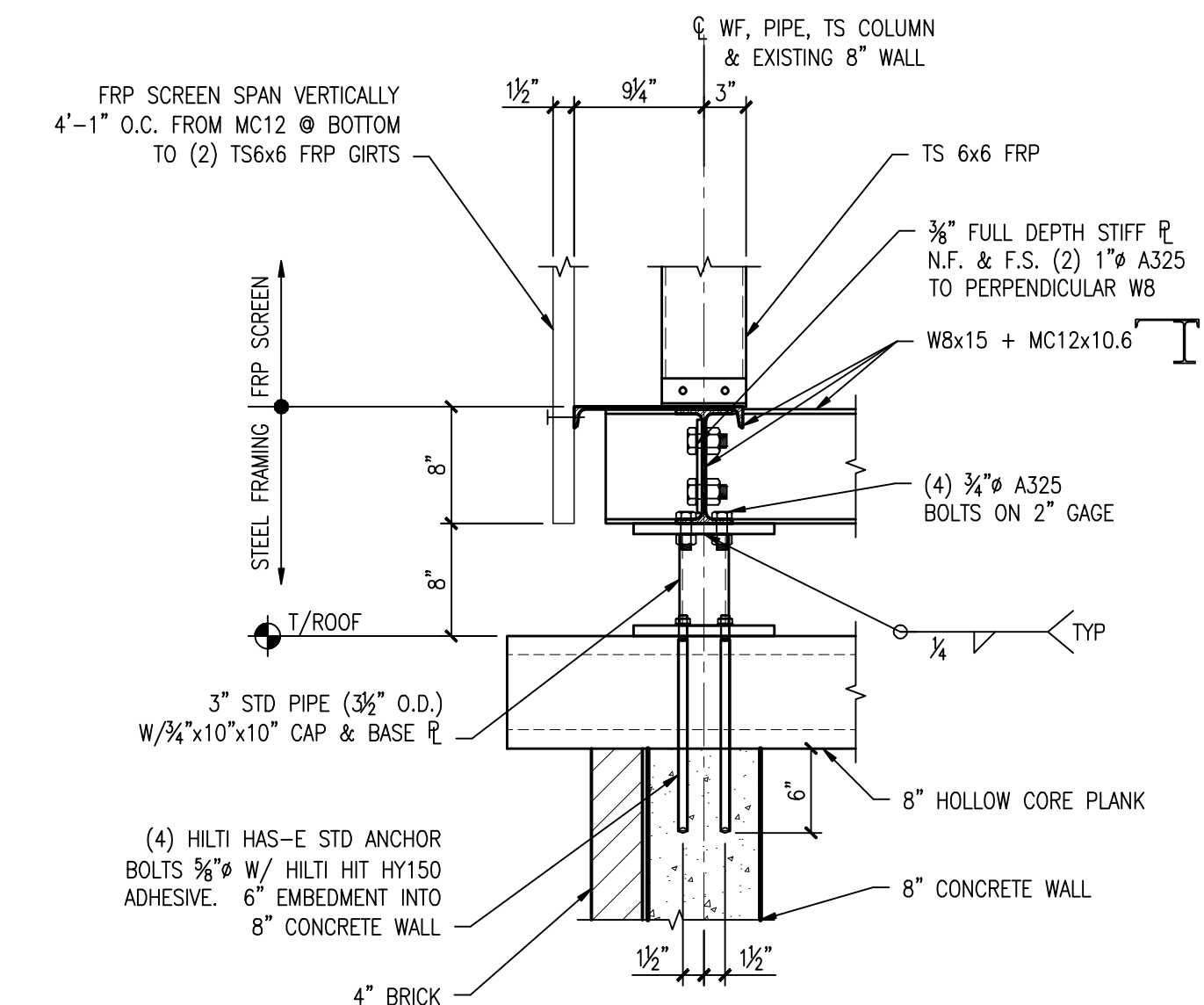
SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
S-1

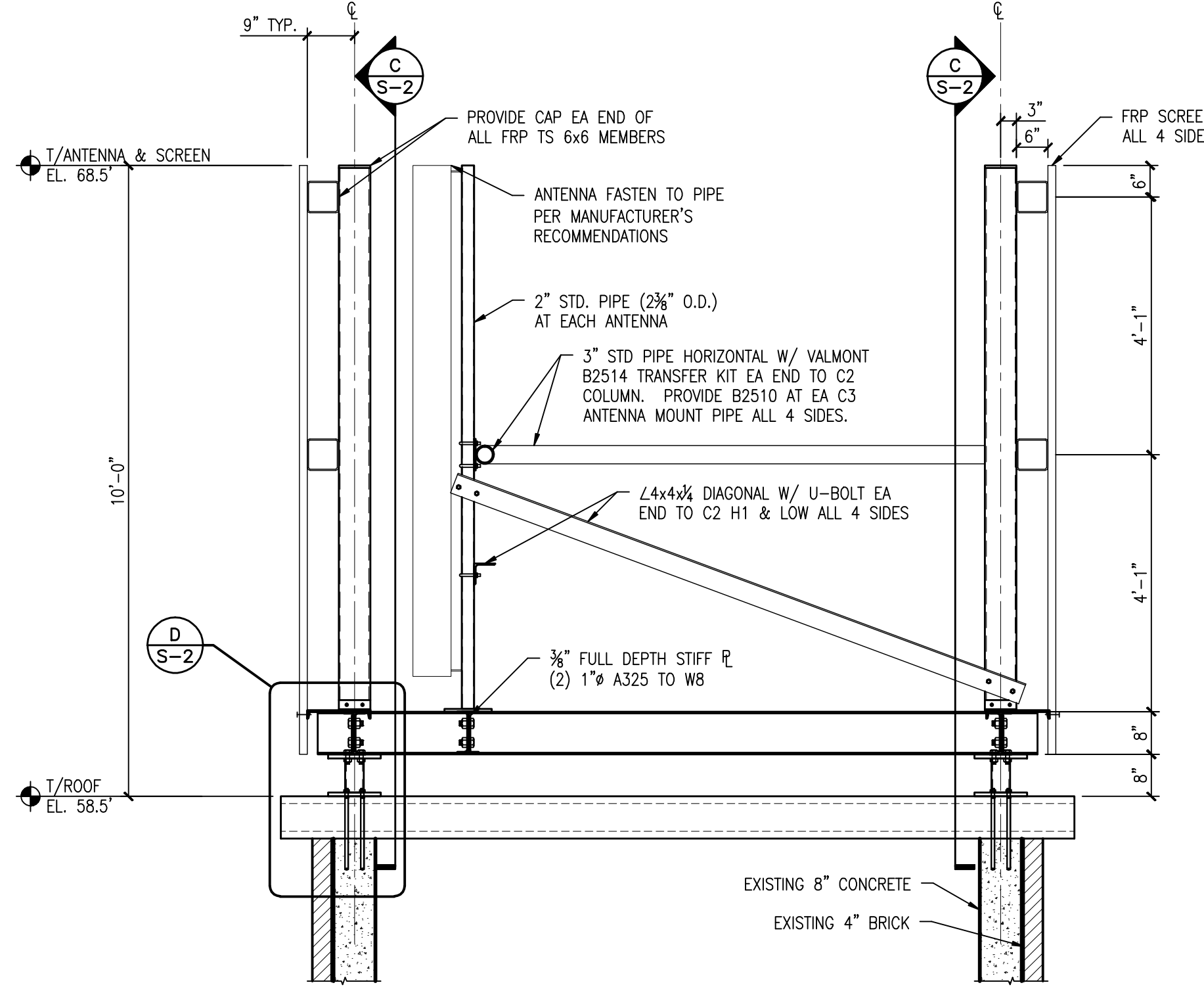


A PENTHOUSE FRAMING PLAN
SCALE: 1/2"=1'-0"

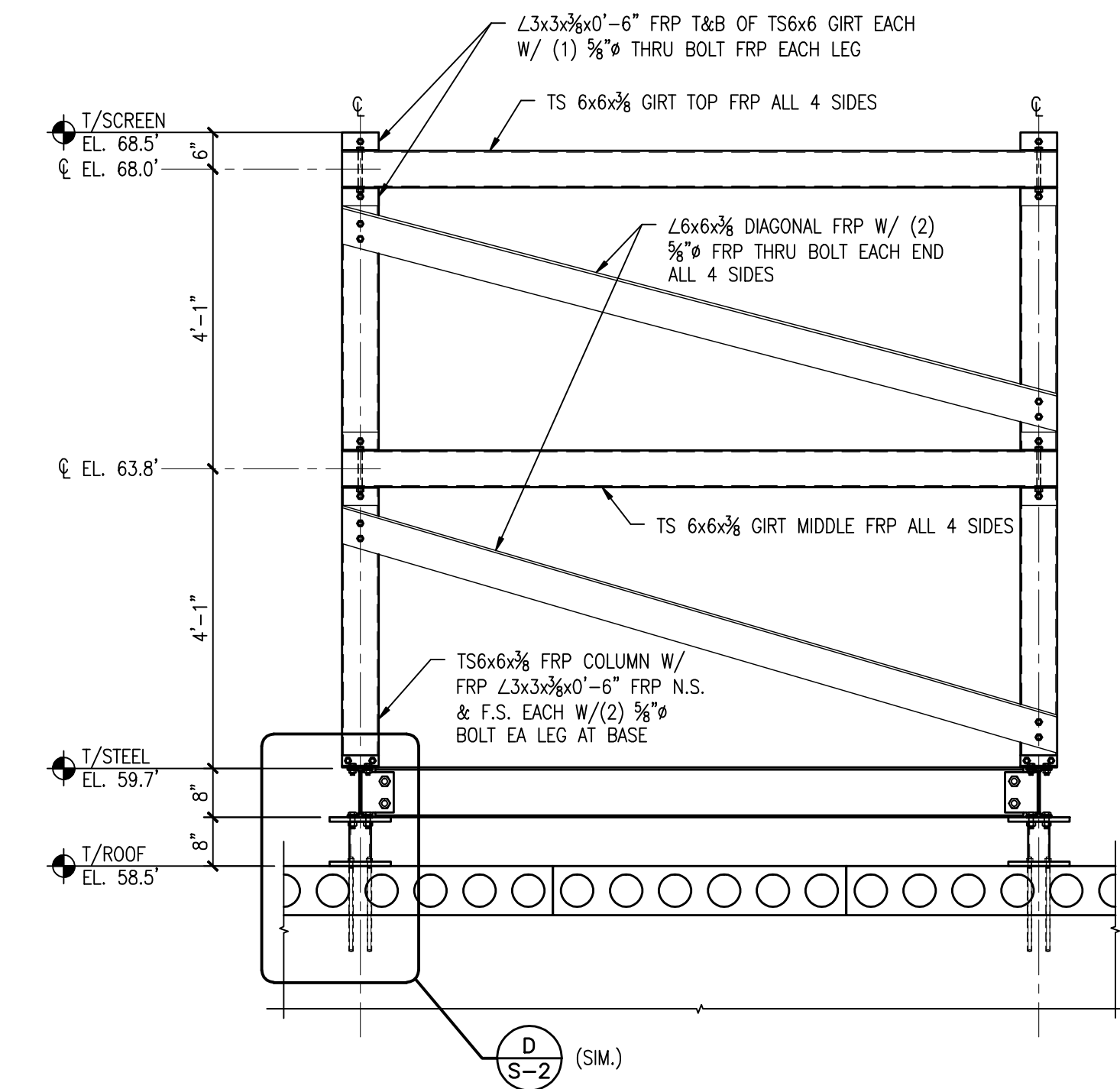
- T/ROOF = 58'-6"
- T/STEEL = 59'-10" TYP. U.N.O.



D DETAIL
SCALE: 1"=1'-0"



B SECTION
SCALE: 1/2"=1'-0"



C ELEVATION ALL 4 SIDES OF SCREEN WALL
SCALE: 1/2"=1'-0"

DESIGN LOADS:

LIVE LOAD:

SNOW: 30 PSF
WIND ON SCREEN WALL: 26 PSF
CODE: TIA/EIA REV. G
ASCE 7-05

GENERAL STEEL NOTES:

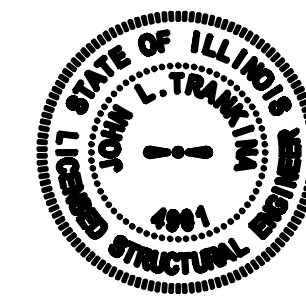
- ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", LATEST EDITION, AND THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES", LATEST EDITION, EXCEPT AS MODIFIED BELOW OR IN THE SPECIFICATIONS.
- ALL STRUCTURAL STEEL W SHAPES SHALL CONFORM TO ASTM A572 OR A992 GRADE 50. ALL OTHER STRUCTURAL STEEL SHAPES, PLATES AND BARS SHALL CONFORM TO ASTM A36 GR 36, UNLESS NOTED OTHERWISE. COLD FORMED TUBING SHALL CONFORM TO ASTM A500 GRADE B. PIPES SHALL CONFORM TO ASTM A53 TYPE E OR S. ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 GRADE 36 AND BE COMPATIBLE WITH E70XX ELECTRODES.
- ALL WELDING SHALL BE DONE BY QUALIFIED WELDERS AND SHALL CONFORM TO AWS D1.1 "STRUCTURAL WELDING CODE", LATEST EDITION. ALL WELDING ELECTRODES SHALL BE E70XX.
- THE CONTRACTOR SHALL FIELD VERIFY ALL MEASUREMENTS AND EXISTING CONDITIONS.
- IF CONDITIONS VARY FROM THOSE ON THE DRAWINGS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
- THE CONTRACTOR SHALL OBSERVE ALL SAFETY RULES DICTATED BY CODE AND GOOD PRACTICE.
- SHOULD UNFORESEEN CONDITIONS OR OTHER CAUSE NECESSITATE THE CONSTRUCTION DETAILS TO BE MODIFIED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE PERFORMING THESE CHANGES.

MISCELLANEOUS NOTES:

- STRUCTURAL DRAWINGS ARE INTENDED TO BE USED WITH ARCHITECTURAL AND MECHANICAL DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE REQUIREMENTS OF ALL DRAWINGS INTO THEIR SHOP DRAWINGS AND WORK.
- NO OPENINGS, OTHER THAN THOSE SHOWN ON DESIGN DRAWINGS AND APPROVED SHOP DRAWINGS, SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
- NO CHANGE IN SIZE OR DIMENSION OF STRUCTURAL MEMBERS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
- OPENINGS OF 1'-4" AND LESS ON A SIDE ARE GENERALLY NOT SHOWN ON THE STRUCTURAL DRAWINGS. REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR LOCATIONS AND DIMENSIONS OF THOSE OPENINGS. PROVIDE REINFORCING AROUND OPENINGS PER TYPICAL DETAILS SHOWN ON STRUCTURAL DRAWINGS.
- THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED UPON STRUCTURAL FRAMING. CONSTRUCTION LOADS SHALL NOT EXCEED THE CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE IMPOSED.
- THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR SHALL FURNISH ALL TEMPORARY BRACING AND / OR SUPPORTS REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND / OR SEQUENCES.
- DO NOT SCALE THESE DRAWINGS, USE DIMENSIONS.
- CONTRACTOR'S CONSTRUCTION AND / OR ERECTION SEQUENCES SHALL RECOGNIZE AND CONSIDER THE EFFECTS OF THERMAL MOVEMENTS OF STRUCTURAL ELEMENTS DURING THE CONSTRUCTION PERIOD. EXPANSION JOINTS SHOWN ON THE DRAWINGS HAVE BEEN DESIGNED TO ACCOMMODATE ANTICIPATED THERMAL MOVEMENT AFTER THE BUILDING IS COMPLETE.
- THE CONTRACTOR SHALL INFORM THE ARCHITECT IN WRITING OF ANY DEVIATION FROM THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY FOR SUCH DEVIATION BY THE ARCHITECTS APPROVAL OF SHOP DRAWINGS, PRODUCT DATA, ETC., UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE ARCHITECT OF SUCH DEVIATION AT THE TIME OF SUBMISSION, AND THE ARCHITECT HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.
- ALL THING WHICH, IN THE OPINION OF THE CONTRACTOR, APPEAR TO BE DEFICIENCIES, OMISSIONS, CONTRADICTIONS AND AMBIGUITIES, IN THE PLANS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. PLANS AND / OR SPECIFICATIONS WILL BE CORRECTED, OR A WRITTEN INTERPRETATION OF THE ALLEGED DEFICIENCY, OMISSION, CONTRADICTION OR AMBIGUITY WILL BE MADE BY THE ARCHITECT BEFORE THE EFFECTED WORK PROCEEDS.

FIBER REINFORCED PLASTIC NOTES (FRP)

- FIBER REINFORCED PLASTIC TO HAVE THE FOLLOWING DESIGN PROPERTIES:
 $E = 2,800,000$ PSI
 $F_b = 10,000$ PSI
 $F_v = 1,500$ PSI
- ALL FIBER REINFORCED PLASTIC SHALL BE MANUFACTURED BY BEDFORD PLASTICS OR APPROVED EQUAL.
- REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.



[Signature]

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NO.	DESCRIPTION	DATE	BY	JAL					
	ISSUED FOR REVIEW	12/03/14							

LOC. #282639

YALE & OAKTON

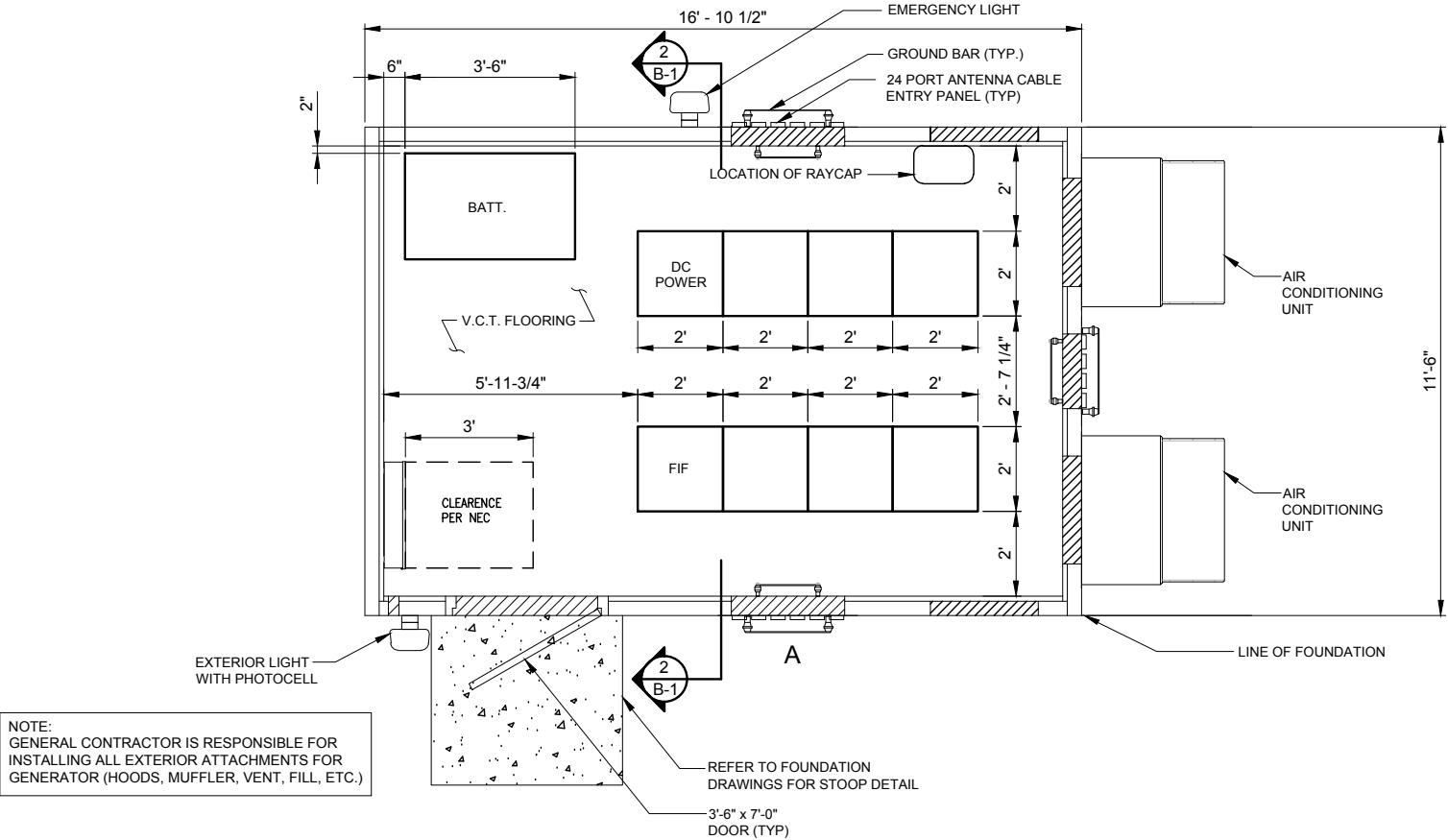
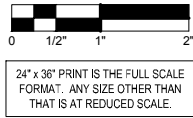
800 W. OAKTON ST.
ARLINGTON
HEIGHTS, IL 60004

DRAWN BY:	RRO
CHECKED BY:	JAL
DATE:	12/03/14
PROJECT #:	33-1607

SHEET TITLE
**PENTHOUSE FRAMING PLAN
SECTIONS AND DETAILS**

SHEET NUMBER

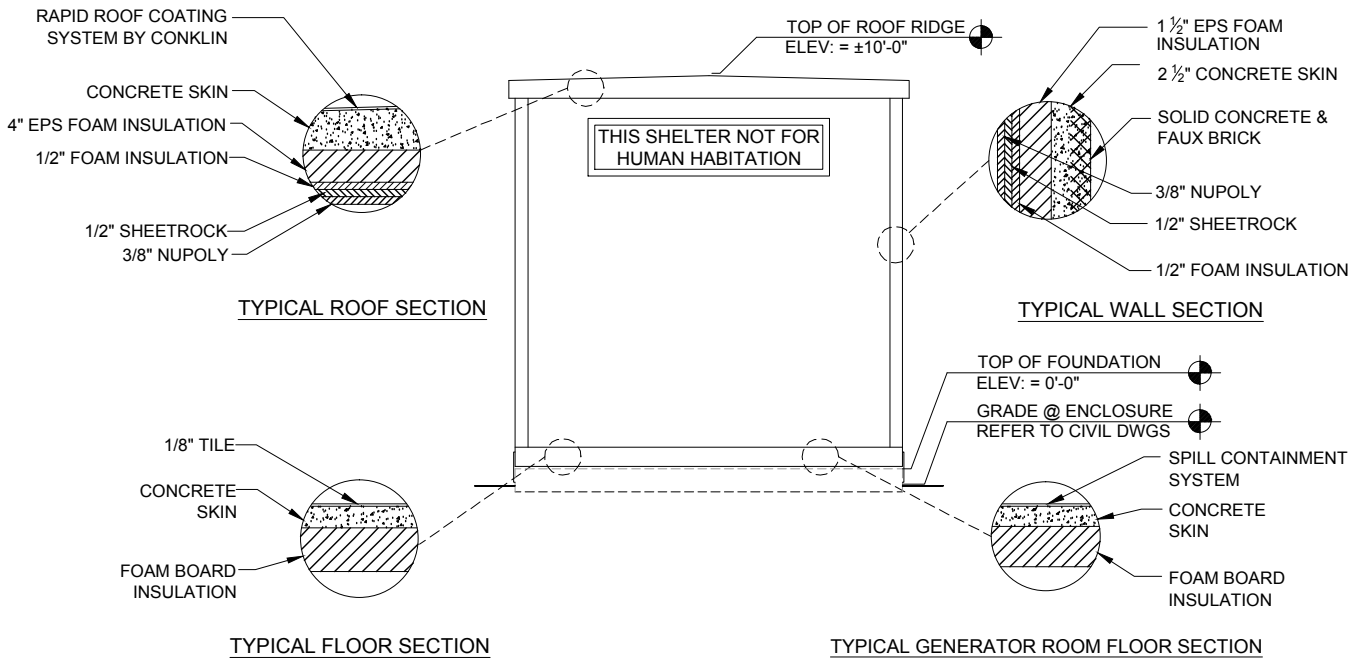
S-2



NOTE:
GENERAL CONTRACTOR IS RESPONSIBLE FOR
INSTALLING ALL EXTERIOR ATTACHMENTS FOR
GENERATOR (HOODS, MUFFLER, VENT, FILL, ETC.)

- VENTILATION NOTES:**
- AIR CONDITIONING IS PROVIDED BY A BARD WALL MOUNTED SELF-CONTAINED ENERGY EFFICIENT COOLING SYSTEM, MODEL # WA602-A05EX2X1.5 TON, 120/240 VOLT, 30 AMP, SINGLE PHASE, 57,500 BTUH COOLING CAPACITY, 10.20 SEER, 24" DIA. FAN, 2600 CFM WITH FILTER
 - ELECTRIC HEAT IS PROVIDED BY 5 KW, 18,840 BTUH, 240 VOLT, SINGLE PHASE HEAT STRIP, WITHIN BARD UNIT LISTED ABOVE.

1 FLOOR PLAN-EQUIPMENT ENCLOSURE
SCALE: 1/2" = 1'-0"



2 TRANSVERSE SECTION
N.T.S.

VENTILATION SCHEDULE						
ROOM PURPOSE	AREA	VENTILATION				REMARKS
		NATURAL		MECHANICAL		
		ACTUAL	REQUIRED	ACTUAL	REQUIRED	
WIRELESS TELEPHONE EQUIPMENT ENCLOSURE (NON-INHABITED)	194.1 S.F.	0 CFM	0 CFM	2600 CFM	0 CFM	SEE NOTE 1.

- NOTES:**
- EQUIPMENT ENCLOSURE IS PRE MANUFACTURED. THIS SHEET IS PROVIDED AS GUIDE ONLY. REFER TO ACTUAL DRAWINGS BY SHELTER MANUFACTURE FOR FULL BUILDING PLANS.
 - EPS BOARD INSULATION IS LISTED TO HAVE A FLAME SPREAD OF 25 OR LESS AND SMOKE DEVELOPED OF 450 OR LESS WITH A MAXIMUM THICKNESS OF 2 INCHES AT 1 PCF DENSITY. POLYISOCYANURATE FOAM INSULATION HAS BEEN TESTED TO A MAXIMUM THICKNESS OF 3 INCHES AT 1.9 PCF AND HAS A FLAME SPREAD OF 25 AND A SMOKE PRODUCT OF 395.
 - INTERIOR PANELING IS LISTED TO HAVE A FLAMESPREAD OF 200 OR LESS.
 - THIS ENCLOSURE IS CLASSIFIED AS USE GROUP B, TYPE 5B CONSTRUCTION; PER 1999 BOCA AND IS IN COMPLIANCE WITH 1999 BOCA BUILDING CODE, 1996 INTERNATIONAL MECHANICAL CODE, 2002 NEC AND ILLINOIS ASHRAE 90.1.
 - DESIGN CRITERIA
WIND LOAD = 125 MPH FLOOR DEAD LOAD = 35 PSF
ROOF LIVE LOAD = 100 PSF WALL DEAD LOAD = 35 PSF
FLOOR LIVE LOAD = 135 PSF SNOW LOAD = 80 PSF
ROOF DEAD LOAD = 45 PSF SEISMIC EXPOSURE GROUP = III
 - $F_c' = 5000$ PSI @ 28 DAYS (EQUIPMENT ENCLOSURE)
 - ENCLOSURE AND ASSOCIATED EQUIPMENT IS PROVIDED BY OWNER UNDER SEPARATE CONTRACT. EQUIPMENT ENCLOSURE INFORMATION INDICATED HEREIN IS PROVIDED FOR REFERENCE ONLY AND IS TAKEN FROM MANUFACTURER'S AVAILABLE DATA. REFER TO CIVIL, STRUCTURAL AND ELECTRICAL DRAWINGS FOR WORK TO BE PERFORMED UNDER THIS CONTRACT.
 - PRIOR TO PROJECT CLOSE OUT AND SHELTER INSTALLATION, THE GENERAL CONTRACTOR IS TO CLEAN THE SHELTER FLOOR AND APPLY A STATIC-FREE WAX TO THE FLOORS.

CHICAGO SMSA
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REVISIONS				
NO.	DESCRIPTION	DATE	BY	
-	ISSUED FOR REVIEW	11/21/14	LRB/LS	
1.	UPDATE ECR	03/20/15	LS	
2.	UPDATE PER UTILITY WALK	04/30/15	LS	
3.	UPDATED NATURAL GAS	05/19/15	DMS	
4.	ADDITION OF LANDSCAPE PLAN	07/07/15	JTM	

LOC. #282639

YALE & OAKTON

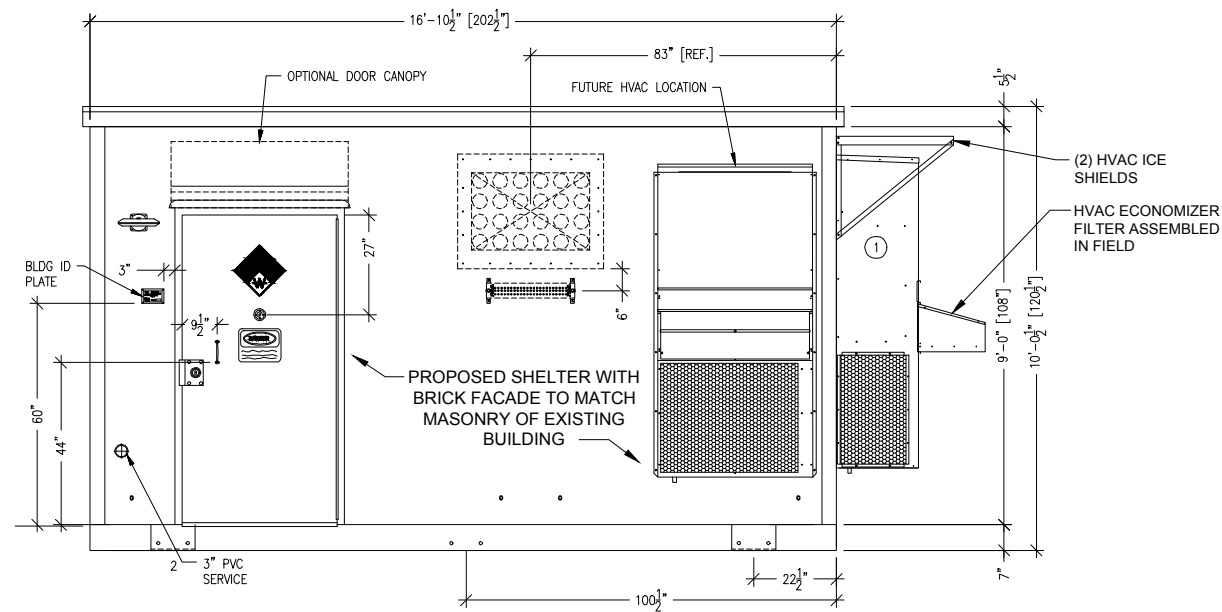
800 W. OAKTON ST.
ARLINGTON
HEIGHTS, IL 60004

DRAWN BY:	LRB
CHECKED BY:	TAZ
DATE:	11/19/14
PROJECT #:	33-1607

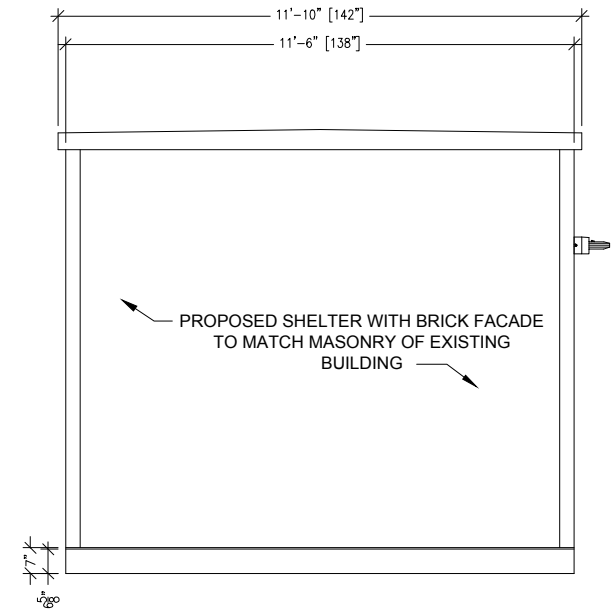
EQUIPMENT ENCLOSURE PLAN & SECTION

SHEET NUMBER

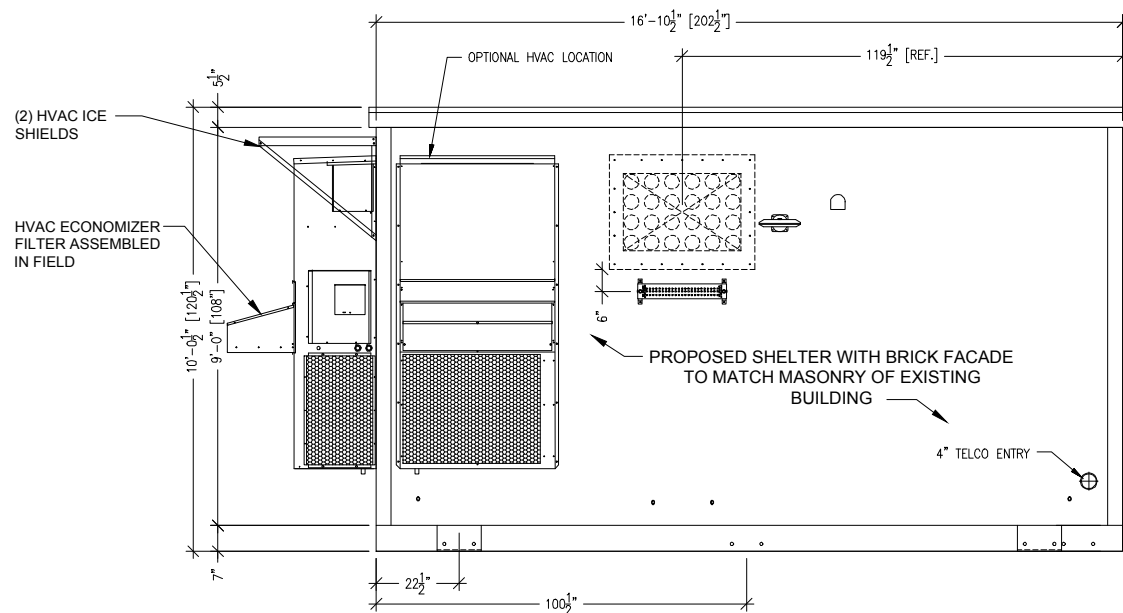
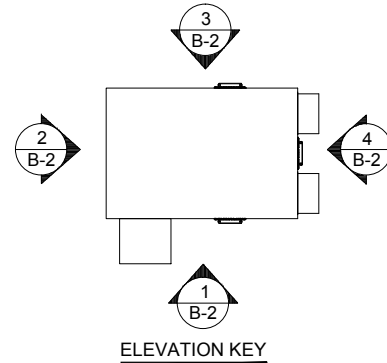
B-1



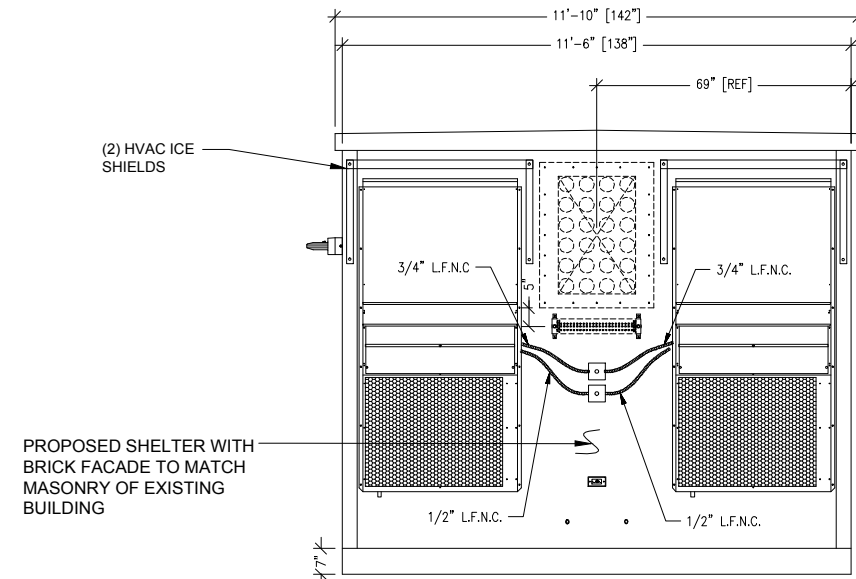
1 ELEVATION-EQUIPMENT ENCLOSURE
SCALE: 1/2" = 1'-0"



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



3 ELEVATION-EQUIPMENT ENCLOSURE
SCALE: 1/2" = 1'-0"



4 ELEVATION-EQUIPMENT ENCLOSURE
SCALE: 1/2" = 1'-0"

**CHICAGO
SMSA**
limited partnership
d/b/a VERIZON WIRELESS



REVISIONS					
NO	DESCRIPTION	DATE	BY	LS	DMS
1	ISSUED FOR REVIEW	11/21/14	LRB/LS	LS	JTM
2	UPDATE ECR	03/20/15	LS	LS	
3	UPDATE PER UTILITY WALK	04/30/15	LS	LS	
4	UPDATE NATURAL GAS	05/19/15	DMS		
	ADDITION OF LANDSCAPE PLAN	07/07/15	JTM		

LOC. #282639

**YALE &
OAKTON**

800 W. OAKTON ST.
ARLINGTON
HEIGHTS, IL 60004

DRAWN BY:	LRB
CHECKED BY:	TAZ
DATE:	11/19/14
PROJECT #:	33-1607

SHEET TITLE
**EQUIPMENT
ENCLOSURE
ELEVATIONS**

SHEET NUMBER

B-2

UTILITY NOTES:

WORK INCLUDES:

THESE NOTES AND ACCOMPANYING DRAWINGS COMPLEMENT THE PROVISIONS AND INSTALLATIONS BY THE ELECTRICAL CONTRACTOR, OF ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO INSTALL THE ELECTRICAL WORK COMPLETE IN CONNECTION WITH THIS VERIZON WIRELESS SITE AND SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

1. THE PROVISIONS, INSTALLATION, AND CONNECTION OF A GROUNDING ELECTRODE SYSTEM COMPLETE WITH A BUILDING AND SECONDARY GROUNDING, CELLULAR TELEPHONE COMMUNICATIONS TOWER AND CONNECTIONS TO THE INCOMING ELECTRICAL DISTRIBUTION EQUIPMENT.
2. THE PROVISION AND INSTALLATION OF AN OVERHEAD ELECTRICAL SERVICE OR UNDERGROUND ELECTRICAL SERVICE AND ALL ASSOCIATED WIRE AND CONDUIT AS REQUIRED AND/OR INDICATED ON PLANS.
3. THE PROVISION, INSTALLATION OF CONDUIT AND CONNECTIONS FOR LOCAL TELEPHONE SERVICE.
4. THE FURNISHING AND INSTALLATION OF THE ELECTRICAL SERVICE ENTRANCE CONDUCTORS, CONDUITS, METER SOCKET, AND CONNECTIONS TO THE SERVICE EQUIPMENT WITHIN THE ENCLOSURE.
5. TWO INCH (2") AND THREE INCH (3") DIAMETER PVC CONDUITS SCHEDULE 40.
6. ALL PVC CONDUITS SHOULD BE LEFT WITH NYLON PULL CORD FOR FUTURE USE.
7. EXCAVATION, TRENCHING, AND BACKFILLING FOR CONDUIT(S), CABLE(S), AND EXTERNAL GROUNDING SYSTEM.

CODES, PERMITS, AND FEES:

1. ALL REQUIRED PERMITS, LICENSES, INSPECTIONS AND APPROVALS SHALL BE SECURED AND ALL FEES FOR SAME PAID BY CONTRACTOR.
2. THE INSTALLATION SHALL COMPLY WITH ALL APPLICABLE CODES: STATE, LOCAL AND NATIONAL, AND THE DESIGN, PERFORMANCE CHARACTERISTICS AND METHODS OF CONSTRUCTION OF ALL ITEMS AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE LATEST ISSUE OF THE VARIOUS APPLICABLE STANDARD SPECIFICATIONS OF THE FOLLOWING AUTHORITIES:

N.E.C.	NATIONAL ELECTRIC CODE
A.N.S.I.	AMERICAN NATIONAL STANDARDS INSTITUTE
I.E.E.E.	INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS
A.S.T.M.	AMERICAN SOCIETY FOR TESTING MATERIALS
N.E.M.A.	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
U.L.	UNDERWRITERS LABORATORIES, INC.
N.F.P.A.	NATIONAL FIRE PROTECTION ASSOCIATION

RACEWAYS AND WIRING:

1. WIRING OF EVERY KIND MUST BE INSTALLED IN CONDUIT, UNLESS NOTED OTHERWISE, OR AS APPROVED BY THE ENGINEER.
2. UNLESS OTHERWISE SPECIFIED, ALL WIRING SHALL BE COPPER (CU) TYPE THWN, SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
3. RACEWAYS SHALL BE GALVANIZED STEEL, SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, UNLESS OTHERWISE NOTED. ALL RACEWAYS SHALL BE APPROVED FOR THE INSTALLATION.
4. PULL OR JUNCTION BOXES SHALL BE PROVIDED AS REQUIRED TO FACILITATE INSTALLATION OF RACEWAYS AND WIRING. PROVIDE JUNCTION AND PULLBOXES FOR CONDUIT RUNS WITH MORE THAN (360) DEGREES OF BENDS.
5. PROVIDE A COMPLETE RACEWAY AND WIRING INSTALLATION, PERMANENTLY AND EFFECTIVELY GROUNDING IN ACCORDANCE WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE AND LOCAL CODES.
6. ELECTRICAL PANELBOARD SHALL BE FURNISHED AND INSTALLED BY OTHERS.
7. ALL STEEL CONDUIT SHALL BE BONDED AT BOTH ENDS WITH GROUNDING BUSHING.

GENERAL NOTES:

SEE DETAILS AND SCHEDULES ON DRAWINGS AND SPECIFICATIONS FOR MEANING OF ABBREVIATIONS AND ADDITIONAL REQUIREMENTS AND INFORMATION. CHECK ARCHITECTURAL, STRUCTURAL AND OTHER MECHANICAL AND ELECTRICAL DRAWINGS FOR SCALE, SPACE LIMITATIONS, COORDINATION, AND ADDITIONAL INFORMATION, ETC. REPORT ANY DISCREPANCIES, CONFLICTS, ETC. TO ENGINEER BEFORE SUBMITTING BID. ALL EQUIPMENT FURNISHED BY OTHERS (FBO) SHALL BE PROVIDED WITH PROPER MOTOR STARTERS, DISCONNECTS, CONTROLS, ETC. BY THE ELECTRICAL CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE. THE ELECTRICAL CONTRACTOR SHALL INSTALL AND COMPLETELY WIRE ALL ASSOCIATED EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S WIRE DIAGRAM AND AS REQUIRED FOR A COMPLETE OPERATING INSTALLATION. ELECTRICAL CONTRACTOR SHALL VERIFY AND COORDINATE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF (FBO) EQUIPMENT PRIOR TO ROUGH-IN OF CONDUIT AND WIRING TO AVOID CONFLICTS.

COORDINATION WITH UTILITY COMPANY:

THE ELECTRICAL CONTRACTOR SHALL COORDINATE COMPLETE ELECTRICAL SERVICE WITH LOCAL UTILITY COMPANY FOR A COMPLETE OPERATIONS SYSTEM, INCLUDING TRANSFORMER CONNECTIONS, CONCRETE TRANSFORMER PADS, IF REQUIRED, METER SOCKETS, PRIMARY CABLE RACEWAY REQUIREMENTS, SECONDARY SERVICE, ETC. PRIOR TO SUBMITTING BID TO INCLUDE ALL LABOR AND MATERIALS. THE ELECTRICAL CONTRACTOR SHALL INCLUDE IN THE BID ANY OPTIONAL OR EXCESS FACILITY CHARGES ASSOCIATED WITH PROVIDING ELECTRICAL SERVICE FROM LOCAL UTILITY COMPANY. VERIFY BEFORE BIDDING TO INCLUDE ALL COSTS. THE ELECTRICAL CONTRACTOR SHALL VERIFY THE AVAILABLE FAULT CURRENT WITH THE LOCAL UTILITY COMPANY PRIOR TO SUBMITTING BID. ADJUST A.I.C. RATINGS OF ALL OVER CURRENT PROTECTION DEVICES IN DISTRIBUTION EQUIPMENT AS REQUIRED TO COORDINATE WITH AVAILABLE FAULT CURRENT FROM LOCAL UTILITY COMPANY. ALL GROUNDING RODS PROVIDED BY THE POWER OR TELEPHONE UTILITY COMPANIES MUST BE TIED INTO THE MAIN EXTERNAL GROUND RING.

UTILITY CONTACTS:

POWER: COMED

FIBER: AT&T
VIKI THOMAS

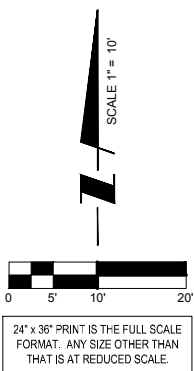
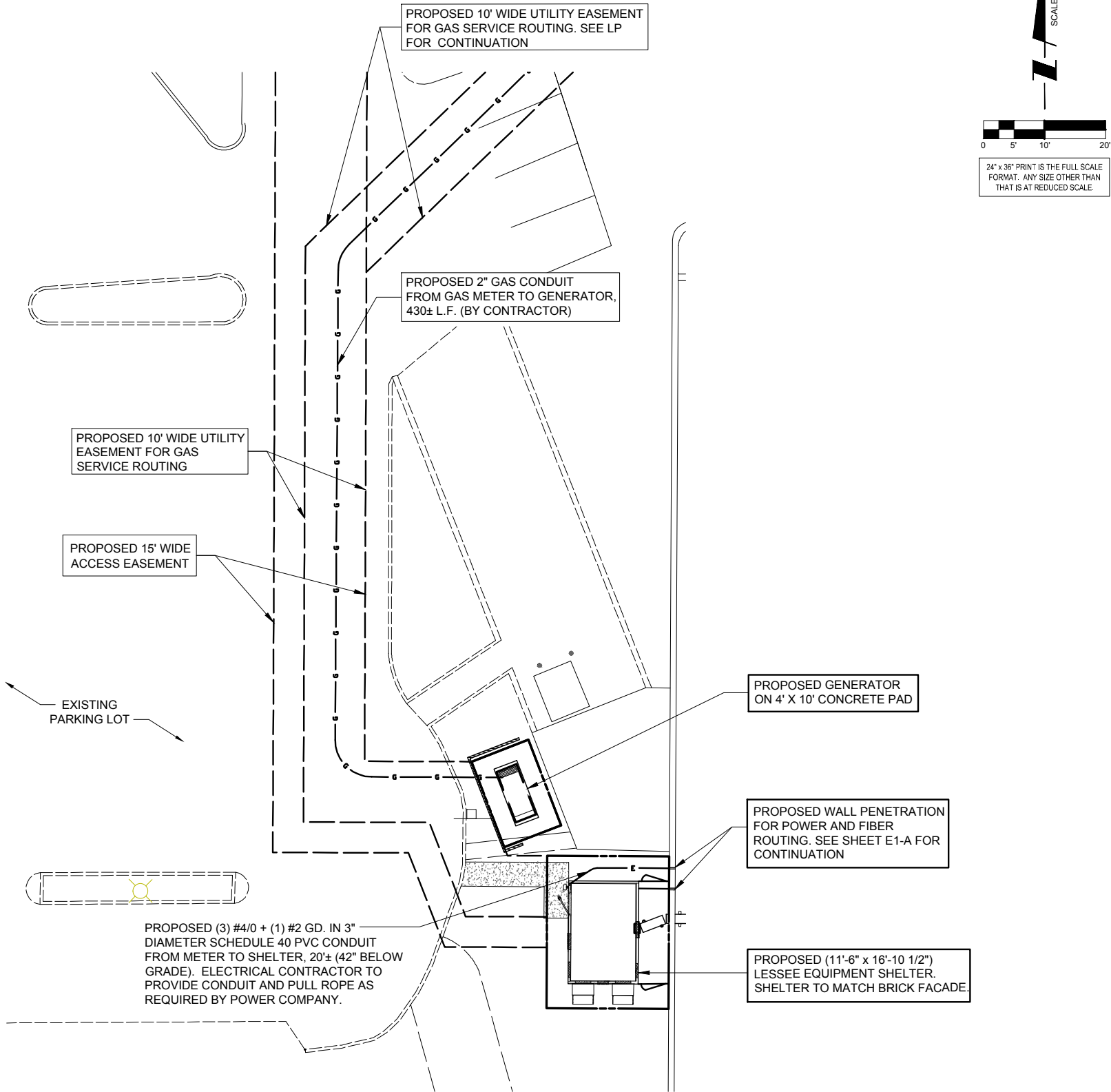
ELECTRICAL CONTRACTOR SHALL COORDINATE WITH POWER COMPANY FOR ENTRY INTO FENCED AREA BY EITHER MAILING A KEY TO A SLAVE LOCKED CHAIN AT THE FENCE GATE OR CALLING AND LEAVING A COMBINATION.

FOR CONTINUATION AND CONNECTION OF ELECTRIC AND TELEPHONE SERVICE. COORDINATE WITH ELECTRIC AND PHONE COMPANY

OPERATES 24 HOURS
A DAY 365 DAYS A YEAR



NOTE:
CONTRACTOR TO VERIFY ROUTES
WITH LOCAL UTILITY COMPANY
PRIOR TO INSTALLATION.



1 SITE UTILITY ROUTING PLAN
SCALE: 1" = 10'

CHICAGO
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limited partnership
d/b/a VERIZON WIRELESS



REVISIONS		BY	DATE	DESCRIPTION
		LRB/LS		
1.	ISSUED FOR REVIEW	11/21/14	03/20/15	UPDATE ECR
2.	UPDATE PER UTILITY WALK	04/30/15	05/19/15	UPDATE NATURAL GAS
3.	UPDATE NATURAL GAS	07/07/15		ADDITION OF LANDSCAPE PLAN
4.	ADDITION OF LANDSCAPE PLAN			

LOC. #282639

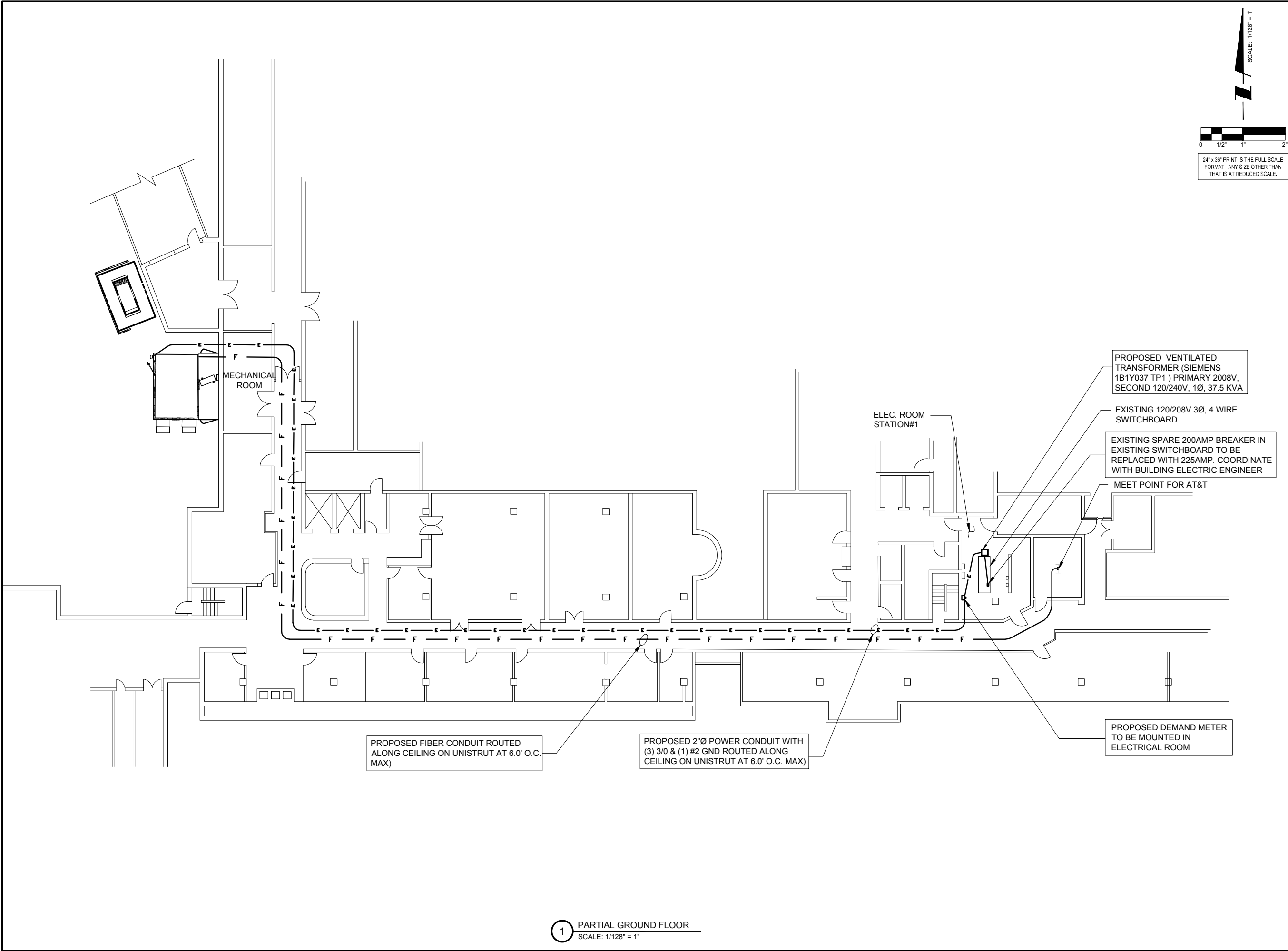
YALE &
OAKTON

800 W. OAKTON ST.
ARLINGTON
HEIGHTS, IL 60004

DRAWN BY:	LRB
CHECKED BY:	TAZ
DATE:	11/19/14
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SHEET TITLE
UTILITY ROUTING PLAN

SHEET NUMBER
E-1



24" x 36" PRINT IS THE FULL SCALE
FORMAT. ANY SIZE OTHER THAN
THAT IS AT REDUCED SCALE.

0 1/2" 1" 2"

SCALE: 1/128" = 1'

**CHICAGO
SMSA**
limited partnership
d/b/a VERIZON WIRELESS

TERRA
CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS		DESCRIPTION	DATE	BY
NO				LRB/LS
1.		ISSUED FOR REVIEW	11/21/14	LS
2.		UPDATE ECR	03/20/15	LS
3.		UPDATE PER UTILITY WALK	04/30/15	LS
4.		UPDATED NATURAL GAS	05/19/15	DMS
		ADDITION OF LANDSCAPE PLAN	07/07/15	JTM

LOC. #282639

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SHEET TITLE
UTILITY ROUTING
PLAN

SHEET NUMBER

E-1A

1. ALL GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC PROCESS CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, ETC. ALL CABLE TO GROUND RODS, GROUND RODS SPLICES AND LIGHTNING PROTECTION SYSTEM AS INDICATED. GROUND FOUNDATION ONLY AS INDICATED BY PM. ALL MATERIALS USED (MOLDS, WELDING, METAL, TOOLS, ETC.) SHALL BE BY EXOTHERMIC PROCESS AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND PROCEDURES. GROUND CONDUCTOR SHALL HAVE A MINIMUM 24" BENDING RADIUS.
2. ALL EXOTHERMIC CONNECTIONS ON GALVANIZED SURFACES SHALL BE CLEANED THOROUGHLY AND COLORED TO MATCH SURFACE WITH (2) TWO COATS OF SHERWIN-WILLIAMS GALVITE (WHITE) PAINT B50W3 (OR EQUAL) OR SHERWIN-WILLIAMS SILVERBRITE (ALUMINUM) B59S11 (OR EQUAL).
3. ALL ELECTRICAL & MECHANICAL GROUND CONNECTIONS SHALL HAVE ANTI-OXIDANT COMPOUND APPLIED TO CONNECTION

LEGEND

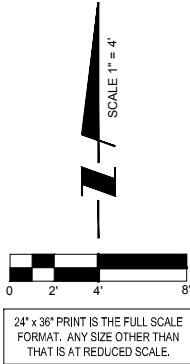
SYMBOL	DESCRIPTION
	5/8" DIAMETER X 10'-0" LONG COPPER GLAD GROUND ROD (HARGER-5810)
	5/8" DIAMETER X 10'-0" LONG COPPER CLAD GROUND ROD WITH INSPECTION WELL
	#2 AWG TNND SOLID BARE COPPER WIRE MINIMUM 42" BELOW GRADE (HARGER-L2)
	UNDERGROUND ELECTRICAL
	UNDERGROUND TELEPHONE
	UNDERGROUND FIBER
	EXOTHERMIC WELD
	OVERHEAD ELECTRICAL SERVICE
	OVERHEAD TELEPHONE SERVICE

4. FENCE/GATE: GROUND FENCE POSTS WITHIN 6 FEET OF ENCLOSURE AND 25 FEET OF TOWER AS INDICATED ON DRAWINGS. GROUND EACH GATE POST AND CORNER POST. GROUND CONNECTIONS TO FENCE POSTS SHALL BE MADE BY THE EXOTHERMIC PROCESS AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES. ALL OTHER CONNECTIONS FOR THE GROUND GRID SYSTEM SHALL BE MADE BY THE EXOTHERMIC PROCESS, AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES.
5. AFTER INSTALLATION OF THE CANOPY AT THE DOOR, GC/EC IS TO BOND THE CANOPY TO THE DOOR FRAME WITH A #2 CONDUCTOR. USE DOUBLE-LUG CONNECTION. PREP AND PAINT SURFACE TO MATCH AFTER INSTALLATION.
6. UTILITY COMPANY COORDINATION: ELECTRICAL CONTRACTOR SHALL CONFIRM THAT ALL WORK IS IN ACCORDANCE WITH THE RULES OF THE LOCAL UTILITY COMPANY BEFORE SUBMITTING THE BID. THE CONTRACTOR SHALL CHECK WITH THE UTILITY COMPANIES SUPPLYING SERVICE TO THIS PROJECT AND SHALL DETERMINE FROM THEM ALL EQUIPMENT AND CHARGES WHICH THEY WILL REQUIRE AND SHALL INCLUDE THE COST IN THE BID.
7. GROUND TEST: GROUND TESTS SHALL BE PERFORMED AS REQUIRED BY LESSEE STANDARD PROCEDURES. GROUND GRID RESISTANCE SHALL NOT EXCEED 5 OHMS.
8. CONTRACTOR SHALL SUBMIT THE GROUND RESISTANCE TEST REPORT AS FOLLOWS:
1. ONE (1) COPY TO OWNER REPRESENTATIVE
 2. ONE (1) COPY TO ENGINEER
 3. ONE (1) COPY TO KEEP INSIDE EQUIPMENT ENCLOSURE

- #2 AWG TNND SOLID BARE COPPER CONDUCTOR 42" BELOW GRADE (TYPICAL) MINIMUM 24" BENDING RADIUS
- ENCLOSURE GROUND (TYP.) IN 1/2" DIAMETER SCHEDULE 40 PVC CONDUIT
- GROUND EQUIPMENT ENCLOSURE CONDENSING UNIT WITH MECHANICAL CLAMP
- GROUND ELECTRIC SERVICE ENTRANCE
- BOUND GPS ANTENNA TO GROUND BAR
- BOUND PIPE POST OF ICE BRIDGE TO GROUND RING
- MAINTAIN TWO FOOT DISTANCE OFF OF STRUCTURES.
- GROUND TELEPHONE SERVICE ENTRANCE
- THE GENERATOR GROUND INTO THE SHELTER RING
- GROUND COAXIAL ANTENNA CABLES TO GROUND BAR BY ANTENNA CONTRACTOR TERMINATE CABLES 1'-0" FROM ENCLOSURE AND INSTALL LIGHTNING SURGE ARRESTORS ON EACH CABLE GROUND.
- EXOTHERMICALLY WELD COPPER GROUND BAR TAIL TO EXTERIOR HALO GROUND RING (EXOTHERMIC CONNECTION TYPE TA) BY ANTENNA CONTRACTOR. FINAL CONNECTION BY ELECTRICAL CONTRACTOR.
- 4"x20"x1/4" TNND INSULATED COPPER GROUND BA. NON ISOLATED WITH 10.0' LONG #2 AWG TNND SOLID COPPER WIRE WELDED TAILS (HARGER GBIT 14420VW)
- TWO #2 LEADS FROM THE EGR TO THE MGB LOCATED IN THE SHELTER. CADWELD AT EGR AND DOUBLE HOLE LUGS IN SHELTER.
- 10' LONG GROUND ROD
- GROUND ANTENNA CABLES TO GROUND BAR AT ANTENNA ELEVATION OF TOWER. GROUND BASE GROUND BAR TO GROUND HALO.
- EXISTING TOWER GROUND RING
- 5/8" DIAMETER X 10'-0" LONG COPPER CLAD GROUND ROD (HARGER-5810) WITH EXOTHERMIC CONNECTION



REFER TO SHEET E-5 FOR
GROUNDING



PROPOSED ANTENNAS TO BE
MOUNTED INSIDE FIBERGLASS
ENCLOSURE (EXTENSION OF
PENTHOUSE)

BOND SECTOR GROUND BAR
WITH NO. 2 INSULATED
CONDUCTOR AND ROUTE
ALONG CABLE TRAY BACK TO
M.G.B. (TYP.)

BOND PROPOSED
ANTENNA MOUNTING
PIPE AND MOUNTING
BRACKET TO GROUND
BAR (TYP.)

ATTACH GROUND KITS TO
ANTENNA CABLES AT MOUNT
LOCATION AND BOND TO
SECTOR GROUND BAR (TYP.)

SECTOR GROUND BAR
MOUNTED TO PROPOSED
SCREEN SUPPORT FRAME
(TYP.)

1 SITE GROUNDING PLAN
SCALE: 1" = 4'

**CHICAGO
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limited partnership
d/b/a VERIZON WIRELESS



REVISIONS		BY	DATE	DESCRIPTION
		LRB/LS	11/21/14	ISSUED FOR REVIEW
1.		LS	03/20/15	UPDATE ECR
2.		LS	04/30/15	UPDATE PER UTILITY WALK
3.		DMS	05/19/15	UPDATED NATURAL GAS
4.		JTM	07/07/15	ADDITION OF LANDSCAPE PLAN

LOC. #282639

YALE &
OAKTON

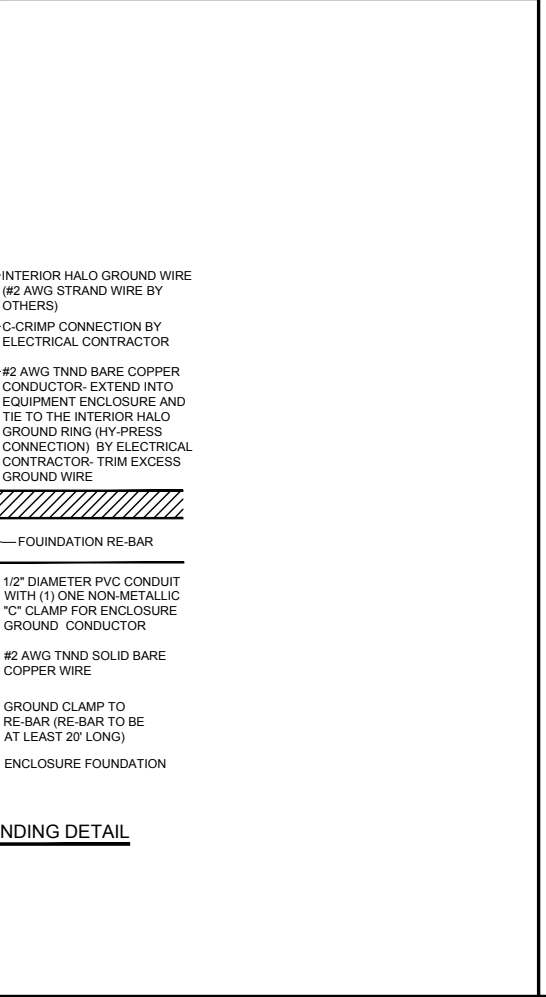
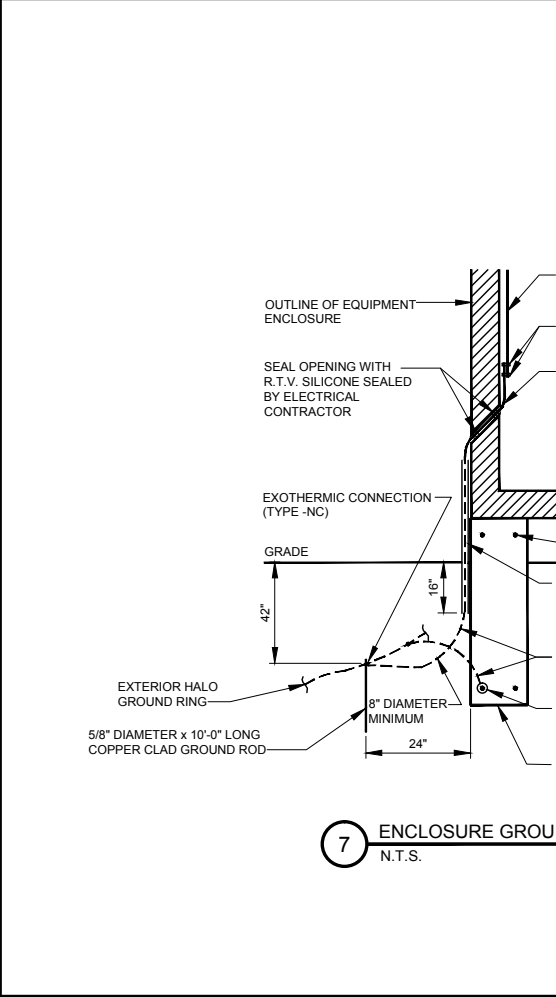
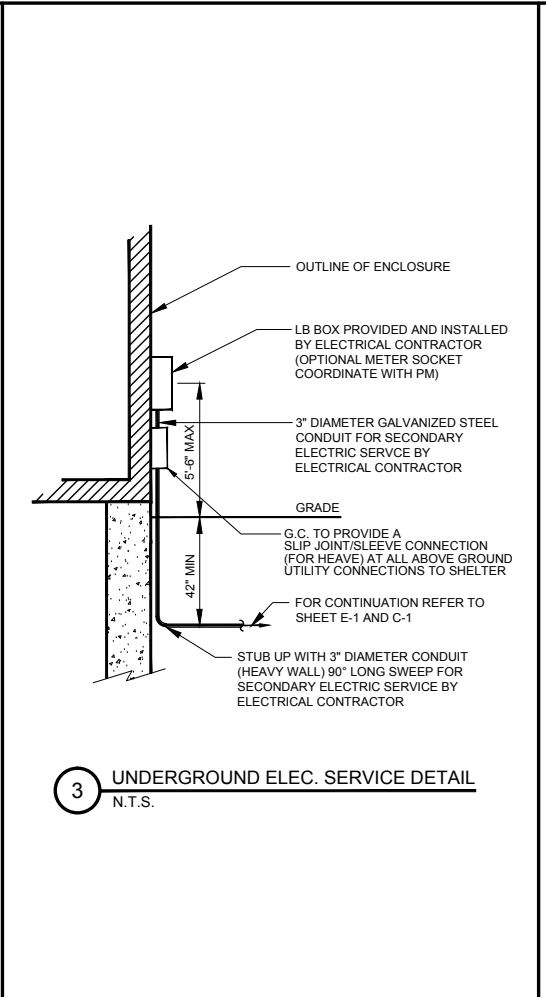
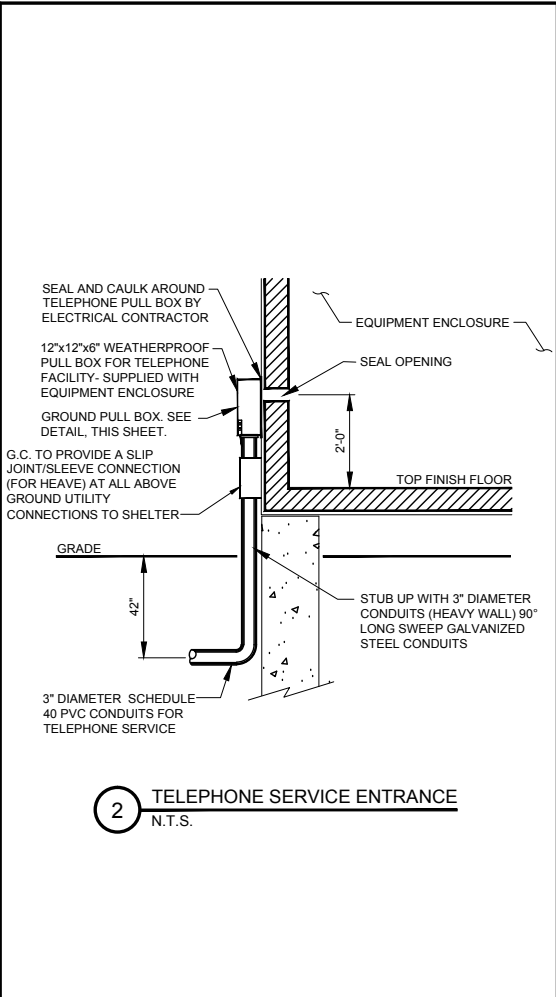
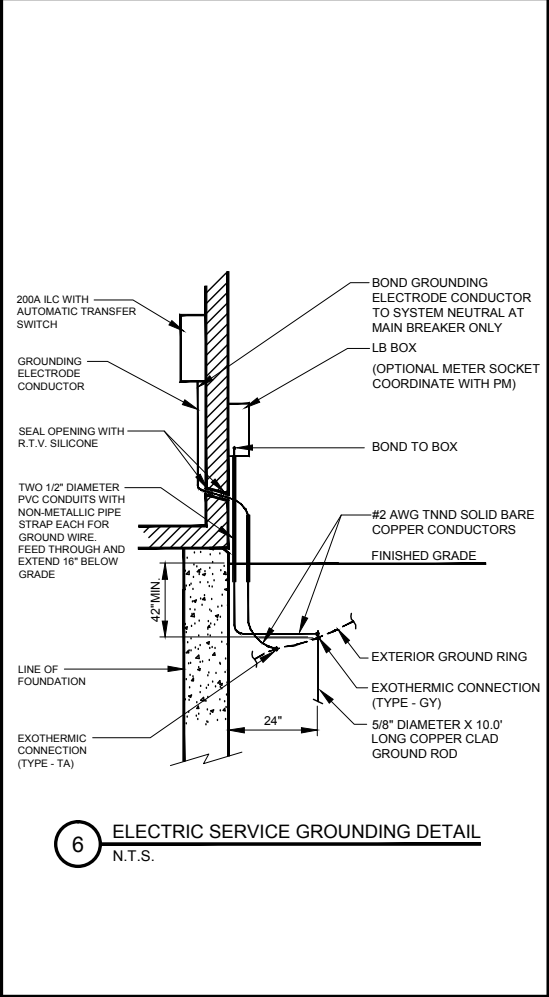
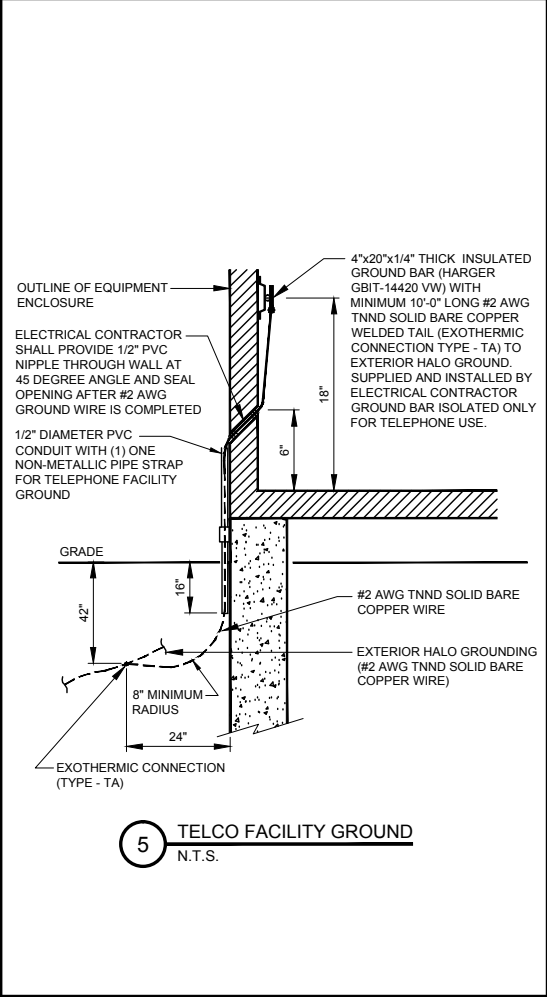
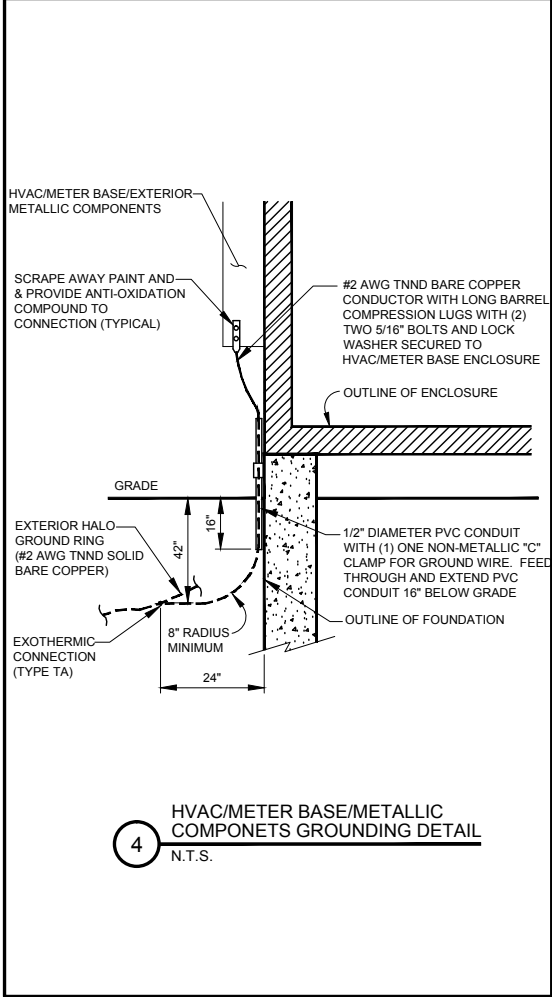
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HEIGHTS, IL 60004

DRAWN BY:	LRB
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DATE:	11/19/14
PROJECT #:	33-1607

SHEET TITLE
SITE
GROUNDING PLAN

SHEET NUMBER

E-2



CHICAGO SMSA
limited partnership
d/b/a VERIZON WIRELESS



REVISIONS		BY	DATE	DESCRIPTION
		LRB/LS	11/21/14	ISSUED FOR REVIEW
1.		LS	03/20/15	UPDATE ECR
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3.		DMS	05/19/15	UPDATED NATURAL GAS
4.		JTM	07/07/15	ADDITION OF LANDSCAPE PLAN

LOC. #282639

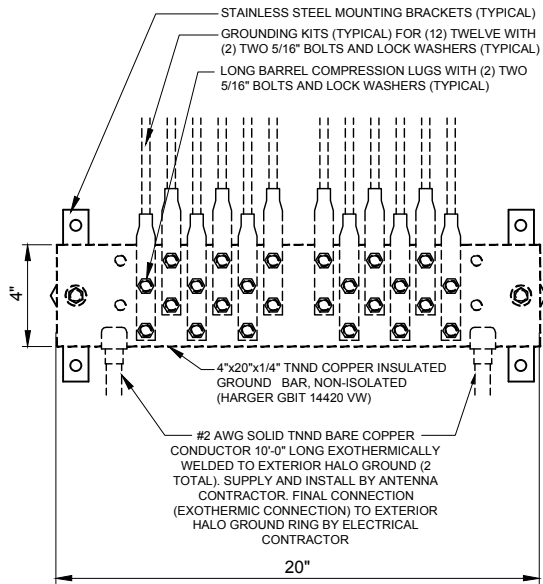
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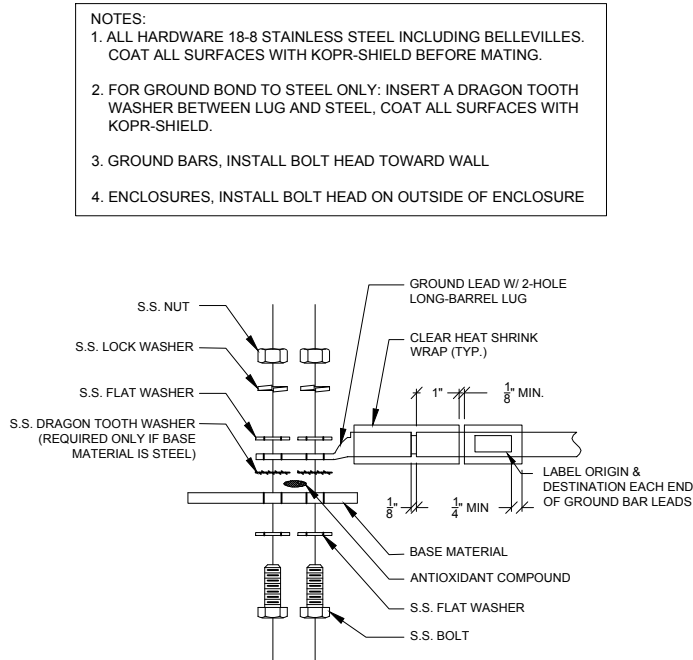
DRAWN BY:	LRB
CHECKED BY:	TAZ
DATE:	11/19/14
PROJECT #:	33-1607

SHEET TITLE
ELECTRICAL AND GROUNDING DETAILS

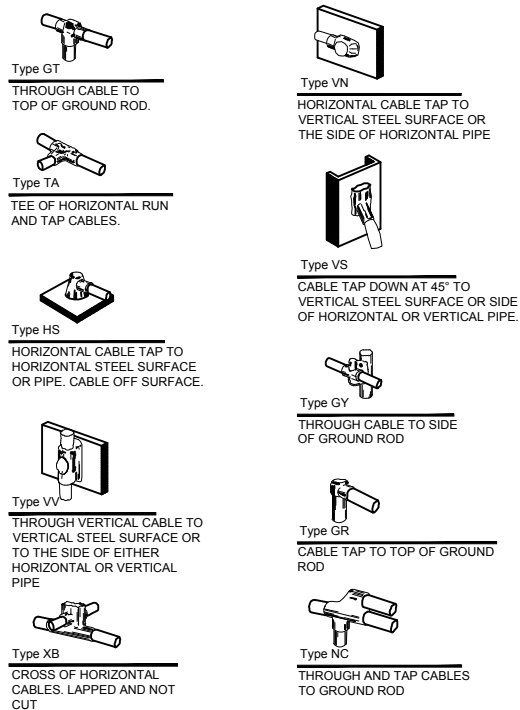
SHEET NUMBER
E-3



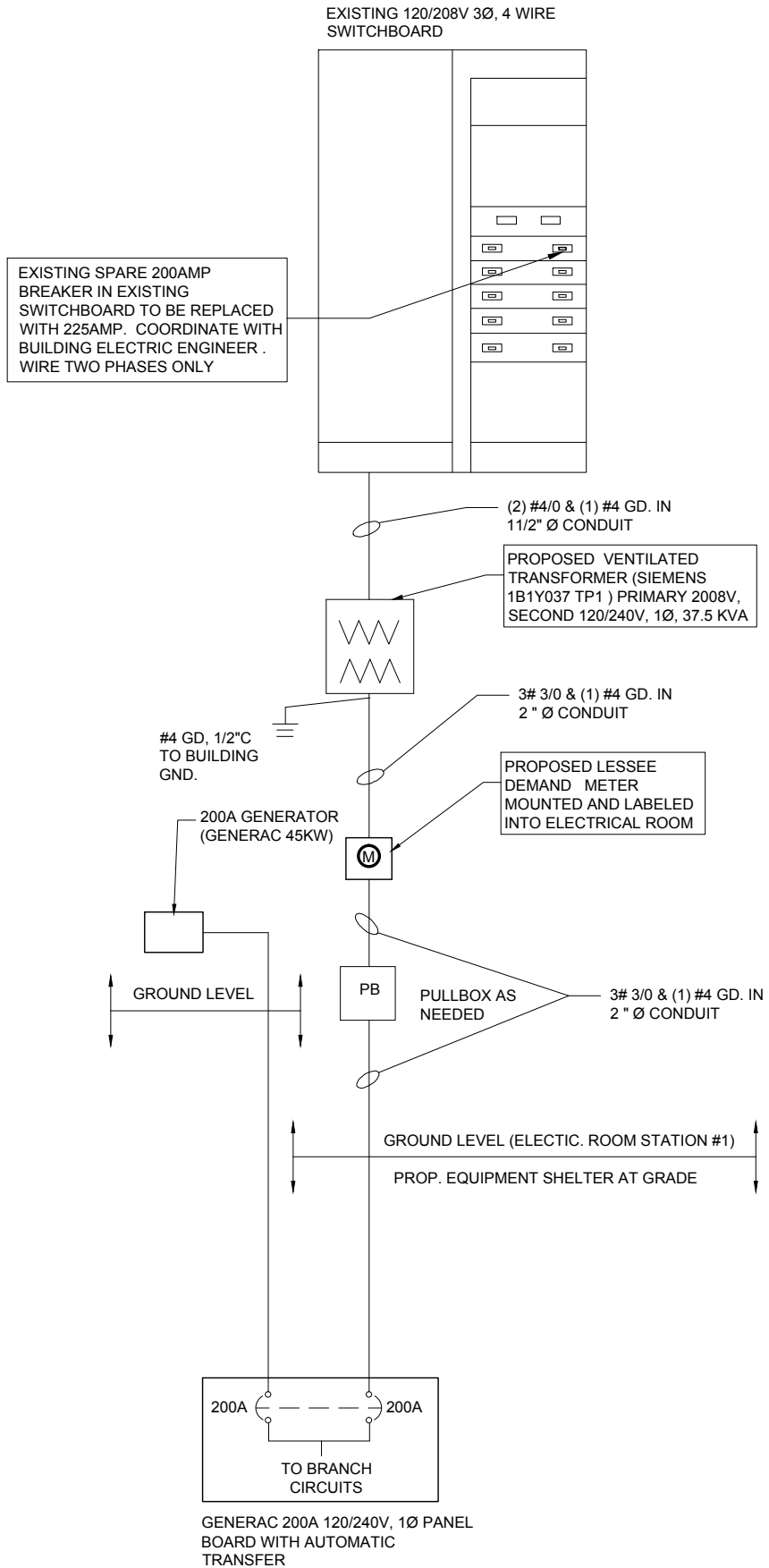
1 EXTERIOR GROUND BAR DETAIL
N.T.S.



2 GROUND LIG INSTALLATION DETAIL
N.T.S.



3 EXOTHERMIC WELD DETAILS
EXOTHERMIC AND HARGER ULTRAWELD OR APPROVED EQUAL



4 SINGLE LINE DIAGRAM
N.T.S.

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		JTM	07/07/15	ADDITION OF LANDSCAPE PLAN
NO				
1.				
2.				
3.				
4.				

LOC. #282639

**YALE &
OAKTON**

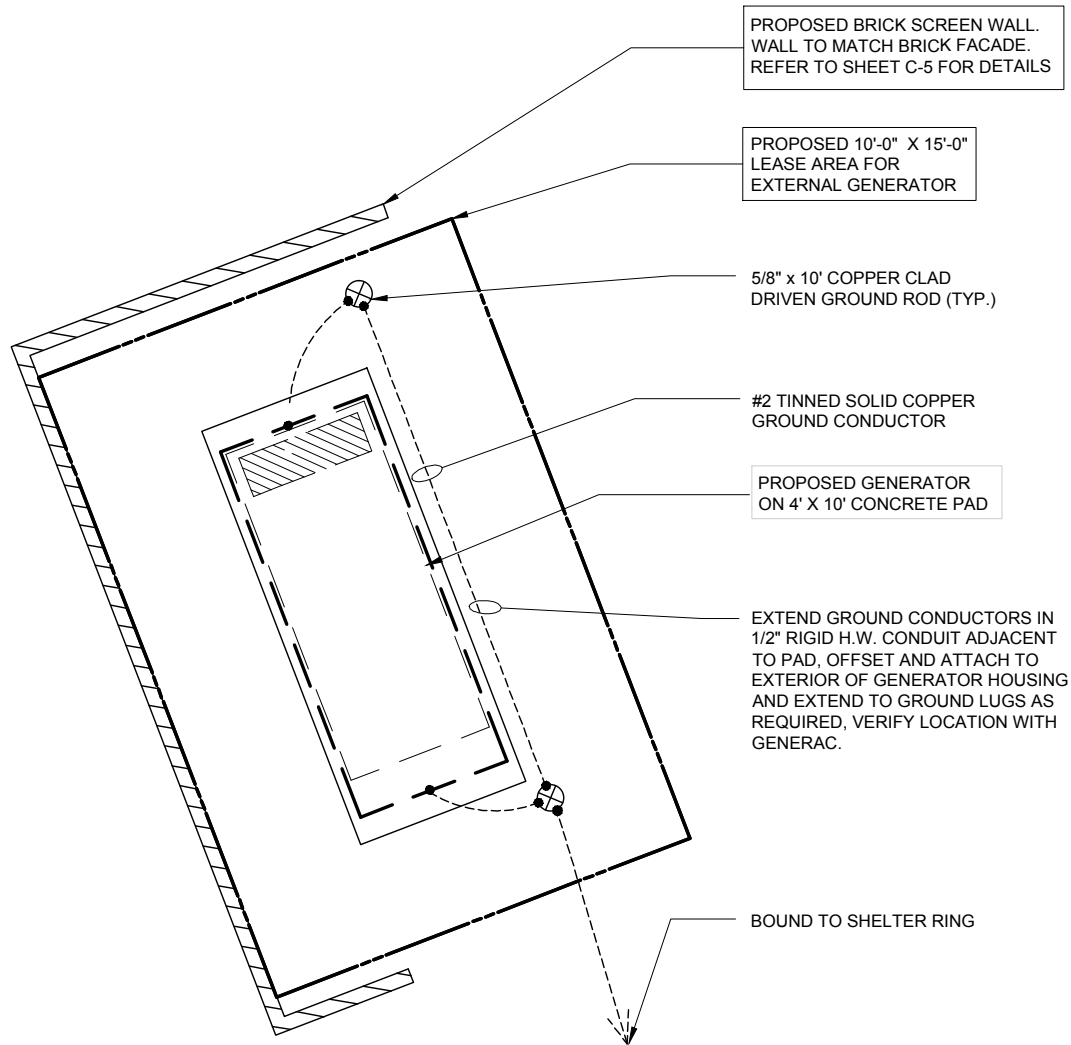
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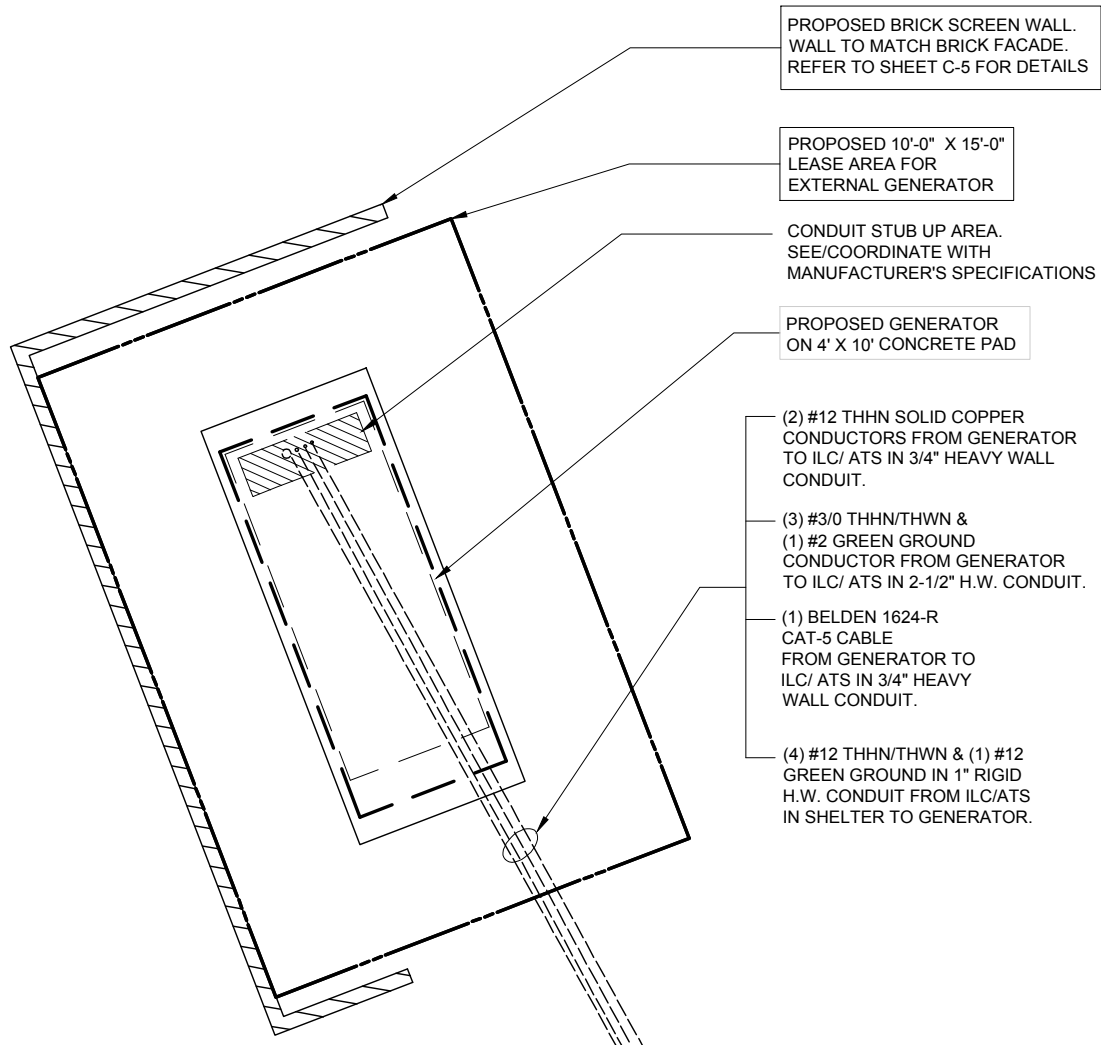
SHEET TITLE
**ELECTRICAL AND
GROUNDING DETAILS**

SHEET NUMBER

E-4



1 GENERATOR GROUNDING PLAN
SCALE: 1"=2'-0"



2 GENERATOR ROUTING LINES
SCALE: 1"=2'-0"

REVISIONS		DESCRIPTION	DATE	BY
NO				LRB/LS
1.		ISSUED FOR REVIEW	11/21/14	LS
2.		UPDATE ECR	03/20/15	LS
3.		UPDATE PER UTILITY WALK	04/30/15	LS
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		ADDITION OF LANDSCAPE PLAN	07/07/15	JTM

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HEIGHTS, IL 60004

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SHEET TITLE
GENERATOR
GROUNDING AND
ROUTING LINES

SHEET NUMBER

E-5

THE CONSTRUCTION DOCUMENT DRAWINGS ARE INTERRELATED. WHEN PERFORMING THE WORK, EACH CONTRACTOR MUST REFER TO ALL DRAWINGS. COORDINATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

PART 1 – GENERAL

- A. OBTAIN AND SUBMIT RELEASES ENABLING THE OWNER UNRESTRICTED USE OF THE WORK AND ACCESS TO SERVICES AND UTILITIES; INCLUDE OCCUPANCY PERMITS, OPERATING CERTIFICATES AND SIMILAR RELEASES.
- B. SUBMIT RECORD DRAWINGS, DAMAGE OR SETTLEMENT SURVEY, PROPERTY SURVEY, AND SIMILAR FINAL RECORD INFORMATION.
- C. COMPLETE FINAL CLEAN UP REQUIREMENTS, INCLUDING TOUCH-UP PAINTING. TOUCH UP AND OTHERWISE REPAIR AND RESTORE MARRED EXPOSED FINISHES.

PART 2 - FINAL CLEANING

1. COMPLETE THE FOLLOWING CLEANING OPERATIONS BEFORE REQUESTING INSPECTION FOR CERTIFICATION OF COMPLETION.
 - A. CLEAN THE PROJECT SITE, YARD AND GROUNDS, IN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, INCLUDING LANDSCAPE DEVELOPMENT AREAS, OF RUBBISH, WASTE MATERIAL, LITTER AND FOREIGN SUBSTANCES. SWEEP PAVED AREAS BROOM CLEAN. REMOVE PETRO-CHEMICALS, STAINS AND OTHER FOREIGN DEPOSITS. RAKE GROUNDS THAT ARE NEITHER PLANTED NOR PAVED, TO A SMOOTH EVEN-TEXTURED SURFACE.
 - B. REMOVE TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS MATERIAL FROM THE SITE.
 - C. REMOVE SNOW AND ICE TO PROVIDE SAFE ACCESS TO THE SITE AND EQUIPMENT ENCLOSURE.
 - D. CLEAN EXPOSED EXTERIOR AND INTERIOR HARD-SURFACED FINISHES TO A DIRT-FREE CONDITION, FREE OF STAINS, FILMS AND SIMILAR FOREIGN SUBSTANCES. AVOID DISTURBING NATURAL WEATHERING OF EXTERIOR SURFACES.
 - E. REMOVE DEBRIS FROM LIMITED ACCESS SPACES, INCLUDING ROOFS, EQUIPMENT ENCLOSURE, MANHOLES, AND SIMILAR SPACES.
 - F. REMOVE LABELS THAT ARE NOT PERMANENT LABELS.
 - G. TOUCH-UP AND OTHERWISE REPAIR AND RESTORE MARRED EXPOSED FINISHES AND SURFACES. REPLACE FINISHES AND SURFACES THAT CAN NOT BE SATISFACTORILY REPAIRED OR RESTORED, OR THAT SHOW EVIDENCE OF REPAIR OR RESTORATION. DO NOT PAINT OVER "UL" AND SIMILAR LABELS, INCLUDING ELECTRICAL NAME PLATES.
 - H. LEAVE THE PROJECT CLEAN AND READY FOR OCCUPANCY.
 - I. DUST-OFF ALL EQUIPMENT, INCLUDING BATTERY PACKS, WITHIN EQUIPMENT ENCLOSURE.
 - J. WASH AND WAX FLOOR WITHIN EQUIPMENT ENCLOSURE.
2. REMOVAL OF PROTECTION: REMOVE TEMPORARY PROTECTION AND FACILITIES INSTALLED DURING CONSTRUCTION TO PROTECT PREVIOUSLY COMPLETED INSTALLATIONS DURING THE REMAINDER OF THE CONSTRUCTION PERIOD.

PART 1 – GENERAL

- WORK INCLUDED: SEE SITE PLAN.
2. DESCRIPTIONS
ACCESS DRIVE W/ TURNAROUND AREA, LEASE AREA, AND IF APPLICABLE UNDERGROUND UTILITY EASEMENTS ARE TO BE CONSTRUCTED TO PROVIDE A WELL DRAINED, EASILY MAINTAINED, EVEN SURFACE FOR MATERIAL AND EQUIPMENT DELIVERIES AND MAINTENANCE PERSONNEL ACCESS.
3. QUALITY ASSURANCE
 - A. APPLY SOIL STERILIZER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS (AS NEEDED).
 - B. APPLY AND MAINTAIN GRASS SEED AS RECOMMENDED BY THE SEED PRODUCER (IF REQUIRED).
 - C. PLACE AND MAINTAIN VEGETATION LANDSCAPING, IF INCLUDED WITHIN THE CONTRACT, AS RECOMMENDED BY NURSERY INDUSTRY STANDARDS.
4. SEQUENCING
 - A. CONFIRM SURVEY STAKES AND SET ELEVATION STAKES PRIOR TO ANY CONSTRUCTION.
 - B. COMPLETELY GRUB THE ACCESS DRIVE W/ TURNAROUND, UNDERGROUND UTILITY EASEMENTS, (IF APPLICABLE) AND LEASE AREA PRIOR TO FOUNDATION CONSTRUCTION, PLACEMENT OF BACKFILL AND SUB-BASE MATERIAL.
 - C. CONSTRUCT TEMPORARY CONSTRUCTION AREA ALONG ACCESS DRIVE.
 - D. BRING THE LEASE AREA AND ACCESS DRIVE W/ TURNAROUND TO BASE COURSE ELEVATION PRIOR TO INSTALLING FOUNDATION.
 - E. APPLY SOIL STERILIZER PRIOR TO PLACING BASE MATERIALS.
 - F. GRADE, SEED, FERTILIZE, AND MULCH ALL AREAS DISTURBED BY CONSTRUCTION (INCLUDING UNDERGROUND UTILITY EASEMENTS) IMMEDIATELY AFTER BRINGING LEASE AREA AND ACCESS DRIVE W/ TURNAROUND TO BASE COURSE ELEVATION, WATER TO ENSURE GROWTH.
 - G. REMOVE GRAVEL FROM CONSTRUCTION ZONE TO AN AUTHORIZED AREA OR AS DIRECTED BY PROJECT MANAGER.
 - H. AFTER APPLICATIONS OF FINAL SURFACES, APPLY SOIL STERILIZER TO STONE SURFACES.
5. SUBMITTALS
 - A. BEFORE CONSTRUCTION
IF LANDSCAPING IS APPLICABLE TO THE CONTRACT, SUBMIT TWO COPIES OF THE LANDSCAPE PLAN UNDER NURSERY LETTERHEAD. IF A LANDSCAPE ALLOWANCE WAS INCLUDED IN THE CONTRACT, PROVIDE AN ITEMIZED LISTING OF PROPOSED COSTS ON NURSERY LETTERHEAD (REFER TO PLANS FOR LANDSCAPING REQUIREMENTS).
 - B. AFTER CONSTRUCTION
 1. MANUFACTURER'S DESCRIPTION OF PRODUCT AND WARRANTY STATEMENT ON SOIL STERILIZED.
 2. MANUFACTURER'S DESCRIPTION OF PRODUCT ON GRASS SEED AND FERTILIZER
 3. LANDSCAPING WARRANTY STATEMENT.
6. WARRANTY
 - A. IN ADDITION TO THE WARRANTY ON ALL CONSTRUCTION COVERED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPAIR ALL DAMAGE AND RESTORE AREA AS CLOSE TO ORIGINAL CONDITION AS POSSIBLE AT SITE AND SURROUNDINGS.
 - B. SOIL STERILIZATION APPLICATION TO GUARANTEE VEGETATION FREE ROAD AND SITE AREAS FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
 - C. DISTURBED AREAS WILL REFLECT GROWTH OF NEW GRASS COVER PRIOR TO FINAL INSPECTION.
 - D. LANDSCAPING, IF INCLUDED WITHIN THE SCOPE OF THE CONTRACT, WILL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL INSPECTION.

PART 2 – PRODUCTS

1. MATERIALS
- A. SOIL STERILIZER SHALL BE EPA-REGISTERED, PRE-EMERGENCE LIQUID:

TOTAL KILL
PRODUCT 910
EPA 10292-7

PHASAR CORPORATION
P.O. BOX 5123
DEARBORN, MI 48128
(313) 563-8000

AMBUSH HERBICIDE
EPA REGISTERED

FRAMAR INDUSTRIAL PRODUCTS
1435 MORRIS AVE.
UNION, NJ 07083
(800) 526-4924

- B. ROAD AND SITE MATERIALS SHALL CONFORM TO IDOT SPECIFICATIONS FILL MATERIAL (UNLESS OTHERWISE NOTED) - ACCEPTABLE SELECT FILL SHALL BE IN ACCORDANCE WITH STATE DEPARTMENT OF HIGHWAY AND TRANSPORTATION STANDARD SPECIFICATIONS..
- C. SOIL STABILIZER FABRIC SHALL BE MIRAFI - 500X.

PART 3 – EXECUTION

- INSPECTIONS
LOCAL BUILDING INSPECTORS SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS, UNLESS OTHERWISE SPECIFIED BY JURISDICTION.
2. PREPARATION
- A. CLEAR TREES, BRUSH AND DEBRIS FROM LEASE AREA, ACCESS DRIVE W/ TURN-AROUND AND UNDER GROUND UTILITY EASEMENTS AS REQUIRED FOR CONSTRUCTION.
- B. PRIOR TO OTHER EXCAVATION AND CONSTRUCTION, GRUB ORGANIC MATERIAL TO A MINIMUM OF SIX INCHES (6") BELOW GRADE.
- C. UNLESS OTHERWISE INSTRUCTED BY LESSEE, TRANSPORT ALL REMOVED TREES, BRUSH AND DEBRIS FROM THE PROPERTY TO AN AUTHORIZED LANDFILL.
- D. PRIOR TO PLACEMENT OF FILL OR BASE MATERIALS, ROLL THE SOIL.
- E. WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, LINE THE AREAS WITH STABILIZER MAT PRIOR TO PLACEMENT OF FILL OR BASE MATERIAL.
3. INSTALLATION
- A. GRADE OR FILL THE LEASE AREA AND ACCESS DRIVE W/ TURNAROUND AND REQUIRED TO ORDER THAT UPON DISTRIBUTION OF SPOILS, RESULTING FROM EXCAVATIONS, THE RESULTING GRADE WILL CORRESPOND WITH SAID SUB-BASE COURSE. ELEVATIONS ARE TO BE CALCULATED FROM BENCHMARK, FINISHED GRADES, OR INDICATED SLOPES.
- B. CLEAR EXCESS SPOILS, IF ANY, FROM JOB SITE AND DO NOT SPREAD BEYOND THE LIMITS OF PROJECT AREA UNLESS AUTHORIZED BY PROJECT MANAGER AND AGREED TO BY LANDOWNER.
- C. BRING THE ACCESS DRIVE W/ TURNAROUND TO BASE COURSE ELEVATION TO FACILITATE CONSTRUCTION AND OBSERVATION DURING CONSTRUCTION OF THE SITE.
- D. AVOID CREATING DEPRESSIONS WHERE WATER MAY POND.
- E. THE CONTRACT SHALL INCLUDE GRADING, BANKING, AND DITCHING, UNLESS OTHERWISE INDICATED.
- F. WHEN IMPROVING AN EXISTING ACCESS DRIVE, GRADE THE EXISTING DRIVE TO REMOVE ANY ORGANIC MATTER AND SMOOTH THE SURFACE BEFORE PLACING FILL OR STONE.
- G. PLACE FILL OR STONE IN SIX INCH (6") MAXIMUM LIFTS, AND COMPACT BEFORE PLACING NEXT LIFT.
- H. THE TOP SURFACE COURSE, SHALL EXTEND A MINIMUM OF ONE FOOT (1') BEYOND THE SITE FENCE (UNLESS OTHERWISE NOTED) AND SHALL COVER THE AREA AS INDICATED.
- I. APPLY RIPRAP TO THE SIDE SLOPES OF ALL FENCED SITE AREAS, PARKING AREAS, AND ALL OTHER SLOPES GREATER THAN 2:1.
- J. APPLY RIPRAP TO THE SIDES OF DITCHES OR DRAINAGE SWALES.
- K. RIPRAP ENTIRE DITCH FOR SIX FEET (6') IN ALL DIRECTIONS AT CULVERT OPENINGS.
- L. APPLY SEED, FERTILIZER, AND STRAW COVER TO ALL OTHER DISTURBED AREAS, DITCHES, AND DRAINAGE SWALES, NOT OTHERWISE RIPRAPPED.
- M. UNDER NO CIRCUMSTANCES WILL DITCHES, SWALES, OR CULVERTS BE PLACED SO THAT THEY DIRECT WATER TOWARDS, OR PERMIT STANDING WATER, IMMEDIATELY ADJACENT SHELTER OR EQUIPMENT. IF SIGNS OR ELEVATIONS ARE IN CONFLICT WITH THIS, ADVISE CONSTRUCTION MANAGER IMMEDIATELY.
- N. IN DITCHES WITH SLOPES GREATER THAN 10%, MOUND DIVERSIONARY HEADWALLS IN THE DITCH AT CULVERT ENTRANCES. POSITION THE HEADWALL AT AN ANGLE NO GREATER THAN 60° OFF THE DITCH LINE. RIPRAP THE UPSTREAM SIDE OF THE HEADWALL AS WELL AS THE DITCH FOR SIX FEET (6') ABOVE THE CULVERT ENTRANCE.
4. POINT-TO-POINT BARBED WIRE SPACED ON FIVE-INCH CENTERS.
5. GAUGE, 1/4-INCH POINT-TO-POINT BARBED WIRE SPACED ON FIVE-INCH CENTERS.
6. ALL POSTS SHALL BE SCHEDULE - 40 MECHANICAL SERVICE PIPE AND SHALL BE TYPE 1 ASTM A-128 AND OF THE FOLLOWING DIAMETER
- LINE 2" SCHEDULE 40 (2 3/8" O.D.)
CORNER 3" SCHEDULE 40 (3 1/2" O.D.)
GATE 3" SCHEDULE 40 (3 1/2" O.D.)
- E. GATE POSTS SHALL BE EXTENDED 12 INCHES, INCLUDING DOME CAP, TO PROVIDE FOR ATTACHMENT OF BARBED WIRE.
- F. ALL TOP AND BRACE RAILS SHALL BE 1" DIAMETER SCHEDULE - 40 MECHANICAL-SERVICE PIPE.
- G. GATE FRAMES AND BRACES SHALL BE 1.90 INCH DIAMETER SCHEDULE 40 MECHANICAL-SERVICE PIPE. FRAMES SHALL HAVE WELDED CORNERS.
- H. GATE FRAMES SHALL HAVE A FULL-HEIGHT VERTICAL BRACE, AND A FULL-WIDTH HORIZONTAL BRACE, SECURED IN PLACE BY USE OF GATE BRACE CLAMPS.
- I. GATE HINGES SHALL BE MERCHANTS METAL MODEL 64386 HINGE ADAPTER WITH MODEL 6409, 188-DEGREE ATTACHMENT.
- J. THE GUIDE (LATCH ASSEMBLY) SHALL BE HEAVY INDUSTRIAL DOUBLE GATE LATCH SEE DETAIL.
- K. LATCHES AND STOPS SHALL BE PROVIDED FOR ALL GATES.
- L. PLUNGER ROD COMPLETE WITH RECEPTOR TO BE PROVIDED AT THE INACTIVE LEAF OF ALL DOUBLE GATE INSTALLATIONS.
- M. ALL STOPS SHALL HAVE KEEPERS CAPABLE OF HOLDING THE GATE LEAF IN THE OPEN POSITION
- N. A NO. 7 GAUGE ZINC COATED TENSION WIRE SHALL BE USED AT THE BOTTOM OF THE FABRIC, TERMINATED WITH BAND CLIPS AT CORNER AND GATE POSTS.
- O. A SIX-INCH BY 1/2-INCH DIAMETER EYEBOLT TO HOLD TENSION WIRE SHALL BE PLACED AT LINE POSTS.
- P. STRETCHER BARS SHALL BE 3/16-INCH BY 3/4-INCH OR HAVE EQUIVALENT CROSS-SECTIONAL AREA.
- Q. ALL CORNER GATE AND PANELS SHALL HAVE A 3/8-INCH TRUSS ROD WITH TURNBUCKLES.
- R. ALL POSTS EXCEPT GATE POSTS SHALL HAVE A COMBINATION CAP AND BARBED WIRE SUPPORTING ARM. GATE POSTS SHALL HAVE A DOME CAP.
- S. OTHER HARDWARE INCLUDES BUT MAY NOT BE LIMITED TO TIE CLIPS, BAND CLIPS AND TENSION BAND CLIPS.
- T. BARBED WIRE GATE GUARDS SHALL BE FITTED WITH DOME CAPS.
- U. BARBED WIRE SUPPORT ARMS SHALL BE PRESSED STEEL COMPLETE WITH SET BOLT AND LOCK WIRE IN THE ARM.
- V. ALL CAPS SHALL BE MALLEABLE IRON, DOME OR ACORN SHAPED AS REQUIRED BY PIPE SIZE.
- W. WHERE THE USE OF CONCERTINA HAS BEEN SPECIFIED, 24-INCH DIAMETERS COIL BARBED TAPE, STAINLESS STEEL, CYCLONE FENCE MODEL GBP TO TYPE III SHALL BE FURNISHED. IT SHALL BE SUPPORTED ABOVE THE TOP RAIL BY USE OF SIX(6) WIRE BARBED WIRE ARMS POSITIONED ATOP EACH LINE/CORNER POST.
- PART 3 - EXECUTION**

PART 3 – EXECUTION

1. INSPECTION
TO CONFIRM PROPER DEPTH AND DIAMETER OF POST HOLE EXCAVATIONS. ALL POST HOLES WILL BE EXCAVATED AS PER CONSTRUCTION DOCUMENTS.
2. INSTALLATION
 - A. FOUNDATIONS SHALL HAVE A MINIMUM SIX INCH (6") CONCRETE COVER UNDER POST.
 - B. ALL FENCE POSTS SHALL BE VERTICALLY PLUMB ; ONE QUARTER INCH (1/4")
 - C. AT CORNER POSTS, GATE POSTS, AND SIDES OF GATE FRAME, FABRIC SHALL BE ATTACHED WITH STRETCHER AND TENSION BAND-CLIPS AT FIFTEEN(15) INCH INTERVALS.
 - D. AT LINE POSTS, FABRIC SHALL BE ATTACHED WITH BAND-CLIPS AT FIFTEEN INCH (15") INTERVALS.
 - E. FABRIC SHALL BE ATTACHED TO BRACE RAILS, TENSION WIRE AND TRUSS RODS WITH TIE-CLIPS AT TWO FOOT (2') INTERVALS.
 - F. A MAXIMUM GAP OF ONE INCH WILL BE PERMITTED BETWEEN THE CHAIN LINE FABRIC AND THE FINAL GRADE.
 - G. GATE SHALL BE INSTALLED SO LOCKS ARE ACCESSIBLE FROM BOTH SIDES.
 - H. GATE HINGE BOLTS SHALL HAVE THEIR THREADS PEENED OR WELDED TO PREVENT UNAUTHORIZED REMOVAL.
 - I. CONCRETE TO BE A MINIMUM OF 4,000 PSI AT 7 DAYS. CEMENT SHALL EXCEED ASTM C150, TYPE IIIA.
3. PROTECTION
UPON COMPLETION OF ERECTION, INSPECT FENCE MATERIAL AND PAINT FIELD CUTS OR GALVANIZING BREAKS WITH ZINC-BASED PAINT, COLOR TO MATCH THE GALVANIZED METAL.

APPLICABLE STANDARDS

- | | |
|-----------|---|
| ASTM-A120 | SPECIFICATION FOR PIPE, STEEL BLACK AND HOT-DIPPED ZINC COATED (GALVANIZED) WELDED AND SEAMLESS, FOR ORDINARY USES. |
| ASTM-A123 | ZINC (HOT-DIP GALVANIZED) COATING ON IRON AND STEEL PRODUCTS. |
| ASTM-A153 | STANDARD SPECIFICATION FOR ZINC COATING (HOT-DIP) ON IRON AND STEEL HARDWARE. |
| ASTM-A392 | SPECIFICATION FOR ZINC-COATED STEEL CHAIN LINK FENCE FABRIC. |
| ASTM-A491 | SPECIFICATION FOR ALUMINUM-COATED STEEL CHAIN LINK FENCE FABRIC |
| ASTM-A525 | STANDARD SPECIFICATION FOR STEEL SHEET ZINC COATED (GALVANIZED) BY THE HOT-DIPPED PROCESS. |

ASTM-A570 SPECIFICATION FOR HOT-ROLLED CARBON STEEL SHEET AND STRIP
STRUCTURAL QUALITY.

ASTM-A535 SPECIFICATION FOR ALUMINUM COATED STEEL BARBED WIRE.

FEDERAL SPECIFICATION RR-F-191- FENCING, WIRE AND POST METAL (AND GATES, CHAIN LINK FENCE FABRIC, AND ACCESSORIES)

SECTION 03000 – BASIC CONCRETE MATERIALS AND METHODS

PART 1 – GENERAL

1. WORK INCLUDED
FORMWORK, REINFORCEMENT, ACCESSORIES, CAST-IN-PLACE CONCRETE, FINISHING, AND CURING.
2. INSPECTIONS
 - A. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING BUILDING DEPARTMENT INSPECTIONS REQUIRED FOR HIS SCOPE OF WORK.
 - B. ALL REINFORCING STEEL SHALL BE INSPECTED AND APPROVED BY THE LESSEE'S CONSTRUCTION MANAGER PRIOR TO PLACEMENT OF CONCRETE.
 - C. THE LESSEE'S CONSTRUCTION MANAGER SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS.
3. QUALITY ASSURANCE
 - A. CONSTRUCT AND ERECT CONCRETE FORMWORK IN ACCORDANCE WITH ACI 301 AND ACI 318.
 - B. PERFORM CONCRETE REINFORCING WORK IN ACCORDANCE WITH ACI 301, ACI 318, AND ASTM A184.
 - C. PERFORM CAST-IN-PLACE CONCRETE WORK IN ACCORDANCE WITH ACI 301, ACI 318, AND ACI 117-90.
 - D. OPEN FOUNDATION TRENCHES SHALL BE INSPECTED BY MES PRIOR TO CONCRETE INSTALLATION.
4. SUBMITTALS
SUBMIT CONCRETE MIX AND REINFORCING STEEL SHOP DRAWINGS FOR APPROVAL BY LESSEE CONSTRUCTION MANAGER/ENGINEER. THE SHOP DRAWINGS SHALL BE SUBMITTED IN THE FORM OF TWO (2) CONCRETE MIX DESIGN INFORMATION SHEETS AND TWO (2) BLUELINE DRAWINGS FOR REINFORCING STEEL.

PART 2 – PRODUCTS

- A. REINFORCEMENT MATERIALS
 - A. REINFORCEMENT STEEL, ASTM A615, 60 ksi YIELD GRADE, DEFORMED BILLET STEEL BARS, WIRE FINISH.
 - B. WELDED STEEL WIRE FABRIC ASTM A185 PLAIN TYPE, IN FLAT SHEETS, PLAIN FINISH.
 - C. CHAIRS, BOLSTERS, BAR SUPPORTS, SPACERS. SIZED AND SHAPED FOR SUPPORTS OF REINFORCING.
 - D. FABRICATE CONCRETE REINFORCING IN ACCORDANCE WITH ACI 315, ACI 318, ASTM A184
 2. CONCRETE MATERIALS
 - A. CEMENT: ASTM C150, PORTLAND TYPE
 - B. FINE AND COURSE AGGREGATES: ASTM C33 - MAXIMUM SIZE OF CONCRETE AGGREGATE SHALL NOT EXCEED 3 ONE INCH (1") SIZE SUITABLE FOR INSTALLATION METHOD UTILIZED OR ONE-THIRD (1/3) CLEAR DISTANCE BEHIND OR BETWEEN REINFORCING.
 - C. WATER: CLEAN AND NOT DETRIMENTAL TO CONCRETE
 - D. AIR ENTRAINING ADMIXTURE: ASTM C260
 - E. BONDING AGENT: LATEX EMULSION FOR BONDING NEW TO OLD CONCRETE AS MANUFACTURED BY DAYTON SUPERIOR.
 - F. NON-SHRINK GROUT: PREMIXED COMPOUND CONSISTING OF NONMETALLIC AGGREGATE, CEMENT, WATER REDUCING AND PLASTICISING AGENTS.
 3. CONCRETE MIX
 - A. CONCRETE MATERIALS SHALL CONFORM TO THE APPROPRIATE A.C.I. REQUIREMENTS FOR EXPOSED STRUCTURAL CONCRETE.
 - B. MIX AND DELIVER CONCRETE IN ACCORDANCE WITH ASTM C94, ALT. 3.
 - C. PROPORTIONS OF CONCRETE MATERIALS SHALL BE SUITABLE FOR THE INSTALLATION METHOD UTILIZED AND SHALL RESULT IN DURABLE CONCRETE FOR LOCAL ANTICIPATED AGGRESSIVE ACTIONS. THE DURABILITY REQUIREMENTS OF ACI 318 CHAPTER 4 SHALL BE SATISFIED BASED ON THE CONDITIONS EXPECTED AT THE SITE. PROVIDE CONCRETE AS FOLLOWS:
 1. COMPRESSIVE STRENGTH: 4000 psi AT 7 DAYS.
SEE SHEET S-1 FOR CAISSON CONCRETE COMPRESSIVE STRENGTH
 2. SLUMP: 3 INCHES
- PART 3 - EXECUTION**
1. INSERTS, EMBEDDED COMPONENTS AND OPENINGS
 - A. THE CONTRACTOR SHALL COORDINATE AND CROSS-CHECK ARCHITECTURAL, BUILDING & ELECTRICAL DRAWINGS FOR OPENINGS, SLEEVES, ANCHORS, HANGERS, AND OTHER ITEMS RELATED TO CONCRETE WORK AND SHALL ASSUME FULL RESPONSIBILITY FOR THE PROPER LOCATION BEFORE PLACING CONCRETE.
 - B. PROVIDE FORMED OPENINGS WHERE REQUIRED FOR WORK TO BE EMBEDDED IN AND PASSING THROUGH CONCRETE MEMBERS.
 - C. COORDINATE WORK OF OTHER SECTIONS IN FORMING AND SETTING OPENING, SLOTS, RECESSES, CHASES, SLEEVES, BOLTS, ANCHORS, AND OTHER INSERTS.
 - D. INSTALL CONCRETE ACCESSORIES STRAIGHT, LEVEL AND PLUMB.
 2. REINFORCEMENT PLACEMENT
 - A. PLACE REINFORCEMENT, SUPPORTED AND SECURED AGAINST DISPLACEMENT.
 - B. ENSURE REINFORCING IS CLEAN, FREE OF LOOSE SCALE, DIRT, OR OTHER FOREIGN COATINGS.
 - C. WELDING IS PROHIBITED ON REINFORCING STEEL AND EMBEDMENTS.
 - D. MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE THREE INCHES (3") UNLESS OTHERWISE NOTED.
 - E. CONCRETE COVER FROM TOP OF FOUNDATION TO ENDS OF VERTICAL REINFORCEMENT SHALL NOT EXCEED THREE INCHES (3") NOR BE LESS THAN TWO INCHES (2").
 3. PLACING CONCRETE
 - A. VIBRATE ALL CONCRETE.
 - B. ALL CONCRETE WORK SHALL ADHERE TO THE LATEST A.C.I. STANDARDS FOR WINTER POURING AND CURING PROCEDURES IF SEASONAL CONDITIONS APPLY
 4. CURING
 - A. AFTER PLACEMENT, PROTECT CONCRETE FROM PREMATURE DRYING.
 - B. MAINTAIN CONCRETE WITH MINIMAL MOISTURE LOSS AT RELATIVELY CONSTANT TEMPERATURE FOR A PERIOD NECESSARY FOR HYDRATION OF CEMENT AND HARDENING OF CONCRETE.
 5. PROVIDE HAND RUBBED SMOOTH FINISH TO ALL EXPOSED VERTICAL FORMED CONCRETE SURFACES.
 6. FIELD QUALITY CONTROL
 - A. SUBMIT THREE (3) CONCRETE TEST CYLINDERS - TAKEN FOR EVERY 15 CUBIC YARD OR LESS. SUBMIT CONCRETE TESTS TO THE PROJECT MANAGER IN ACCORDANCE WITH ASTM - C-31 AND C-39.
 - B. SUBMIT ONE (1) ADDITIONAL TEST CYLINDER - TAKEN DURING COLD WEATHER POURS, AND CURED ON JOB SITE UNDER SAME CONDITIONS AS CONCRETE IT REPRESENTS.
 - C. SUBMIT ONE (1) SLUMP TEST - TAKEN FOR EACH SET OF TEST CYLINDERS TAKEN.
 7. DEFECTIVE CONCRETE
 - MODIFY OR REPLACE CONCRETE NOT CONFORMING TO REQUIRED LINES, DETAILS OR ELEVATIONS AT COST OF GC, AS DIRECTED BY ARCHITECT/ENGINEER.

**CHICAGO
SMSA**
limited partnership
d/b/a VERIZON WIRELESS



REVISIONS				
NO	DESCRIPTION	DATE	BY	
-	ISSUED FOR REVIEW	11/21/14	LRBLS	
1.	UPDATE ECR	03/20/15	LS	
2.	UPDATE PER UTILITY WALK	04/30/15	LS	
3.	UPDATED NATURAL GAS	05/19/15	DMS	
4.	ADDITION OF LANDSCAPE PLAN	07/07/15	JTM	

LOC. #282639

YALE &
OAKTON

800 W. OAKTON ST.
ARLINGTON
HEIGHTS, IL 60004

DRAWN BY:	LRB
CHECKED BY:	TAZ
DATE:	11/19/14
PROJECT #:	33-1607

SHEET TITLE
SPECIFICATIONS

SHEET NUMBER

SP-1

DIVISION 5: METALS

SECTION 05000 – METALS

PART 1 – GENERAL

- 1. SECTION INCLUDES: STRUCTURAL STEEL FRAMING MEMBERS, BASE PLATES, PLATES, BARS AND GROUTING UNDER BASE PLATES.
- 2. SUBMITTALS: SHOP DRAWINGS: INDICATE SIZES, SPACING, AND LOCATIONS OF STRUCTURAL MEMBERS, OPENINGS, CONNECTIONS, CAMBERS, LOADS, AND WELDED SECTIONS.
- 3. QUALITY ASSURANCE
 - A. FABRICATE STRUCTURAL STEEL MEMBERS IN ACCORDANCE WITH AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.
 - B. PERFORM DESIGN UNDER DIRECT SUPERVISION OF A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE STATE.

PART 2 – PRODUCTS

- 1. MATERIALS:
 - A. STRUCTURAL STEEL MEMBERS: ASTM A572, GRADE 50
 - B. STRUCTURAL TUBING: ASTM A500, GRADE B
 - C. PIPE: ASTM A53, TYPE E OR S, GRADE B
 - D. BOLTS, NUTS, AND WASHERS: ASTM A325
 - E. ANCHOR BOLTS: ASTM A307
 - F. WELDING MATERIALS: AWS D1.1, TYPE REQUIRED FOR MATERIALS BEING WELDED
 - G. GROUT: NON-SHRINK TYPE, PREMIXED COMPOUND CONSISTING OF NONMETALLIC AGGREGATE, CEMENT, WATER REDUCING AND PLASTICIZING ADDITIVES, CAPABLE OF DEVELOPING A MINIMUM COMPRESSIVE STRENGTH OF 7000 psi AT 28 DAYS.
 - H. SHOP AND TOUCH-UP PRIMER: SSPC 15, TYPE 1, RED OXIDE
 - I. TOUCH-UP PRIMER FOR GALV. SURFACES: ZINC RICH TYPE
- 2. FABRICATION: CONTINUOUSLY SEAL JOINTED MEMBERS BY CONTINUOUS WELDS. GRIND EXPOSED WELDS SMOOTH.
- 3. FINISH:
 - A. PREPARE STRUCTURAL COMPONENT SURFACES IN ACCORDANCE WITH SSPC SP-1 TO SP-10 PROCEDURES.
 - B. STRUCTURAL STEEL MEMBERS SHALL BE HOT DIPPED GALVANIZED.

PART 3 – EXECUTION

- 1. EXAMINATION AND PREPARATION: VERIFY THAT THE FIELD CONDITIONS ARE ACCEPTABLE.
- 2. ERECTION:
 - A. ALLOW FOR ERECTION LOADS. PROVIDE TEMPORARY BRACING TO MAINTAIN FRAMING IN ALIGNMENT UNTIL COMPLETION OF ERECTION AND INSTALLATION OF PERMANENT BRIDGING AND BRACING.
 - B. FIELD WELD COMPONENTS INDICATED ON SHOP DRAWINGS.
 - C. DO NOT FIELD CUT OR ALTER STRUCTURAL MEMBERS WITHOUT APPROVAL OF THE ARCHITECT/ENGINEER.
 - D. AFTER ERECTION, TOUCH-UP WELDS, ABRASIONS, AND SURFACES NOT SHOP PRIMED OR GALVANIZED WITH TOUCH-UP PRIMERS AS SPECIFIED UNDER SECTION 05000-METALS, PART 2 – PRODUCTS, H & I. SURFACES TO BE IN CONTACT WITH CONCRETE NOT INCLUDED.
- 3. FIELD QUALITY CONTROL: FIELD INSPECTION OF MEMBERS, CONNECTIONS, WELDS AND TORQUING.

DIVISION 16: ELECTRICAL

SECTION 16050 – BASIC ELECTRICAL MATERIALS AND METHODS

- 1. CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS PRIOR TO ORDERING THE ELECTRICAL EQUIPMENT AND STARTING THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE ARCHITECT LISTING ANY DISCREPANCIES OR CONFLICTING INFORMATION.
- 2. ELECTRICAL PLANS, DETAILS AND DIAGRAMS ARE DIAGRAMMATIC ONLY. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS OF ELECTRICAL EQUIPMENT WITH OWNER PRIOR TO INSTALLATION.
- 3. EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN EACH PANELBOARD, PULLBOX, JUNCTION BOX, SWITCH BOX, ETC. THE TYPE OF TAGGING METHODS SHALL BE IN COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A.).
- 4. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN GOOD WORKING CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL BE LISTED "J" WHERE APPLICABLE. MATERIALS SHALL MEET WITH APPROVAL OF ALL GOVERNING BODIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA, NBFU AND "UL" LISTED.
- 5. ALL CONDUIT SHALL HAVE A PULL CORD.
- 6. PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE ELECTRICAL "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS, AND CIRCUITS.
- 7. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED, AND A MINIMUM OF 10,000 A.I.C.
- 8. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY UBC, NEC AND ALL APPLICABLE CODES.
- 9. PATCH, REPAIR AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.
- 10. PLASTIC PLATES FOR ALL SWITCHES, RECEPTACLES, TELEPHONE AND BLANKED OUTLETS SHALL HAVE ENGRAVED LETTERING WHERE INDICATED ON THE DRAWINGS. WEATHERPROOF RECEPTACLES SHALL HAVE SIERRA #WPD-8 LIFT COVERPLATES.

SECTION 16400 – SERVICE AND DISTRIBUTION

- 1. WIRE AND CABLE CONDUCTORS SHALL BE COPPER, 600V, TYPE THHN OR THWN, WITH A MIN. SIZE OF #12 AWG, COLOR CODED. ALL RECTIFIER DROPS SHALL BE STRANDED TO ACCEPT CRIMP CONNECTORS.
- 2. ALL CHEMICAL GROUND RODS SHALL BE "UL" APPROVED.
- 3. METER SOCKET AMPERES, VOLTAGE, NUMBER OF PHASES SHALL BE AS NOTED ON THE DRAWINGS. MANUFACTURED BY MILBANK OR APPROVED EQUAL, AND SHALL BE UTILITY COMPANY APPROVED.
- 4. CONDUIT:
 - A. RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH GALVANIZED ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR. RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAPPED WRAPPED WITH HUNTS WRAP PROCESS NO. 3.
 - B. ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL, FITTING SHALL BE GLAND RING COMPRESSION TYPE.
 - C. FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR "SQUEEZE" TYPE. ALL FLEXIBLE CONDUITS SHALL HAVE FULL LENGTH GROUND WIRE.
 - D. ALL UNDERGROUND CONDUIT SHALL BE AS NOTED ON THE DRAWINGS AT A MINIMUM DEPTH OF 42" BELOW GRADE. IT IS REQUIRED AND WILL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO NOTIFY J.U.L.I.E. AT 1-800-892-0123 OR OTHER SUCH NOTIFYING AGENCY FORTY-EIGHT (48) HOURS PRIOR TO DIGGING.
- 5. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS ARE TO BE PAID BY THE CONTRACTOR.
- 6. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLASTIC LABELS WITH WHITE ON BLUE BACKGROUND LETTERING (MINIMUM LETTER HEIGHT SHALL BE ONE FORTH INCH (1/4"). NAMEPLATES SHALL BE FASTENED WITH STAINLESS STEEL SCREWS, NOT ADHESIVE.
- 7. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL POTENTIAL GROUNDING TESTS BY AN INDEPENDENT TESTING SERVICE ENGAGED BY THE CONTRACTOR SHALL BE SUBMITTED FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.
- 8. GROUNDING ELECTRODE SYSTEM
 - A. PREPARATION
 - 1. SURFACE PREPARATION: ALL CONNECTIONS SHALL BE MADE TO BARE METAL. ALL PAINTED SURFACES SHALL BE FIELD INSPECTED AND MODIFIED TO ENSURE PROPER CONTACT. NO WASHERS ARE ALLOWED BETWEEN THE ITEMS BEING GROUNDED. ALL CONNECTIONS ARE TO HAVE A NON-OXIDIZING AGENT APPLIED PRIOR TO INSTALLATION.
 - 2. GROUND BAR PREPARATION: ALL COPPER GROUND BARS SHALL BE CLEANED, POLISHED AND A NON-OXIDIZING AGENT APPLIED. NO FINGERPRINTS OR DISCOLORED COPPER WILL BE PERMITTED.
 - 3. SLEEVES: ALL GROUNDING CONDUCTORS SHALL RUN THROUGH PVC SLEEVES WHEREVER CONDUCTORS RUN THROUGH WALLS, FLOORS OR CEILINGS. IF CONDUCTORS MUST RUN THROUGH EMT, BOTH ENDS OF CONDUIT SHALL BE GROUNDED. SEAL BOTH ENDS OF CONDUIT WITH SILICONE CAULK.
 - B. GROUND BARS
 - 1. ALL GROUND BARS SHALL BE ONE FORTH INCH (1/4") THICK TINNED COPPER PLATE AND OF SIZE INDICATED ON DRAWINGS.
 - 2. ALL CONNECTIONS TO THE GROUND BAR SHALL OBSERVE THE FOLLOWING SEQUENCE:
 - A. BOLT-HEAD
 - B. 2-HOLE LUG
 - C. TINNED COPPER BUSS BAR
 - D. STAR WASHER
 - E. NUT
 - C. EXTERNAL CONNECTIONS
 - 1. ALL BURIED GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC WELD PROCESS. CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, TEE'S, CROSSES, ETC. ALL CABLE TO GROUND RODS, GROUND ROD SPLICES AND LIGHTNING PROTECTION SYSTEMS ARE TO BE AS INDICATED. ALL MATERIALS USED (MOLDS, WELDING METAL, TOOLS, ETC.) SHALL BE BY "CADWELD" AND INSTALLED PER MANUFACTURER'S RECOMMENDED PROCEDURES.
 - 2. ALL ABOVE GRADE GROUNDING AND BONDING CONDUCTORS SHALL BE CONNECTED BY TWO HOLE CRIMP TYPE (COMPRESSION) CONNECTIONS (EXCEPT FOR THE ACEG AND GROUND ROD) MECHANICAL CONNECTIONS, FITTINGS OR CONNECTIONS THAT DEPEND SOLELY ON SOLDER SHALL NOT BE USED. ALL CABLE TO CABLE CONNECTIONS SHALL BE HIGH PRESSURE DOUBLE CRIMP TYPE CONNECTIONS. CONNECTIONS TO STRUCTURAL STEEL SHALL BE EXOTHERMIC WELDS.
 - D. GROUND RODS
 - ALL GROUND RODS SHALL BE 5/8-INCH DIAMETER X 10'-0" LONG "COPPERWELD" OR APPROVED EQUAL, OF THE NUMBER AND LOCATIONS INDICATED. GROUND RODS SHALL BE DRIVEN FULL LENGTH VERTICAL IN UNDISTURBED EARTH.
 - E. GROUND CONDUCTORS
 - ALL GROUND CONDUCTORS SHALL BE STANDARD TINNED SOLID BARE COPPER ANNEALED, AND OF SIZE INDICATED ON DRAWINGS UNLESS NOTED OTHERWISE.
 - F. LUGS
 - 1. LUGS SHALL BE 2-HOLE, LONG BARREL, STRAND COPPER UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS. LUGS SHALL BE THOMAS AND BETTS SERIES #548, BE OR EQUIVALENT
 - A. 535 MCM DLO 54880BE
 - B. 262 MCM DLO 54872BE
 - C. #1/0 DLO 54862BE
 - D. #4/0 THWN AND BARE 54866BE
 - E. #2/0 THWN 54862BE
 - F. #2 THHN 54207BE
 - G. #6 DLO 54205BE
 - 2. WHEN THE DIRECTION OF THE CONDUCTOR MUST CHANGE, IT SHALL BE DONE GRADUALLY. THE CURVATURE OF THE TURN SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING CHART:

GROUNDING CONDUCTOR SIZE MINIMUM BENDING RADIUS TO INSIDE EDGE

NO. 6 AWG TO NO. 4 AWG	6 INCHES
NO. 2 AWG TO NO. 1/0 AWG	8 INCHES
NO. 2/0 AWG TO 4/0 MCM	12 INCHES
250 MCM TO 750 MCM	24 INCHES

G. GROUND RING

- 1. THE EXTERNAL GROUND RING ENCIRCLING THE TOWER (IF APPLICABLE) AND BETWEEN THE EQUIPMENT SHELTER PLATFORM ANCHORS SHALL BE MINIMUM NO. 2 A.W.G. SOLID TINNED BARE COPPER CONDUCTOR IN DIRECT CONTACT WITH THE EARTH AT THE DEPTH INDICATED ON THE DRAWINGS. CONDUCTOR BENDS SHALL HAVE A MINIMUM BENDING RADIUS OF EIGHT INCHES (8").
- 2. ALL EXTERNAL GROUND RINGS ARE TO BE JOINED TOGETHER AND ALL CONNECTIONS MUST BE CADWELDED. NO LUGS OR CLAMPS WILL BE ACCEPTED.

H. FENCE/GATE

- GROUND EACH GATE POST, CORNER POST AND GATE AS INDICATED ON DRAWING GROUND CONNECTIONS TO FENCE POSTS AND ALL OTHER CONNECTIONS FOR THE GROUND GRID SYSTEM SHALL BE MADE BY EXOTHERMIC WELD PROCESS, AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES, AND SPRAYED WITH COLD-GALVANIZED PAINT.

9. I.E.E.E. FALL POTENTIAL TESTS

A. FOR RAW LAND SITE

- 1. GROUND TESTS SHALL BE PERFORMED AS INDICATED ON DRAWINGS. A BIDDLE GROUND OHMER OR THE METHOD OF USING TWO AUXILIARY GROUND RODS (AS DESCRIBED IN I.E.E.E. STANDARDS NO. 81-1983, PART 1) MAY BE USED. THE I.E.E.E. METHOD REQUIRES THE USE OF AN A.C. TEST CURRENT. THE AUXILIARY TEST RODS MUST BE SUFFICIENTLY FAR AWAY FROM THE ROD UNDER TEST SO THAT THE REGIONS IN WHICH THEIR RESISTANCE IS LOCALIZED DO NOT OVERLAP. THE TEST POINT WILL BE THE GROUND ROD AND WILL CONSIST OF THE THREE POINT FALL OF POTENTIAL MEGGER TEST METHOD, USING THE BIDDLE NULL-BALANCE EARTH TESTER (MEGGER #250220-2 OR EQUIVALENT)
- 2. CONTRACTOR TO CONDUCT GROUND RESISTANCE TEST IN THE FORMAT AS FOLLOWS:

B. EQUIPMENT PAD

- 1. FIRST TEST – SHALL BE WITH FOUR GROUND RODS INSTALLED, ONE AT EACH CORNER OF THE PAD BUT NOT CONNECTED TO THE MAIN GROUNDING BUS. FURNISH WIRE TO CONNECT (TEMPORARY CLAMP) ALL FOUR GROUND RODS TOGETHER TO MAKE A SYSTEM TEST AFTER EACH ROD IS INDIVIDUALLY TESTED. IF ANY INDIVIDUAL ROD TESTS 25 OHMS OR MORE, THE ELECTRICAL CONTRACTOR AND OWNER'S REPRESENTATIVE SHOULD BE NOTIFIED SO THAT THE ROD CAN BE DRIVEN DEEPER UNTIL ALL FOUR RODS HAVE A RESISTANCE OF 10 OHMS OR LESS ON A DRY DAY.
- 2. SECOND TEST – SHALL BE WITH THE GROUND RODS CONNECTED, WITH DRY SOIL AND WHEN NO STANDING WATER HAS BEEN PRESENT FOR THE PAST TEN (10) DAYS. THE MAXIMUM ALLOWABLE READING IS 5 OHMS TO GROUND. IF THE RESISTANCE OF THE ENTIRE SYSTEM EXCEEDS 5 OHMS, NOTIFY THE CONTRACTOR AND OWNER'S REPRESENTATIVE SO THAT ADDITIONAL AND/OR DEEPER RODS CAN BE INSTALLED.

C. TOWER

- 1. FIRST TEST – SHALL BE WITH THREE GROUND RODS INSTALLED (MINIMUM), EQUALLY SPACED AROUND THE TOWER FOUNDATION, BUT NOT CONNECTED TO THE SHELTER PAD EXTERNAL GROUND RING. FURNISH WIRE TO CONNECT (TEMPORARY CLAMP) ALL THREE GROUND RODS TOGETHER TO MAKE A SYSTEM TEST AFTER EACH ROD IS INDIVIDUALLY TESTED. IF ANY INDIVIDUAL ROD TESTS 25 OHMS OR MORE, NOTIFY THE CONTRACTOR AND OWNER'S REPRESENTATIVE SO THAT THE ROD CAN BE DRIVEN DEEPER UNTIL ALL THREE (3) RODS HAVE A RESISTANCE OF 10 OHMS OR LESS ON A DRY DAY.
- 2. SECOND TEST – SHALL BE WITH THE GROUND RODS CONNECTED, WITH DRY SOIL AND WHEN NO STANDING WATER HAS BEEN PRESENT FOR THE PAST TEN (10) DAYS. THE MAXIMUM ALLOWABLE READING IS 5 OHMS TO GROUND. IF THE RESISTANCE OF THE ENTIRE SYSTEM EXCEEDS 5 OHMS THE ELECTRICAL CONTRACTOR AND OWNER'S REPRESENTATIVE SHOULD BE NOTIFIED SO THAT EITHER ADDITIONAL AND/OR DEEPER RODS CAN BE INSTALLED.

D. EQUIPMENT PAD AND TOWER

- 1. AFTER THE EQUIPMENT PAD AND TOWER GROUND RESISTANCE TEST IS COMPLETED, CONTRACTOR SHALL TIE EQUIPMENT PAD EXTERNAL GROUND RING AND TOWER EXTERNAL GROUND RING TOGETHER. AFTER FIRST AND SECOND TEST ALL CONNECTIONS MUST BE MADE USING EXOTHERMIC WELD. NO LUGS OR CLAMPS WILL BE ACCEPTED.
- 2. AFTER ALL THE EXTERNAL GROUND RINGS ARE TIED TOGETHER, COMPLETE A MEGGER CHECK OF THE GROUND SYSTEM SHOULD BE DONE. THE MAXIMUM ALLOWABLE LEADING IS 5 OHMS TO GROUND.

10. GROUNDING RESISTANCE TEST REPORT

UPON COMPLETION OF THE TESTING FOR EACH SITE, A TEST REPORT SHOWING RESISTANCE IN OHMS WITH AUXILIARY POTENTIAL ELECTRODES AT 5 FEET AND 10 FEET INTERVALS UNTIL THE AVERAGE RESISTANCE STARTS INCREASING AND ALSO NOTE THAT 10-15 PHOTOS MUST BE TAKEN TO PROOF ENTIRE EXTERNAL GROUND RING SYSTEM BEFORE BACKFILL. TWO (2) SETS OF TEST DOCUMENTS ARE OF THE INDEPENDENT TESTING SERVICE TO BE BOUND AND SUBMITTED WITHIN ONE (1) WEEK OF WORK COMPLETION.

SECTION 16503 – POLES, POSTS, AND STANDARDS (SINGLE MAST AND SELF SUPPORTING TOWERS)

1. GENERAL

- A. LIGHTNING ROD AND EXTENSION PIPE INCLUDING ALL APPURTENANCES, TO BE FURNISHED BY OWNER, IF REQUIRED.
- B. PROVIDE TEMPORARY LIGHTING FOR TOWER AS PER FAA REGULATIONS DURING CONSTRUCTION, IF REQUIRED.
- C. GROUNDING:
 - GROUND TOWER WITH A MINIMUM OF #2 AWG TINNED SOLID BARE COPPER CONDUCTOR CADWELDED TO TOWER BASE PLATE. TWO (2) GROUNDING LEADS PER TOWER BASE PLATE.

NO EXOTHERMIC WELDS SHALL BE ATTACHED DIRECTLY TO THE MONOPOLE TOWER SHAFT.

SECTION 16745 – TELECOMMUNICATIONS WIRING COMPONENTS (COAXIAL ANTENNA CABLE)

1. GENERAL

- A. ALL MATERIALS, PRODUCTS OR PROCEDURES INCORPORATED INTO WORK SHALL BE NEW AND OF STANDARD COMMERCIAL QUALITY.
- B. CERTAIN MATERIALS AND PRODUCTS WILL BE SUPPLIED BY THE OWNER (REFER TO GENERAL CONDITIONS FOR THE LIST OF OWNER FURNISHED EQUIPMENT, MATERIALS AND SUPPLIES FOR THESE ITEMS). THE CONTRACTOR IS RESPONSIBLE FOR PICKUP AND DELIVERY OF ALL SUCH MATERIALS
- C. ALL OTHER MATERIALS AND PRODUCTS SPECIFIED IN THE CONTRACT DOCUMENTS SHALL BE SUPPLIED BY THE CONTRACTOR.

2. MATERIALS:

A. COAXIAL CABLE:

- 1. INSTALL COAXIAL CABLE AND TERMINATIONS BETWEEN ANTENNAS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS WITH COAXIAL CABLES SUPPORTED AT NO MORE THAN 3'-0" O.C. WEATHERPROOF ALL CONNECTORS BETWEEN THE ANTENNA AND EQUIPMENT PER MANUFACTURERS' REQUIREMENTS. TERMINATE ALL COAXIAL CABLE THREE FEET (3') IN EXCESS OF EQUIPMENT LOCATION UNLESS OTHERWISE STATED.
- 2. ALL COAX RUN LENGTHS GREATER THAN 175 FEET SHALL BE 1-5/8". ALL COAX. RUN LENGTH BETWEEN 101 FEET AND 174 FEET SHALL BE 1-1/4", AND IN LENGTH LESS THAN OR EQUAL TO 100 FEET SHALL BE 7/8".

3. ANTENNA AND COAXIAL CABLE GROUNDING

- A. ALL COAXIAL CABLE GROUNDING KITS ARE TO BE INSTALLED ON STRAIGHT RUNS OF COAXIAL CABLE (NOT WITHIN BENDS)

4. COAXIAL CABLE IDENTIFICATION

- A. TO PROVIDE EASY IDENTIFICATION AND UNIFORM MARKING OF ANTENNA CABLEING, PLASTIC TAGS SHALL BE USED AT THE FOLLOWING LOCATIONS:

- 1. FIRST LOCATION IS AT THE END OF THE COAX NEAREST THE ANTENNA (WHERE THE COAXIAL CABLE AND JUMPER ARE CONNECTED).
- 2. SECOND LOCATION IS INSIDE THE EQUIPMENT SHELTER NEAR THE WAVEGUIDE ENTRY PORT.

- B. USE ANDREW CABLE TIES (PT.# 27290) TO SECURE IDENTIFICATION TAGS.

5. TESTING

LESSEE SHALL PROVIDE AN INDEPENDENT TESTING AGENCY TO PERFORM THE COAXIAL SWEEP TEST & REPORT. THE CONTRACTOR IS TO PROVIDE ONE CLIMBER / QUALIFIED PERSONNEL TO ASSIST IN ANY REPAIRS AND WEATHERPROOFING ONCE THE TEST IS COMPLETE. THE CONTRACTOR IS TO PROVIDE LESSEE WITH A MINIMUM OF 48 HOURS NOTICE PRIOR TO THE TIME OF THE SWEEP TEST.

CHICAGO
SMSA
limited partnership
d/b/a VERIZON WIRELESS



REVISIONS									
NO	DESCRIPTION	DATE	BY	LRB/LS	LS	LS	DMS	JTM	
1.	ISSUED FOR REVIEW	11/21/14							
2	UPDATE ECR	03/20/15							
3	UPDATE PER UTILITY WALK	04/30/15							
4.	UPDATED NATURAL GAS ADDITION OF LANDSCAPE PLAN	05/19/15							
		07/07/15							

LOC. #282639

YALE &
OAKTON

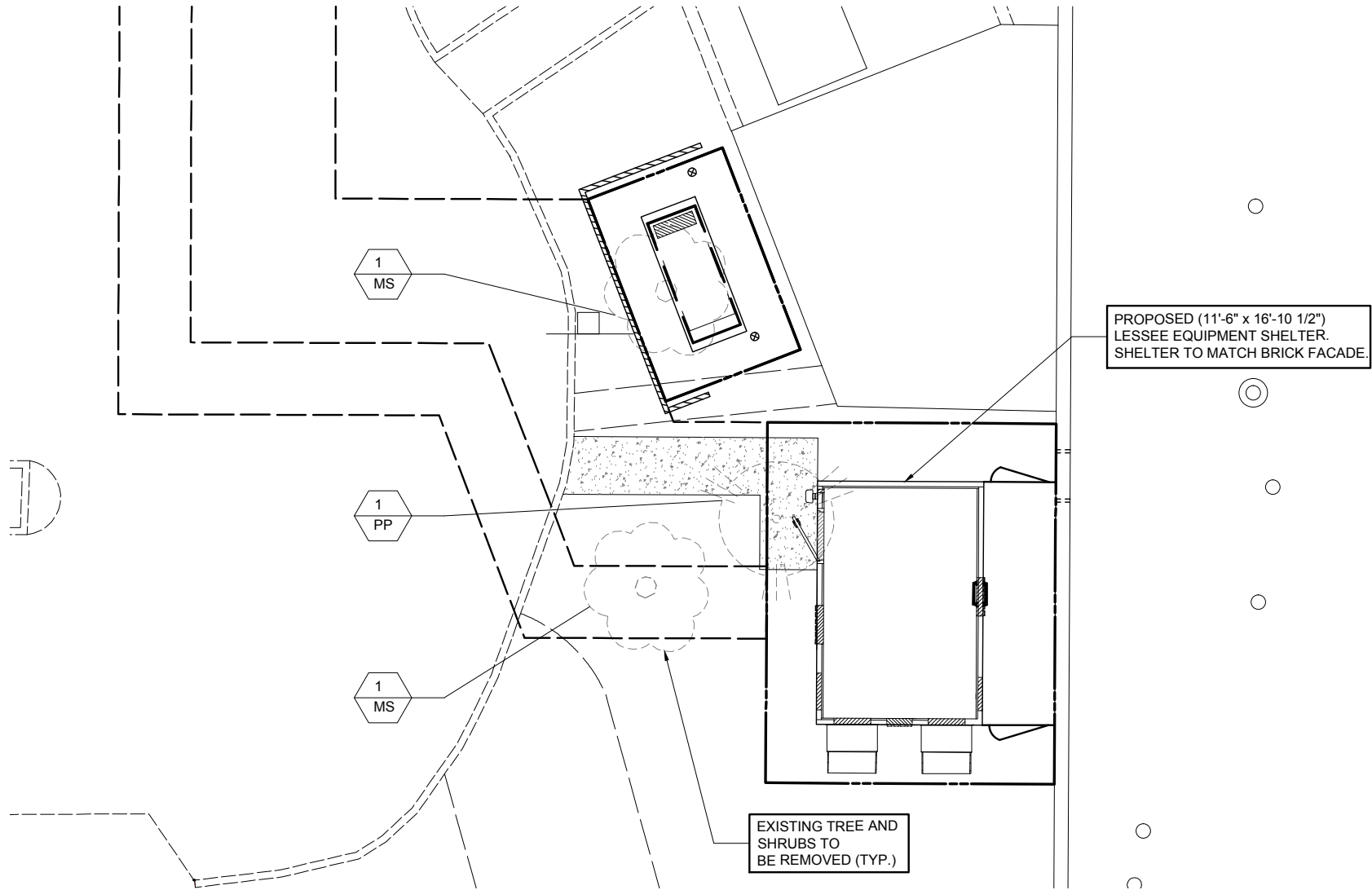
800 W. OAKTON ST.
ARLINGTON
HEIGHTS, IL 60004

DRAWN BY:	LRB
CHECKED BY:	TAZ
DATE:	11/19/14
PROJECT #:	33-1607

SHEET TITLE
SPECIFICATIONS

SHEET NUMBER

SP-2



TREE LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	DIAMETER @ 6" ABOVE GRADE
MS	MALUS SPP.	CRABAPPLE	2	APPROX. 20'	5"
PP	PICEA PUNGENS	COLORADO SPRUCE	1	APPROX. 20'	6"

1
PS
PLANT QUANTITY
PLANT SYMBOL

CHICAGO
SMSA
limited partnership
d/b/a VERIZON WIRELESS



REVISIONS					
NO	DESCRIPTION	DATE	BY		
			LRB/LS		
1.	ISSUED FOR REVIEW	11/21/14	LS		
2.	UPDATE ECR	03/20/15	LS		
3.	UPDATE PER UTILITY WALK	04/30/15	LS		
4.	UPDATE NATURAL GAS	05/19/15	DMS		
	ADDITION OF LANDSCAPE PLAN	07/07/15	JTM		

LOC. #282639

YALE &
OAKTON

800 W. OAKTON ST.
ARLINGTON
HEIGHTS, IL 60004

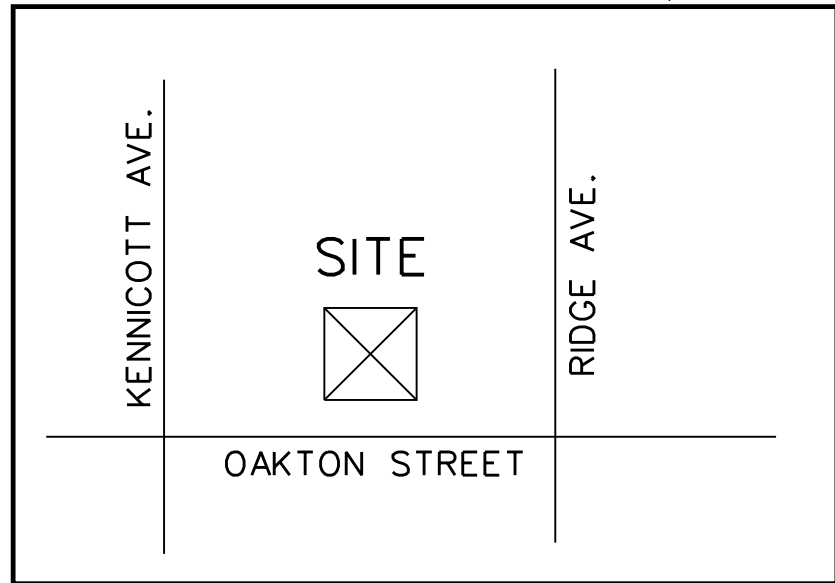
DRAWN BY:	LRB
CHECKED BY:	TAZ
DATE:	11/19/14
PROJECT #:	33-1607

SHEET TITLE
TREE SURVEY

SHEET NUMBER

L-1

VICINITY MAP
(ARLINGTON HEIGHTS, IL)



SURVEYORS NOTES:

1. BEARINGS BASED UPON STATE PLANE COORDINATES ILLINOIS EAST ZONE.
2. EXHIBIT BASED ON FIELD WORK COMPLETED 03-21-2014.
3. ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.
4. HORIZONTAL (NAD 83) & VERTICAL (NAVD 88) BASED C.O.R.S NETWORK.
5. CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE ORDER NO. 1401 008963809 01 EFFECTIVE DATE JUNE 30, 2014 WAS REVIEWED FOR THIS EXHIBIT.

PROPOSED 10' ACCESS EASEMENT LEGAL DESCRIPTION:

A 10.00 FOOT WIDE UTILITY EASEMENT, 5.00' FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE OVER THAT PART OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF KENNICOTT AVENUE DEDICATED PER DOCUMENT 20303670 AND THE NORTH LINE OF A STRIP OF LAND 8 FEET WIDE TAKEN BY JUDGMENT ORDER, CASE NUMBER 62C05215, FILED IN THE OFFICE OF THE REGISTRAR OF TITLES ON AUGUST 1, 1966 AS DOCUMENT LR-2284261; THENCE NORTH 00 DEGREES 09 MINUTES 51 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE 465.11 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 09 SECONDS EAST 25.00 FEET; THENCE EASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 223.03 FEET, AN ARC DISTANCE OF 112.78 FEET; THENCE NORTH 60 DEGREES 52 MINUTES 49 SECONDS EAST 81.25 FEET; THENCE EASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 263.62 FEET, AN ARC DISTANCE OF 111.73 FEET; THENCE NORTH 85 DEGREES 08 MINUTES 43 SECONDS EAST 41.44 FEET; THENCE EASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 355.60 FEET, AN ARC DISTANCE OF 33.17 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 50 SECONDS WEST 155.53 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 10 SECONDS EAST 19.87 FEET; THENCE SOUTH 21 DEGREES 01 MINUTES 34 SECONDS EAST 16.53 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 10 SECONDS EAST 11.39 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 33 SECONDS EAST 2.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 48 MINUTES 10 SECONDS WEST 9.63 FEET; THENCE NORTH 21 DEGREES 01 MINUTES 34 SECONDS WEST 16.53 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 10 SECONDS WEST 19.14 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 50 SECONDS EAST 84.99 FEET; THENCE NORTH 46 DEGREES 14 MINUTES 18 SECONDS EAST 75.75 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 07 SECONDS EAST 74.91 FEET; THENCE NORTH 73 DEGREES 28 MINUTES 55 SECONDS EAST 75.67 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 04 SECONDS EAST 36.92 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 33 SECONDS WEST 61.63 FEET TO THE POINT OF TERMINUS, IN COOK COUNTY, ILLINOIS.

PROPOSED 15' ACCESS EASEMENT LEGAL DESCRIPTION:

A 15.00 FOOT WIDE ACCESS EASEMENT, 7.50' FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE OVER THAT PART OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF KENNICOTT AVENUE DEDICATED PER DOCUMENT 20303670 AND THE NORTH LINE OF A STRIP OF LAND 8 FEET WIDE TAKEN BY JUDGMENT ORDER, CASE NUMBER 62C05215, FILED IN THE OFFICE OF THE REGISTRAR OF TITLES ON AUGUST 1, 1966 AS DOCUMENT LR-2284261; THENCE NORTH 00 DEGREES 09 MINUTES 51 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE 465.11 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 50 MINUTES 09 SECONDS EAST 25.00 FEET; THENCE EASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 223.03 FEET, AN ARC DISTANCE OF 112.78 FEET; THENCE NORTH 60 DEGREES 52 MINUTES 49 SECONDS EAST 81.25 FEET; THENCE EASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 263.62 FEET, AN ARC DISTANCE OF 111.73 FEET; THENCE NORTH 85 DEGREES 08 MINUTES 43 SECONDS EAST 41.44 FEET; THENCE EASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 355.60 FEET, AN ARC DISTANCE OF 33.17 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 50 SECONDS WEST 155.53 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 10 SECONDS EAST 19.87 FEET; THENCE SOUTH 21 DEGREES 01 MINUTES 34 SECONDS EAST 16.53 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 10 SECONDS EAST 11.39 FEET TO THE POINT OF TERMINUS, IN COOK COUNTY, ILLINOIS.

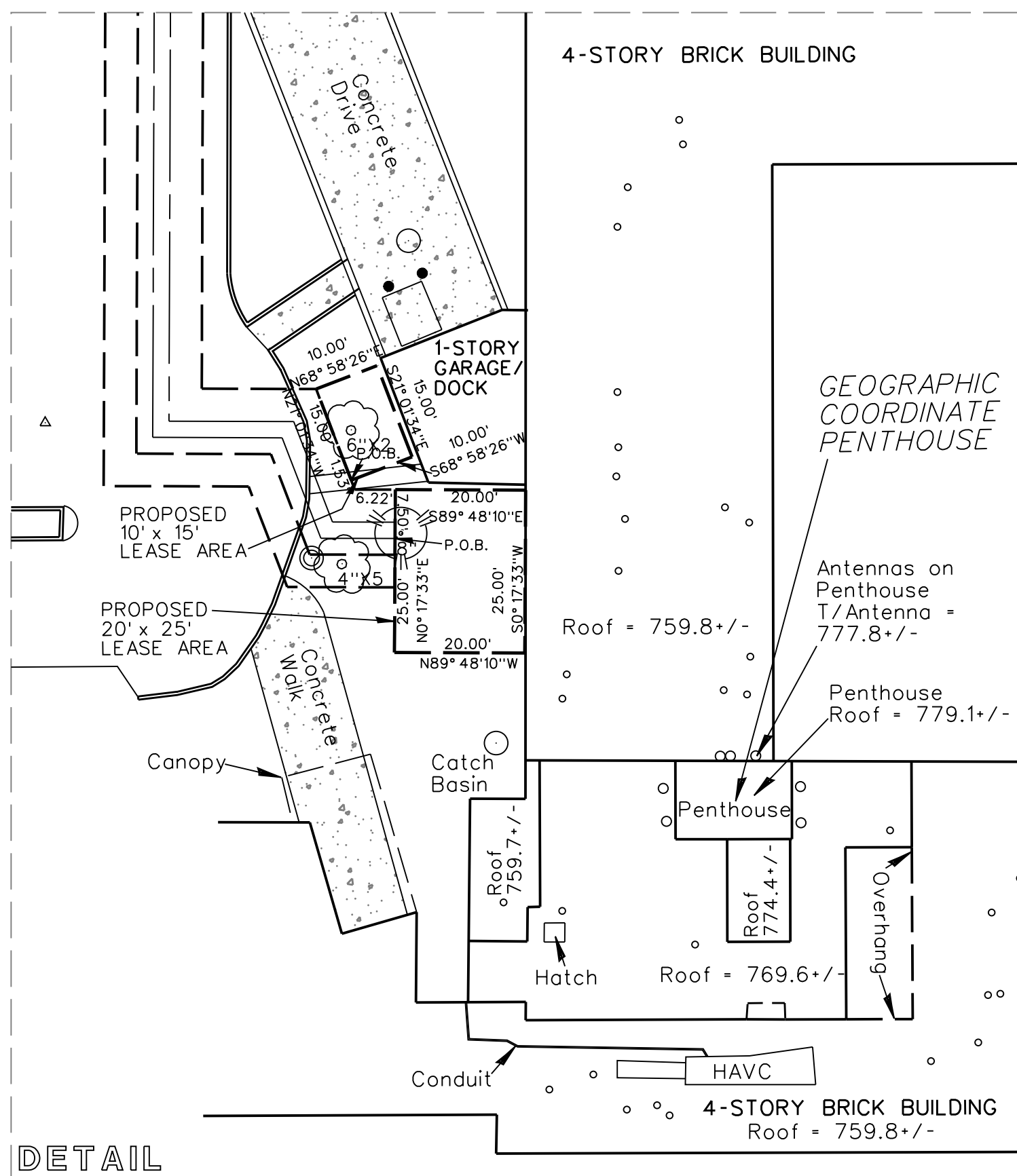
PROPOSED 20.00' x 25.00' LEASE AREA LEGAL DESCRIPTION:

THAT PART OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF KENNICOTT AVENUE DEDICATED PER DOCUMENT 20303670 AND THE NORTH LINE OF A STRIP OF LAND 8 FEET WIDE TAKEN BY JUDGMENT ORDER, CASE NUMBER 62C05215, FILED IN THE OFFICE OF THE REGISTRAR OF TITLES ON AUGUST 1, 1966 AS DOCUMENT LR-2284261; THENCE NORTH 00 DEGREES 09 MINUTES 51 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE 465.11 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 09 SECONDS EAST 25.00 FEET; THENCE EASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 223.03 FEET, AN ARC DISTANCE OF 112.78 FEET; THENCE NORTH 60 DEGREES 52 MINUTES 49 SECONDS EAST 81.25 FEET; THENCE EASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 263.62 FEET, AN ARC DISTANCE OF 111.73 FEET; THENCE NORTH 85 DEGREES 08 MINUTES 43 SECONDS EAST 41.44 FEET; THENCE EASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 355.60 FEET, AN ARC DISTANCE OF 33.17 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 50 SECONDS WEST 155.53 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 10 SECONDS EAST 19.87 FEET; THENCE SOUTH 21 DEGREES 01 MINUTES 34 SECONDS EAST 16.53 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 10 SECONDS EAST 11.39 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 17 MINUTES 33 SECONDS EAST 7.50 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 10 SECONDS EAST 20.00 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 33 SECONDS WEST 25.00 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 10 SECONDS WEST 20.00 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 33 SECONDS EAST 17.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, CONTAINING 500 SQUARE FEET, MORE OR LESS

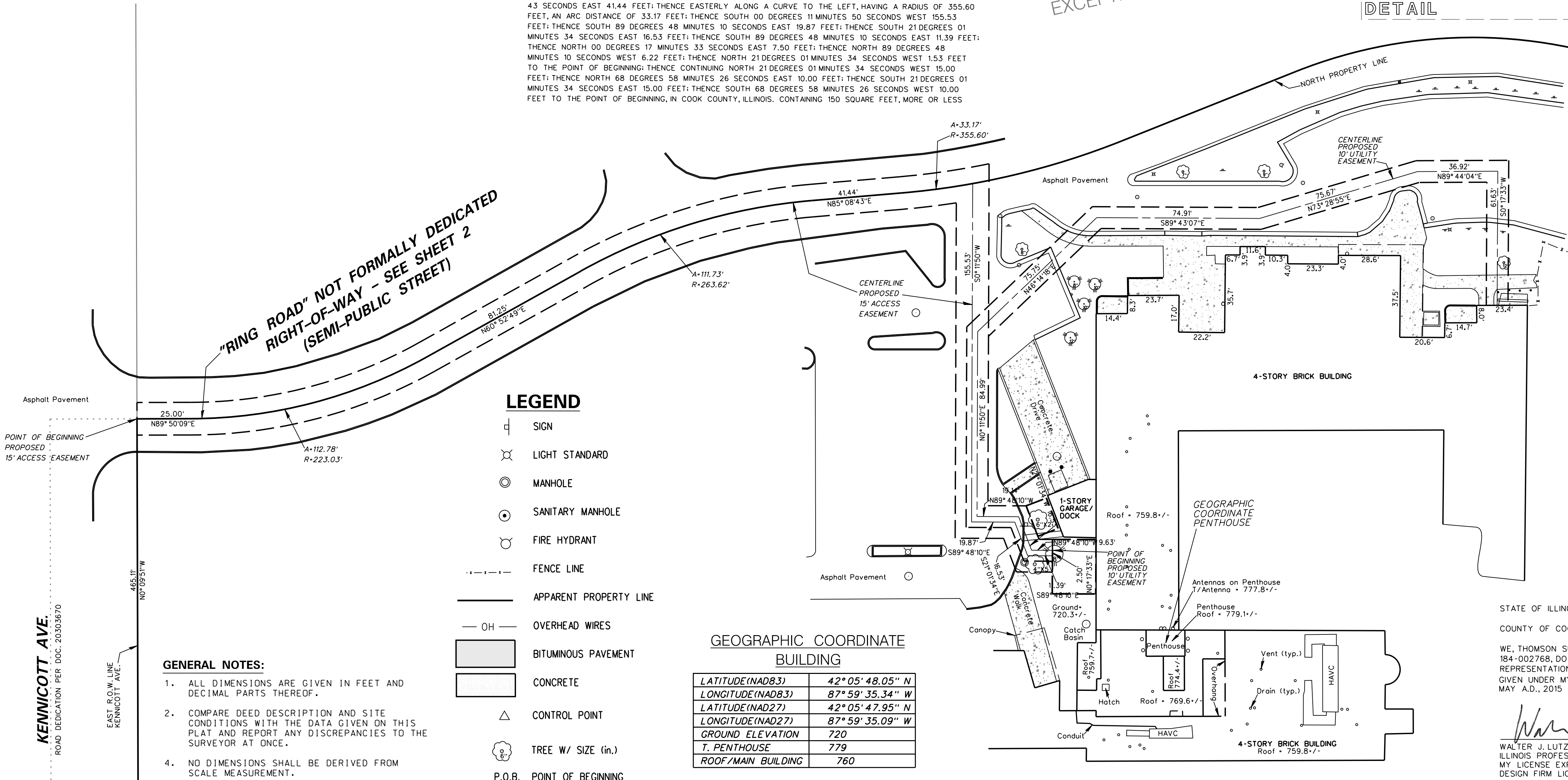
PROPOSED 10.00' x 15.00' LEASE AREA LEGAL DESCRIPTION:

THAT PART OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF KENNICOTT AVENUE DEDICATED PER DOCUMENT 20303670 AND THE NORTH LINE OF A STRIP OF LAND 8 FEET WIDE TAKEN BY JUDGMENT ORDER, CASE NUMBER 62C05215, FILED IN THE OFFICE OF THE REGISTRAR OF TITLES ON AUGUST 1, 1966 AS DOCUMENT LR-2284261; THENCE NORTH 00 DEGREES 09 MINUTES 51 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE 465.11 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 09 SECONDS EAST 25.00 FEET; THENCE EASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 223.03 FEET, AN ARC DISTANCE OF 112.78 FEET; THENCE NORTH 60 DEGREES 52 MINUTES 49 SECONDS EAST 81.25 FEET; THENCE EASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 263.62 FEET, AN ARC DISTANCE OF 111.73 FEET; THENCE NORTH 85 DEGREES 08 MINUTES 43 SECONDS EAST 41.44 FEET; THENCE EASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 355.60 FEET, AN ARC DISTANCE OF 33.17 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 50 SECONDS WEST 155.53 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 10 SECONDS EAST 19.87 FEET; THENCE SOUTH 21 DEGREES 01 MINUTES 34 SECONDS EAST 16.53 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 10 SECONDS EAST 11.39 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 33 SECONDS EAST 7.50 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 10 SECONDS WEST 6.22 FEET; THENCE NORTH 21 DEGREES 01 MINUTES 34 SECONDS WEST 1.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 21 DEGREES 01 MINUTES 34 SECONDS WEST 15.00 FEET; THENCE NORTH 68 DEGREES 58 MINUTES 26 SECONDS EAST 10.00 FEET; THENCE SOUTH 21 DEGREES 01 MINUTES 34 SECONDS EAST 15.00 FEET; THENCE SOUTH 68 DEGREES 58 MINUTES 26 SECONDS WEST 10.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, CONTAINING 150 SQUARE FEET, MORE OR LESS

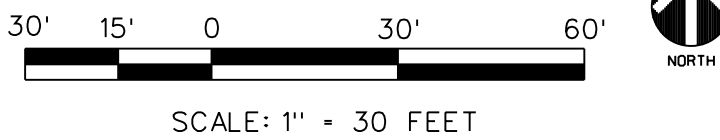
EXCEPTION - NOT INCLUDED



SUBDIVISION



OVERALL SITE



STATE OF ILLINOIS)
COUNTY OF COOK) SS

WE, THOMSON SURVEYING, LIMITED, ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002768, DO HEREBY DECLARE THAT THE EXHIBIT SHOWN HEREON IS A CORRECT REPRESENTATION OF A SITE EXHIBIT PERFORMED AT AND UNDER MY DIRECTION. GIVEN UNDER MY HAND AND SEAL THIS 11 DAY OF MAY A.D., 2015 AT ROSEMONT, ILLINOIS.

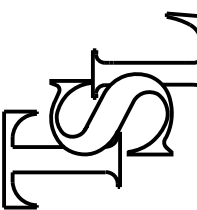
WALTER J. LUTZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3576
MY LICENSE EXPIRES NOVEMBER 30, 2016
DESIGN FIRM LICENSE EXPIRES APRIL 30, 2017



CHICAGO
SMSA

limited partnership
dba VERIZON WIRELESS

9575 W. Higgins Road
Suite 800 IL 60018
TEL: (847) 318-9790
FAX: (847) 318-9792
wlut@thomsonid.com



Thomson Surveying Ltd.

NO.	REVISIONS	
	DESCRIPTION	DATE

SITE NAME:
YALE & OAKTON

SITE LOCATION:
1200 VILLAGE DR./
LUTHER LN.
ARLINGTON HEIGHTS, ILLINOIS
(A.K.A. 800 W. OAKTON ST.)

DRAWN BY:	WJL
CHECKED BY:	DMS
DATE:	5-11-2015
PROJECT #:	5068

SHEET TITLE

SITE EXHIBIT

SHEET NUMBER

SE-1 OF 2

PARENT PARCEL LEGAL DESCRIPTION:

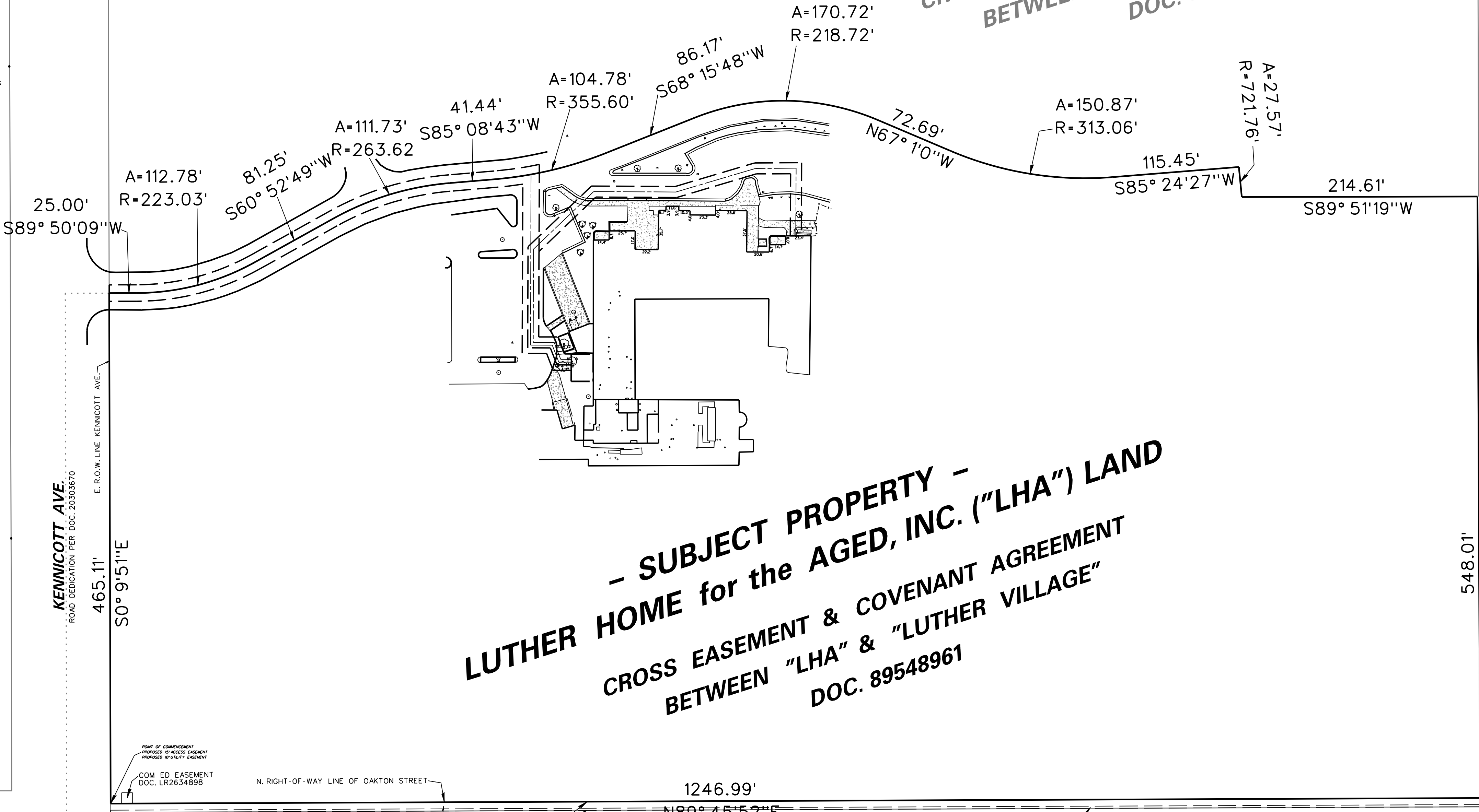
THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART THEREOF LYING SOUTH OF THE NORTH LINE OF A STRIP OF LAND 8 FEET WIDE TAKEN BY JUDGEMENT ORDER, CASE NUMBER 62C05215, FILED IN THE OFFICE OF THE REGISTRAR OF TITLES ON AUGUST 1, 1966, AS DOCUMENT LR-2284261 AND EXCEPT THAT PART DEDICATED FOR KENNICOTT AVENUE, THOMAS STREET AND RIDGE AVENUE BY PLAT OF DEDICATION RECORDED OCTOBER 26, 1967 AS DOCUMENT 20303670), IN COOK COUNTY, ILLINOIS.

EXCEPT FOR:

THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE WEST 1/2 THE SOUTHWEST 1/4 OF THE SAID SECTION; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 503.24 FEET; THENCE EAST ALONG A LINE NORMAL TO THE LAST DESCRIBED COURSE, 40.00 FEET TO THE POINT OF BEGINNING ON THE EAST LINE OF KENNICOTT BOULEVARD; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID EAST LINE OF KENNICOTT BOULEVARD, 2100.06 FEET TO THE SOUTH LINE OF THOMAS STREET; THENCE NORTH 89 DEGREES 59 MINUTES 08 SECONDS EAST ALONG SAID SOUTH LINE OF THOMAS STREET, 1247.28 FEET TO THE WEST LINE OF RIDGE AVENUE; THENCE SOUTH 0 DEGREES 00 MINUTES 06 SECONDS WEST ALONG SAID WEST LINE OF RIDGE AVENUE, 2015.92 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 50 SECONDS WEST, 210.63 FEET; THENCE NORTHERLY ALONG A CURVE HAVING A CHORD BEARING OF NORTH 5 DEGREES 31 MINUTES 21 SECONDS WEST WITH A CHORD LENGTH OF 27.57 FEET, A RADIUS OF 721.76 FEET, AND AN ARC DISTANCE OF 27.57 FEET; THENCE SOUTH 85 DEGREES 34 MINUTES 18 SECONDS WEST, 119.43 FEET; THENCE WESTERLY ALONG A CURVE HAVING A CHORD BEARING OF NORTH 89 DEGREES 38 MINUTES 25 SECONDS WEST, WITH A CHORD LENGTH OF 149.22 FEET, A RADIUS OF 313.06 FEET, AND AN ARC DISTANCE OF 150.57 FEET; THENCE NORTH 66 DEGREES 51 MINUTES 09 SECONDS WEST, 72.69 FEET; THENCE WESTERLY ALONG A CURVE HAVING A CHORD BEARING OF NORTH 89 DEGREES 12 MINUTES 43 SECONDS WEST WITH A CHORD LENGTH OF 166.42 FEET, A RADIUS OF 218.72 FEET, AND AN ARC DISTANCE OF 170.72 FEET; THENCE SOUTH 68 DEGREES 25 MINUTES 30 SECONDS WEST, 86.17 FEET; THENCE WESTERLY ALONG A CURVE HAVING A CHORD BEARING OF SOUTH 76 DEGREES 52 MINUTES 07 SECONDS WEST WITH A CHORD LENGTH OF 104.40 FEET, A RADIUS OF 355.60 FEET, AND AN ARC DISTANCE OF 104.78 FEET; THENCE SOUTH 85 DEGREES 18 MINUTES 34 SECONDS WEST, 41.44 FEET; THENCE WESTERLY ALONG A CURVE HAVING A BEARING OF SOUTH 73 DEGREES 10 MINUTES 04 SECONDS WEST WITH A CHORD LENGTH OF 110.89 FEET, A RADIUS OF 263.62 FEET, AND AN ARC DISTANCE OF 117.73 FEET; THENCE SOUTH 61 DEGREES 01 MINUTES 35 SECONDS WEST, 81.25 FEET; THENCE WESTERLY ALONG A CURVE HAVING A CHORD BEARING OF SOUTH 75 DEGREES 30 MINUTES 48 SECONDS WEST WITH A CHORD LENGTH OF 111.59 FEET, A RADIUS OF 223.03 FEET, AND AN ARC DISTANCE OF 112.78 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 25.00 FEET TO THE POINT OF BEGINNING.

EXCEPTION - NOT INCLUDED
"LUTHER VILLAGE" LAND

CROSS EASEMENT & COVENANT AGREEMENT
BETWEEN "LHA" & "LUTHER VILLAGE"
DOC. 89548961

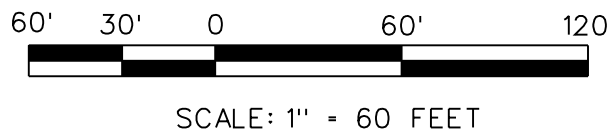


LEGEND

- SIGN
- LIGHT STANDARD
- MANHOLE
- SANITARY MANHOLE
- FIRE HYDRANT
- FENCE LINE
- APPARENT PROPERTY LINE
- OH OVERHEAD WIRES
- BITUMINOUS PAVEMENT
- CONCRETE
- CONTROL POINT

8' EXCEPTION - NOT INCLUDED
(8' STRIP TAKEN BY JUDGEMENT ORDER, CASE #62C05215)

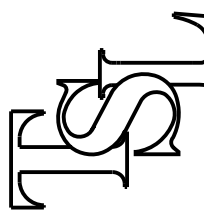
OVERALL SITE



CHICAGO
SMSA

limited partnership
dba VERIZON WIRELESS

9575 W. Higgins Road
Suite 850 IL 60018
Tel: (847) 318-9790
Fax: (847) 318-9792
wlu@thomsonid.com



Thomson Surveying Ltd.

REVISIONS		DATE
NO.	DESCRIPTION	

SITE NAME:
YALE & OAKTON

SITE LOCATION:
1200 VILLAGE DR./
LUTHER LN.
ARLINGTON HEIGHTS, ILLINOIS
(A.K.A. 800 W. OAKTON ST.)

DRAWN BY:	W.J.L
CHECKED BY:	DMS
DATE:	5-11-2015
PROJECT #:	5068

SHEET TITLE
SITE EXHIBIT

SHEET NUMBER
SE-2 OF 2

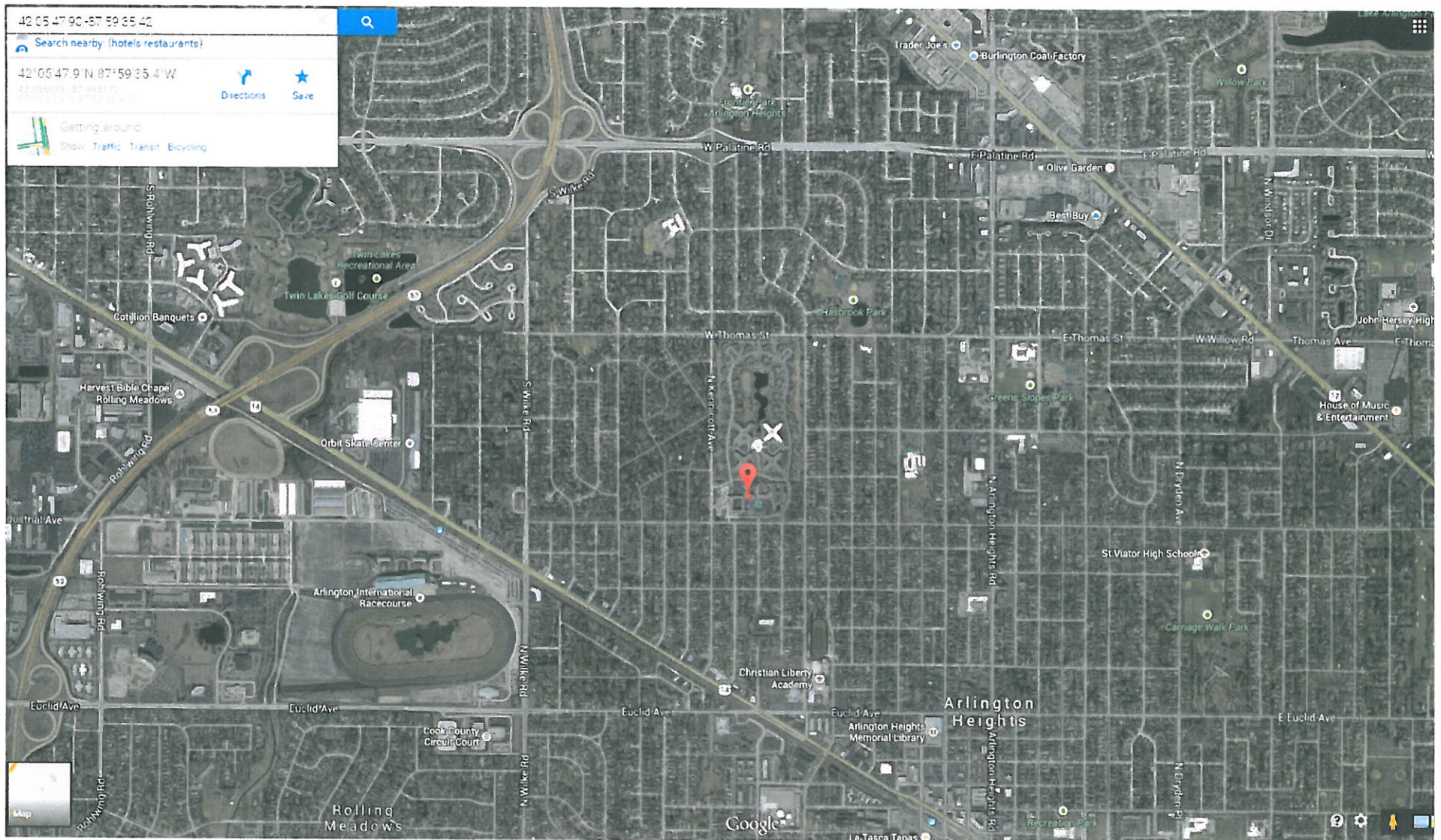
YALE & OAKTON

Area under consideration is a coverage hole known for frequent trouble tickets and customer complaints. Residences and businesses in the area have poor in-residence coverage. Neighboring cell sites currently covering this area are breaking for capacity.

The primary objective of this site is to provide.

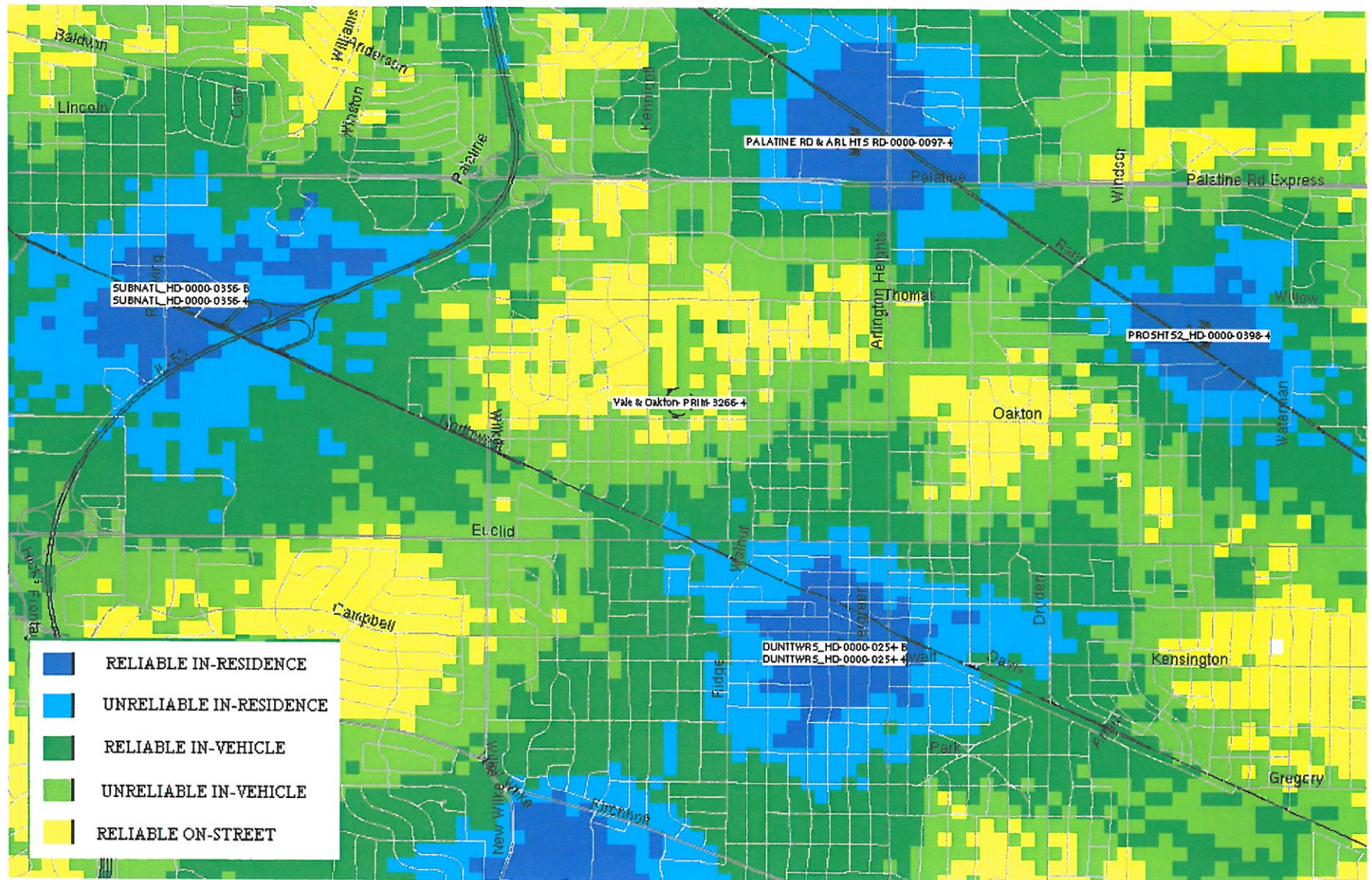
1. Reliable In-residence coverage in the area.
2. Capacity offload to the neighboring sectors serving the area.
3. Reliable coverage for E-911 calls.

YALE & OAKTON - AERIAL



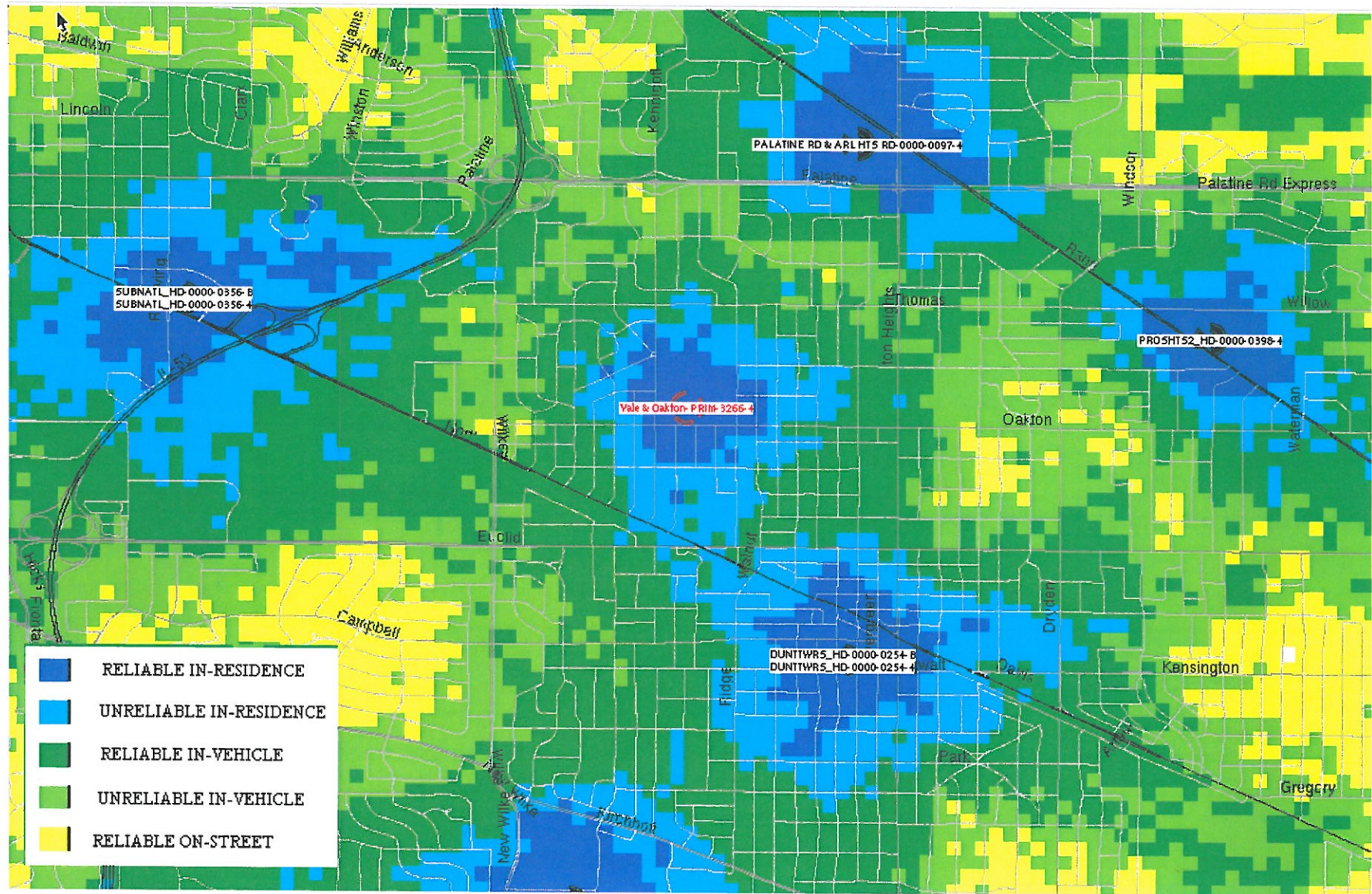
Verizon Wireless proprietary information

2



Verizon Wireless proprietary information

YALE & OAKTON – PROPOSED COVERAGE



Verizon Wireless proprietary information



BEFORE



AFTER

Yale & Oakton

View From North





BEFORE



AFTER

Yale & Oakton

View From East





BEFORE



AFTER

Yale & Oakton

View From South





BEFORE



AFTER

Yale & Oakton

View From West



RECEIVED

JUN 15 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Special Use Permit for Rooftop Wireless Antennas

- *Is necessary for the public convenience at this location.*

This property, located at 800 W Oakton Street Arlington Heights, IL 60005, is owned by Lutheran Home for the Aged, Inc., an Illinois not for profit organization. The mission of Lutheran Home is empowering vibrant, grace-filled living across all generations. Lutheran Home is staffed by caregivers, nurses, occupational therapists, physical therapists, and administrative personnel that allow the facility to be recognized as an international leader in residential and life-care services.

As such, there are countless members of the public who come through the doors of Lutheran Home every day. These include both residents as well as visitors who are brought to Arlington Heights by the standard of care provided by Lutheran Home. Many individuals consider access to reliable wireless coverage to be a necessity in both their business and personal lives. To ensure public convenience, it is essential to have dependable wireless coverage in such a high-trafficked location.

- *That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.*

More and more, individuals across the United States are jettisoning landlines in favor of wireless devices. Given demographic trends, and the impending emergence of future generations who have utilized mobile phones since adolescent, it is almost universally considered extremely unlikely that this trend will reverse itself. Mobile devices promote the health and safety of Arlington Heights by giving customers the ability to seek help regardless of location. The majority of emergency 911 calls are now made on mobile devices. Many emergencies arise outside of the home and away from access to landline telephones. Without dependable wireless coverage and capacity, residents of Arlington Heights would be unable to contact emergency first responders in a timely manner which is critical to increasing positive outcomes. Mobile devices allow for individuals to receive severe weather and Amber Alerts in real time rather than waiting for TV or radio notification. Parents, children, and loved ones are able to communicate immediately in the event of an emergency. As such, wireless communications are an essential public service no different than landline communications.

In addition, Verizon Wireless' proposed telecommunications facility will enhance the general welfare. Mobile communications facilitate efficient and expedient business transactions. This creates a dynamic, thriving environment that is attractive to business owners. Specifically, in this predominantly residential area, many small business owners who work from home rely entirely on mobile devices to operate their ventures.

Verizon Wireless has been exceedingly thorough in its selection of this site. This site was specifically chosen to take into account that this proposal would not affect the use and value of the area adjacent to the property in a substantially adverse manner. Verizon's antennas will be shielded entirely by a stealth shroud constructed to match the exterior of the existing building. Furthermore, the rooftop location of Verizon's antennas is approximately 430 feet from the nearest residence to the south, approximately 580 feet from the nearest residence to the west, approximately 864 feet from the nearest residence to the east, and over 2,000 feet from the nearest residence to the north (not including Luther Village which is a tenant of Lutheran Home).

Given the trend that many homeowners are removing landlines and relying exclusively on mobile devices for communication, dependable wireless coverage and capacity is increasingly demanded by potential homebuyers. As such, Verizon's proposed telecommunications facility will enhance in-home communications of adjacent properties, the majority of which are residential homes.

In sum, Verizon's proposed telecommunications tower will benefit the health, safety, morals, and general welfare of persons residing or working in the vicinity.

- *That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.*

It is mission to improve wireless coverage and capacity for Verizon customers who live in the vicinity, as well as the countless individuals who are brought to the area as a result of Lutheran Home, Verizon Wireless will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

Variation from the requirement to provide a traffic study and parking analysis prepared by a qualified professional engineer (Chapter 28, Section 6. 12-1)

- *The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.*

As stated above, Lutheran Home, provides residential and life-care services to many individuals. A significant proportion of these residents are elderly individuals, many of whom have serious medical conditions and health concerns.

The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone because it would have a severe and adverse impact on the ability of Lutheran Home to conduct its business and

serve not only its residents, but the family, friends, and loved ones of those residents as well. It is imperative for the caregivers, nurses, occupational therapists, physical therapists, staff, residents, family, friends, and loved ones affiliated with Lutheran Home to have dependable wireless service in order to fulfill its duties.

Given the nature of the services Lutheran Home provides, it is essential for each of the parties mentioned above to have dependable wireless service to respond immediately and efficiently in the event of an emergency. In order for Lutheran Home to provide an environment that individuals feel safe sending their loved ones, they must be able to ensure that there will be reliable access to wireless coverage. The decision to place a loved one in a senior care facility is typically a difficult one. The overwhelming majority of individuals would want to know, with certainty, that the staff would be able to reach them immediately in the event of an emergency, especially a life-threatening emergency. Since most communication now takes place on mobile devices, and mobile devices are more likely to be on one's person (as opposed to a landline that requires an individual be at home at the exact moment of emergency), this is the best way to alert someone in an emergency situation. If Lutheran Home is unable to assure the loved ones of their residents that there is reliable access to wireless coverage on the premises, it will have a deleterious impact on the attractiveness of Lutheran Home as a residential facility. Since the entire business model for Lutheran Home is based upon providing a safe environment for their residents, depriving them of dependable wireless coverage (which many now consider to be critical to safety), will deleteriously impact their ability to attract residents in the future, and, thus, impair the ability of the property to yield a reasonable rate of return.

For the most part, the only traffic generated by the presence of this site will be routine maintenance work that occurs approximately once a quarter. Beyond that, the equipment shelter will be unmanned. Also, since the location of Verizon's equipment shelter is well within the Lutheran Home complex and can be accessed via the Lutheran Home parking lot, the traffic on roads will not be disrupted when Verizon's field technicians are on site.

- *The plight of the owner is due to unique circumstances.*

Given the unique circumstances surrounding this proposal, a traffic study would be an unnecessary expense. As stated above, the site will be unmanned except for routine maintenance by Verizon technicians approximately once per quarter. As such, the existence of this site will only increase traffic a handful of times a year and, only by one vehicle at a time, typically, at that. Also, since the equipment shelter is located well within the Lutheran Home complex, traffic along adjacent roads will not be impacted when field technicians are on site.

Verizon's proposed stealth enclosure will be mounted upon an existing penthouse. Under normal circumstances, a special use waiver applies to wireless antennas when mounted within 10 feet of roof. However, since the penthouse is not considered the original roof, a variance was required even though Verizon's proposed antennas will not exceed 10 feet above the roofline that is already in place. This is extremely unique in that even though Verizon has prepared a design that does not exceed 10 feet above the roof upon which their antennas will be mounted, they are still required to file a variance.

- *The variation, if granted, will not alter the essential character of the locality.*

Verizon Wireless has been exceedingly thorough in its selection of this site. This site was specifically chosen to take into account that this proposal would not alter the essential character of the locality. Verizon's antennas will be shielded entirely by a stealth shroud constructed to match the exterior of the existing building. Furthermore, the rooftop location of Verizon's antennas is approximately 430 feet from the nearest residence to the south, approximately 580 feet from the nearest residence to the west, approximately 864 feet from the nearest residence to the east, and over 2,000 feet from the nearest residence to the north (not including Luther Village which is a tenant of Lutheran Home).

Having walked the entirety of the surrounding streets as part of Verizon Wireless' due diligence process on this site, it is apparent that most neighboring residences will not have a direct line of sight to the stealth enclosure. As has been depicted on the photographic renderings included in this application, the stealth enclosure is designed to blend seamlessly with the existing architecture of the building. As such, to the residences that do have a visual line of sight to Verizon's proposed antenna location will not see Verizon's antennas.

Since traffic to the vicinity will be minimally impacted for the reasons stated above, the essential character of the locality will not be altered by this variation.

In sum, since the stealth enclosure that shields Verizon's antennas will match exactly the exterior of the existing building, there will be no alteration to the essential character of the locality.

Variation from the requirement that fences shall not exceed a height of five feet to allow eight feet eleven inches (Chapter 28, Section 6.13)

- *The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.*

As stated above, Lutheran Home, provides residential and life-care services to many individuals. A significant proportion of these residents are elderly individuals, many of whom have serious medical conditions and health concerns.

The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone because it would have a severe and adverse impact on the ability of Lutheran Home to conduct its business and serve not only its residents, but the family, friends, and loved ones of those residents as well. It is imperative for the caregivers, nurses, occupational therapists, physical therapists, staff, residents, family, friends, and loved ones affiliated with Lutheran Home to have dependable wireless service in order to fulfill its duties.

Given the nature of the services Lutheran Home provides, it is essential for each of the parties mentioned above to have dependable wireless service to respond immediately and efficiently in the event of an emergency. In order for Lutheran Home to provide an environment that individuals feel safe sending their loved ones, they must be able to ensure that there will be reliable access to wireless coverage. The decision to place a loved one in a senior care facility is typically a difficult one. The overwhelming majority of individuals would want to know, with certainty, that the staff would be able to reach them immediately in the event of an emergency, especially a life-threatening emergency. Since most communication now takes place on mobile devices, and mobile devices are more likely to be on one's person (as opposed to a landline that requires an individual be at home at the exact moment of emergency), this is the best way to alert someone in an emergency situation. If Lutheran Home is unable to assure the loved ones of their residents that there is reliable access to wireless coverage on the premises, it will have a deleterious impact on the attractiveness of Lutheran Home as a residential facility. Since the entire business model for Lutheran Home is based upon providing a safe environment for their residents, depriving them of dependable wireless coverage (which many now consider to be critical to safety), will deleteriously impact their ability to attract residents in the future, and, thus, impair the ability of the property to yield a reasonable rate of return.

- *The plight of the owner is due to unique circumstances.*

The circumstances are unique in that Lutheran Home is applying for this variation for the benefit of neighbors and the community. The purpose of the variation for the additional fence height is to further screen Verizon's equipment. As such, this variation has been undertaken simply to improve and preserve the aesthetic appearance of the community and is not essential from the standpoint of the owner.

Verizon's proposed stealth enclosure will be mounted upon an existing penthouse. Under normal circumstances, a special use waiver applies to wireless antennas when mounted within 10 feet of roof. However, since the penthouse is not considered the original roof, a variance was required even though Verizon's proposed antennas will not exceed 10 feet above the roofline that is already in place. This is extremely unique in that even though Verizon has prepared a design that does not exceed 10 feet above the roof upon which their antennas will be mounted, they are still required to file a variance.

- *The variation, if granted, will not alter the essential character of the locality.*

In fact, granting this variation will serve to preserve the essential character of the locality. The sole purpose for the application for this variation is to provide better screening of Verizon's equipment shelter. The purpose is that the less of the equipment that is visible, the more the essential character of the locality will be preserved.

Verizon Wireless has been exceedingly thorough in its selection of this site. This site was specifically chosen to take into account that this proposal would not alter the essential character of the locality. Verizon's antennas will be shielded entirely by a stealth shroud constructed to match the exterior of the existing building. Furthermore, the rooftop location of Verizon's antennas is approximately 430 feet from the nearest residence to the south, approximately 580 feet from the nearest residence to the west, approximately 864 feet from the nearest residence to the east, and over 2,000 feet from the nearest residence to the north (not including Luther Village which is a tenant of Lutheran Home).

Having walked the entirety of the surrounding streets as part of Verizon Wireless' due diligence process on this site, it is apparent that most neighboring residences will not have a direct line of sight to the stealth enclosure. As has been depicted on the photographic renderings included in this application, the stealth enclosure is designed to blend seamlessly with the existing architecture of the building. As such, to the residences that do have a visual line of sight to Verizon's proposed antenna location will not see Verizon's antennas.

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C.
 Petitioner: Dan Dvehren, Dolan Realty Advisors LLC
for Verizon Wireless
144 W. Lockwood Ave Suite 200, 63119
 Owner: Lutheran Life Communities,
Hector Centere (224) 735-4063
3150 Salt Creek Lane, Arlington Heights IL 60004
 Contact Person: Dan Dvehren
 Address: 144 W. Lockwood Ave Suite 200
Webster Groves Mo 63119
 Phone #: 314-330-9278
 Fax #: 314-~~444~~ 963-7719
 E-Mail: ddvehren@dolanrealtyadvisors.com

P.I.N.# 03-19-400-002-0000
 Location: 800 W. Calhoun St.
 Rezoning: _____ Current: I Proposed: _____
 Subdivision: N/A
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: Rooftop antennas
 Special Use: _____ For: Rooftop antennas
 Land Use Variation: _____ For: Rooftop antennas
 Land Use: _____ Current: Senior housing
 Proposed: _____
 Site Gross Area: 240'SF(ground) + rooftop
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

INSPECTIONAL SERVICES

1. WHAT IS THE ANTENNA SHROUD GOING TO CONSTRUCTED OF?
 PROVIDE DETAILS.

RECEIVED

JUN 19 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Paul But
 Director

6/19/15

Date

PUBLIC WORKS DEPARTMENT

2

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C.

Petitioner: Dan Dvehren, Dolan Realty Advisors, LLC
for Verizon Wireless144 W. Lockwood Ave Suite 200, 63119Owner: Lutheran Life Communities,Hector Centeno (224) 735-4063350 Salt Creek Lane, Arlington Heights IL 60004Contact Person: Dan DvehrenAddress: 144 W. Lockwood Ave Suite 200Webster Groves MO 63119Phone #: 314-330-9278Fax #: 314-963-7719E-Mail: ddvehren@dolanrealtyadvisors.comP.I.N.# 03-19-400-002-0000Location: 800 W. Oakton St.Rezoning: _____ Current: I Proposed: _____Subdivision: N/A# of Lots: - Current: - Proposed: -PUD: _____ For: Roof top antennasSpecial Use: _____ For: Roof top antennasLand Use Variation: _____ For: Roof top antennasLand Use: _____ Current: Senior Housing

Proposed: _____

Site Gross Area: 240' SF (ground) + rooftop

of Units Total: _____

1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

	EXISTING IMPROVEMENT	REQUIRED IMPROVEMENT	COMMENTS
1. <u>UTILITIES:</u>			
Water	_____	<u>NO</u>	_____
Metering	_____	<u>NO</u>	_____
Backflow	_____	<u>NO</u>	_____
Sanitary Sewer	_____	<u>NO</u>	_____
Storm Sewer	_____	<u>NO</u>	_____
2. <u>SURFACE:</u>			
Pavement	_____	_____	_____
Curb & Gutter	_____	_____	_____
Sidewalks	_____	_____	_____
Street Lighting	_____	_____	_____
3. <u>GENERAL COMMENTS:</u>			



 Director

6-26-15

 Date

Per memo dated 6-24-15

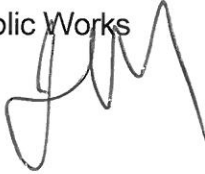
Memorandum

To: Cris Papierniak, Assistant Director of Public Works

From: Jeff Musinski, Utilities Superintendent

Date: June 24, 2015

Subject: 800 W. Oakton, PC #15-009



With regard to the proposed wireless antenna, I have the following comments:

- 1) The proposed contractor must contact Todd Horndasch of Arlington Heights Public Works (VAHPW) at 847-368-5800 to verify the following;
 - a. There must be no intermodulation issues with the existing spread spectrum radios and repeaters located at VAHPW facilities (specifically the Thomas Tank located at Thomas & Walnut).
 - b. There must be no "line of sight" issues between existing VAHPW radio locations and the proposed shroud for the wireless antenna.
 - c. The issues in 1) a. & 1) b. must be addressed before permits are issued for the proposed wireless antenna and shroud.

If you have any questions, please feel free to contact me.

C. file

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 15-009
 Petitioner: Dan Duehren, Dolan Realty Advisors LLC
for Verizon Wireless
144 W. Lockwood Ave, Suite 200, 63119
 Owner: Lutheran Life Communities,
Hector Centeno (224) 735-4063
3150 Salt Creek Lane, Arlington Heights IL 60004
 Contact Person: Dan Duehren
 Address: 144 W. Lockwood Ave Suite 200
Webster Groves Mo 63119
 Phone #: 314-330-9278
 Fax #: 314-963-7719
 E-Mail: dduehren@dolanrealtyadvisors.com

P.I.N.# 03-19-400-002-0000
 Location: 800 W. Oakton St.
 Rezoning: _____ Current: I Proposed: _____
 Subdivision: N/A
 # of Lots: - Current: - Proposed: _____
 PUD: _____ For: Rooftop antennas
 Special Use: _____ For: Rooftop antennas
 Land Use Variation: _____ For: Rooftop antennas
 Land Use: _____ Current: Senior Housing
 Proposed: _____
 Site Gross Area: 240' SF (ground) + rooftop
 # of Units Total: -
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities

Water _____ X _____

Sanitary Sewer _____ X _____

Storm Sewer _____ X _____

b. Surface Improvement

Pavement _____ X _____

Curb & Gutter _____ X _____

Sidewalks _____ X _____

Street Lighting _____ X _____

c. Easements

Utility & Drainage _____ X _____

Access _____ X _____

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC _____

b. IDOT _____

c. ARMY CORP _____

d. IEPA _____

e. CCHD _____

3. R.O.W. DEDICATIONS? _____

4. SITE PLAN ACCEPTABLE? _____ X _____

5. PRELIMINARY PLAT ACCEPTABLE? _____ N/A _____

6. TRAFFIC STUDY ACCEPTABLE? _____ N/A _____

7. STORM WATER DETENTION REQUIRED? _____ X _____

8. CONTRIBUTION ORDINANCE EXISTING? _____ X _____

9. FLOOD PLAIN OR FLOODWAY EXISTING? _____ X _____

10. WETLAND EXISTING? _____ X _____

YES NO COMMENTS

_____ X _____

_____ X _____

_____ N/A _____

_____ N/A _____

_____ X _____

_____ X _____

_____ X _____

_____ X _____

GENERAL COMMENTS ATTACHED

NO FURTHER COMMENTS AT THIS TIME.

PLANS PREPARED BY: TERRA
 DATE OF PLANS: 11-19-14

John J. Smith 6/22/15
 Director Date

RECEIVED

JUN 22 2015

PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 15-009

Project Name

Verizon Rooftop Antenna at Luther Village

Project Location

800 W. Oakton

Planning Department Contact Latika Bhide

General Comments

Shroud and antenna should not interfere with any access points currently provide to the structures roof.

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date 7/9/15

Reviewed By: Lt. A. Larson

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Verizon Rooftop- Luther Village
800 W. Oakton

Round 1 Review Comments

6/30/2015

1. Character of use:

The character of use is consistent with the area and is not a concern.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code.

3. Present traffic problems?

There are no traffic problems at this location.

4. Traffic accidents at particular location?

This is not a problem area in relation to traffic accidents.

5. Traffic problems that may be created by the development.

Nothing further.

6. General comments:

Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. Emergency contact cards can be filled out at the Village of Arlington Heights website (vah.com). This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

 #517

Supervisor's Signature

RECEIVED

JUL 01 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C.
 Petitioner: Dan Duehren, Dolan Realty Advisors, LLC
for Verizon Wireless
144 W. Lockwood Ave Suite 200, 63119
 Owner: Lutheran Life Communities,
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3150 Salt Creek Lane, Arlington Heights IL 60004
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Webster Groves MO 63119
 Phone #: 314-330-9278
 Fax #: 314-963-7719
 E-Mail: dduehren@dolanrealtyadvisors.com

P.I.N.# 03-19-400-002-0000
 Location: 800 W. Oakton St.
 Rezoning: _____ Current: I Proposed: _____
 Subdivision: N/A
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: Rooftop Antennas
 Special Use: _____ For: Rooftop Antennas
 Land Use Variation: _____ For: Rooftop Antennas
 Land Use: _____ Current: Senior Housing
 Proposed: _____
 Site Gross Area: 240' SE (ground) + rooftop
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

The project must fully comply with FCC regulations

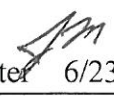
RECEIVED

JUN 25 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENTJeff Bohner  6/23/15

Environmental Health Officer

Date

James McCalister  6/23/15

Director

Date

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____ P.I.N.# 03-19-400-002-0000
 Petitioner: Dan Duehren, Dolan Realty Advisors, LLC Location: 800 W. Calhoun St.
for Verizon Wireless Rezoning: _____ Current: I Proposed: _____
144 W. Lockwood Ave, Suite 200 63119 Subdivision: _____
 Owner: Lutheran Life Communities, # of Lots: 1 Current: 1 Proposed: 1
Hector Centeno (224) 735-4063 PUD: _____ For: Rooftop Antennas
3150 Salt Creek Lane, Arlington Heights, IL 60004 Special Use: _____ For: Rooftop Antennas
 Contact Person: Dan Duehren Land Use Variation: _____ For: Rooftop Antennas
 Address: 144 W. Lockwood Ave Suite 200 Land Use: _____ Current: Senior Housing
Webster Groves Mo 63119 Proposed: _____
 Phone #: 314-330-9278 Site Gross Area: 240' SF (ground) + rooftop
 Fax #: 314-963-7719 # of Units Total: _____
 E-Mail: dduehren@dolanrealtyadvisors.com 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

YES NO

1. NA _____ COMPLIES WITH COMPREHENSIVE PLAN?
2. NA _____ COMPLIES WITH THOROUGHFARE PLAN?
3. ✓ _____ VARIATIONS NEEDED FROM ZONING REGULATIONS?
 (See below.)
4. _____ ✓ VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
 (See below.)
5. _____ ✓ SUBDIVISION REQUIRED?
6. _____ ✓ SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
 (See below.)

Comments:

[Signature] 6.30.15 Date

Planning Department Comments (PL15-009, Verizon Antenna at Luther Village, 800 W. Oakton Road)

7. The property is zoned I, Institutional. The use is classified as an "Antenna-radio-telephone, and television receiving or transmitting antenna, Commercial structure and other electronic equipment requiring outdoor structures" which is permitted as a Special Use in the Institutional District.
8. The following variations are necessary:
 - a. Chapter 28, Section 6.13 from the requirement that fences shall not exceed a height of five feet to allow eight feet eleven inches for the screen wall for the generator pad and to allow six foot fence for the equipment shelter. – Staff does not object to this variation as the generator pad and equipment shelter are located in the rear.
 - b. Chapter 28, Section 6.12-1 from the requirement to provide a traffic study and parking analysis prepared by a qualified professional engineer – Staff does not object to this variation as the rooftop antenna will not have any impact on the parking and traffic circulation.
9. Along with the Special Use Criteria, the following standards are considered when determining whether approval of an application for a commercial antenna structure is in the public interest:
 - a. The petitioner must demonstrate that there is not technically suitable space available on an existing tower or structure within the geographic area to be serviced.
 - b. A landscaping plan shall be submitted that demonstrates substantial screening of the antenna and related structures from adjacent land uses. Screening must consist of a well-maintained masonry wall of brickwork or stonework, solid wood fence, densely planted compact hedge or berm and hedge

Provide a written response to the standards above.

10. The Staff Development Committee is not supportive of this request as they have concerns with the proliferation of the antennas at this site, as well as the proposed location of the antennas - sited higher than the elevator shaft/penthouse. As proposed, the antenna enclosure does not blend in with the existing architectural character of the building.
Has another location on this site where the antenna is not sited higher than the elevator shaft/penthouse explored? Has any other concealment method been explored? Can the antennas be installed at the elevator shaft/penthouse level?
11. Three trees are proposed to be removed – identify (species, condition and size) the trees to be removed. Replacement trees as required by the Ordinance must be provided.
12. Landscaping must be provided along the perimeter of the proposed screen wall.
13. Provide a letter from the property owner stating that they concur with having additional antennas on the building.
14. Provide a letter from the Northwest Central Dispatch indicating that the proposed frequencies are compatible with Village and other public and private telecommunication frequencies.
15. Provide a letter/documentation that demonstrates that the proposed antenna structures comply with all applicable FCC/EPA standards.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____ P.I.N.# 03-19-400-002-0000
 Location: 800 W. Oakton St.
 Petitioner: Dan Dvehren, Dolan Realty Advisors, LLC Rezoning: _____ Current: I Proposed: _____
for Verizon Wireless Subdivision: N/A
144 W. Lockwood Ave Suite 200, 63119 # of Lots: 1 Current: 1 Proposed: 1
 Owner: Lutheran Life Communities PUD: _____ For: Rooftop Antennas
Hector Cendamo (224)-735-4063 Special Use: _____ For: Rooftop Antennas
3150 Salt Creek Lane, Arlington Heights IL 60004 Land Use Variation: _____ For: Rooftop Antennas
 Contact Person: Dan Dvehren
 Address: 144 W. Lockwood Ave Suite 200 Land Use: _____ Current: Senior Housing
Webster Groves Mo 63119 Proposed: _____
 Phone #: 314-330-9278 Site Gross Area: 240 SF (ground) + rooftop
 Fax #: 314-963-7719 # of Units Total: _____
 E-Mail: ddvehren@dolanrealtyadvisors.com 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

LANDSCAPE & TREE PRESERVATION:

	YES	NO
1. Complies with Tree Preservation Ordinance	_____	<u>X</u>
2. Complies with Landscape Plan Ordinance	_____	_____
3. Parkway Tree Fee Required (See below.)	<u>N/A</u>	_____

Comments:

- 1) Pursuant to Chapter 28, Section 6.15-5, identify the size of the two trees proposed for removal, the species, and condition. Replacement tree must be provided per the exchange rate outlined in Chapter 28, Section 6.15-5.4.
- 2) Provide landscaping along the perimeter of the proposed screen wall.

Coordinator

Date

Wm. L. L. 7/1/15

Response to Department Review Comments, 800 W Oakton St.

1. Building Department - Deb Pierce, Plan Reviewer

No comments at this time.

1A. Building Department - Paul Butt, Director

What is the antenna shroud going to be constructed of. Provide details.

- Acknowledged. Verizon Wireless will provide details of the materials used to constructed the antenna shroud.

2. Public Works Department - Chris Papierniak, Assistant Director of Public Works

N/A

2A. Public Works Department - Jeff Musinski, Utilities Superintendent

With regard to the proposed wireless antenna, I have the following comments:

- 1) *The proposed contractor must contact Todd Horndasch of Arlington Heights Public Works (VAHPW) at 847-368-5800 to verify the following;*
 - a) *There must be no intermodulation issues with the existing spread spectrum radios and repeaters located at VAHPW facilities (specifically the Thomas Tank located at Thomas & Walnut).*
 - b) *There must be no "line of sight" issues between existing VAHPW radio locations and the proposed shroud for the wireless antenna.*
 - c) *The issues in 1) a. & 1) b. must be addressed before permits are issued for the proposed wireless antenna and shroud.*

- Acknowledged. Verizon Wireless will have the contractor contact Todd Horndasch to verify there will be no intermodulation issues and no "line of sight" issues as a result of the antenna shroud.

3. Engineering Department - Jim Massarelli, Director of Engineering

No further comments at this time.

4. Police Department – Brandi Romag, Crime Prevention Officer, Community Services Bureau

1. *Character of use: The character of use is consistent with the area and is not a concern.*

- No Response needed.

2. Are lighting requirements adequate? Lighting should be up to Village of Arlington Heights code.

- No Response needed.

3. Present traffic problems? There are no traffic problems at this location.

- No Response needed.

4. Traffic accidents at particular location? This is not a problem area in relation to traffic accidents.

- No Response needed.

5. Traffic problems that may be created by the development. Nothing further.

- No Response needed.

6. General comments: Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. Emergency contact cards can be filled out at the Village of Arlington Heights website (vah.com). This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

- Acknowledged.

5. Health Services Department – Jeff Bohner, Environmental Health Officer and James McCalister, Director of Building and Health Services

The project must fully comply with FCC regulations.

- Acknowledged.

6. Planning and Community Development Department – Landscape

Comments:

- 1) Pursuant to Chapter 28, Section 6.15-5, identify the size of the two trees proposed for removal, the species, and condition. Replacement tree must be provided per the exchange rate outlined in Chapter 28, Section 6.15-5.4.*
- 2) Provide landscaping along the perimeter of the proposed screen wall.*

- Acknowledged.

6A. Planning and Community Development

7. The property is zoned I, Institutional. The use is classified as an "Antenna-radio-telephone, and television receiving or transmitting antenna, Commercial structure and other electronic equipment requiring outdoor structures" which is permitted as a Special Use in the Institutional District.

8. The following variations are necessary:

- a. Chapter 28, Section 6.13 from the requirement that fences shall not exceed a height of five feet to allow eight feet eleven inches for the screen wall for the generator pad and to allow six foot fence for the equipment shelter. – Staff does not object to this variation as the generator pad and equipment shelter are located in the rear.*
- b. Chapter 28, Section 6.12-1 from the requirement to provide a traffic study and parking analysis prepared by a qualified professional engineer – Staff does not object to this variation as the rooftop antenna will not have any impact on the parking and traffic circulation.*

9. Along with the Special Use Criteria, the following standards are considered when determining whether approval of an application for a commercial antenna structure is in the public interest:

- a. The petitioner must demonstrate that there is not technically suitable space available on an existing tower or structure within the geographic area to be serviced.*
- As demonstrated by the aerial image showing Verizon Wireless' Search Area and including existing towers, there were no existing towers within the Search Area required to meet Verizon Wireless' RF needs. At the outset, Verizon Wireless' Radio Frequency Engineer requested a centerline (CL) height of 100' to meet the needs of the network. Once it was determined that it would not be possible to mount antennas at that height anywhere within the Search Area, RF accepted the current centerline of 65' provided by the antennas being mounted on top of the existing penthouse. Verizon would be unable to mount antennas at the same centerline as the existing antennas (approximately 55') due to interference. To mount antennas below the level of the existing antennas, which would provide an approximate centerline of 45', would considerably degrade the coverage and capacity of the network, especially on the perimeter. Placing antennas at a centerline of 45' would require Verizon to accept more than a 50% reduction from the initial centerline requirement of 100' which is, ideally, what is needed for Verizon to meet its needs. As such, Verizon needs to be located above the penthouse, at a centerline of 65', in order to maximize its ability to improve wireless

service in the vicinity. In terms of concealment, Verizon typically has two (2) options: 1) flush-mount antennas to an exterior wall and paint to match the existing exterior or 2) shield the antennas from view with a stealth enclosure (Verizon's current proposal). To utilize the first concealment option, Verizon would have to locate antennas at a lower centerline and did not explore that possibility due to the RF requirements mentioned above.

b. A landscaping plan shall be submitted that demonstrates substantial screening of the antenna and related structures from adjacent land uses. Screening must consist of a well-maintained masonry wall of brickwork of stonework, solid wood fence, densely planted compact hedge or berm and hedge.

- Acknowledged. Verizon Wireless will provide a landscaping plan.

Provide a written response to the standards above.

10. The Staff Development Committee is not supportive of this request as they have concerns with the proliferation of the antennas at this site, as well as the proposed location of the antennas – sited higher than the elevator shaft/penthouse. As proposed, the antenna enclosure does not blend in with the existing architectural character of the building.

Has another location on this site where the antenna is not sited higher than the elevator shaft/penthouse been explored? Has any other concealment method been explored? Can the antennas be installed at the elevator shaft/penthouse level?

- Please see answer to 9 a.

11. Three trees are proposed to be removed – identify (species, condition and size) the trees to be removed. Replacement trees as required by the Ordinance must be provided.

- Acknowledged. Verizon Wireless will comply with the Tree Preservation Ordinance and Landscape Plan Ordinance.

12. Landscaping must be provided along the perimeter of the proposed screen wall.

- Acknowledged. Verizon Wireless will provide landscaping along the perimeter of the proposed screen wall.

13. Provide a letter from the property owner stating that they concur with having additional antennas on the building.

- Acknowledged. Verizon Wireless will furnish the Village with a redacted copy of the executed lease agreement to demonstrate property owner

concurrence. If necessary, Verizon will provide a letter from the property owner stating that they concur with having additional antennas on the building.

14. Provide a letter from the Northwest Central Dispatch indicating that the proposed frequencies are compatible with Village and other public and private telecommunication frequencies.

- Acknowledged. Verizon Wireless will provide a letter from the Northwest Central Dispatch indicating that the proposed frequencies are compatible with Village and other public and private telecommunication frequencies.

15. Provide a letter/documentation that demonstrates that the proposed antenna structures comply with all applicable FCC/EPA standards.

- Acknowledged. Verizon Wireless will provide a letter/documentation that demonstrates that the proposed antenna structures comply with all applicable FCC/EPA standards.

7. Fire Department

Shroud and antenna should not interfere with any access points currently provided to the structure's roof.

- Acknowledged. Verizon Wireless will ensure that the shroud and antenna will not interfere with any access points currently provided to the structure's roof.



Dear Commissioner,

Please find, enclosed in this packet, information detailing the course Verizon Wireless pursued in its selection of Lutheran Home, located at 800 W. Oakton Street, as its candidate to improve coverage and capacity in the Village of Arlington Heights.

Verizon Wireless was exhaustive in its search efforts and specifically chose the Lutheran Home site because it would have the least aesthetic impact on the community.

Provided in this packet please find the following documents:

- Aerial Image of Verizon Wireless' Search Area
- 2015 Village of Arlington Heights Zoning Map – Verizon Wireless' Search Area Overlay – Potential Commercial Antenna Locations as allowed per Municipal Code
- Aerial Image of SE B-2 Zoning District with Four (4) Photos Depicting the Proximity to Residential Homes
- Aerial Image of SW B-2 Zoning District with Four (4) Photos Depicting the Proximity to Residential Homes
- Photographic rendering of Verizon Wireless' Proposed Site
- Search of Existing Towers
- 5.5-1 Permitted Use Table: Non-Manufacturing and Non-Residential
- 5.4 Table of Required Minimum Yards
- 6.14-2 Commercial Antenna and Related Structures and 6.14-2.1 Location

The Search Area provided by Verizon Wireless' RF Engineer depicting the vicinity where Verizon requires a wireless communications site in order to improve its coverage and capacity encompassed the following Village of Arlington Heights zoning districts: I, R-1, R-E, R-3, R-6, and B-2.

Per Section 5.5-1 Permitted Use Table: Non-Manufacturing and Non-Residential of the Village of Arlington Heights Municipal Code, commercial antennas are not a permitted use in any zoning district. Commercial antennas are allowed with a Special Use Permit in I and B-2 zoning districts. Commercial antennas are prohibited in the remainder of the Search Area per Arlington Heights Municipal Code.



Based upon the Village of Arlington Heights Municipal Code, Verizon Wireless only had three (3) potential locations where commercial antennas could be placed. One is the I (Institutional) zoning district where Lutheran Home is located. The other two are B-2 (General Business District) zoning districts located in the southern portion of the Search Area.

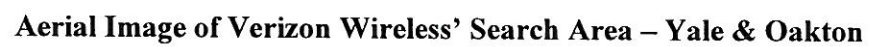
The two B-2 districts that fell within the Search Area are directly adjacent to an R-3 district. Per 5.4 Table of Required Minimum Yards of the Village of Arlington Heights Municipal Code, "where a rear lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be 20-ft. in depth."

Further, per 6.14-2.1 Location. a. Commercial Antenna Structure. "Commercial antenna structures may not be located in any required yard." Given this, Verizon would have been unable to locate a wireless communications site within 20' of the rear lot line of the aforementioned B-2 zoning districts. As can be seen from the aerial images and photos depicting the proximity of the B-2 zoning districts to residential homes, this would have been infeasible.

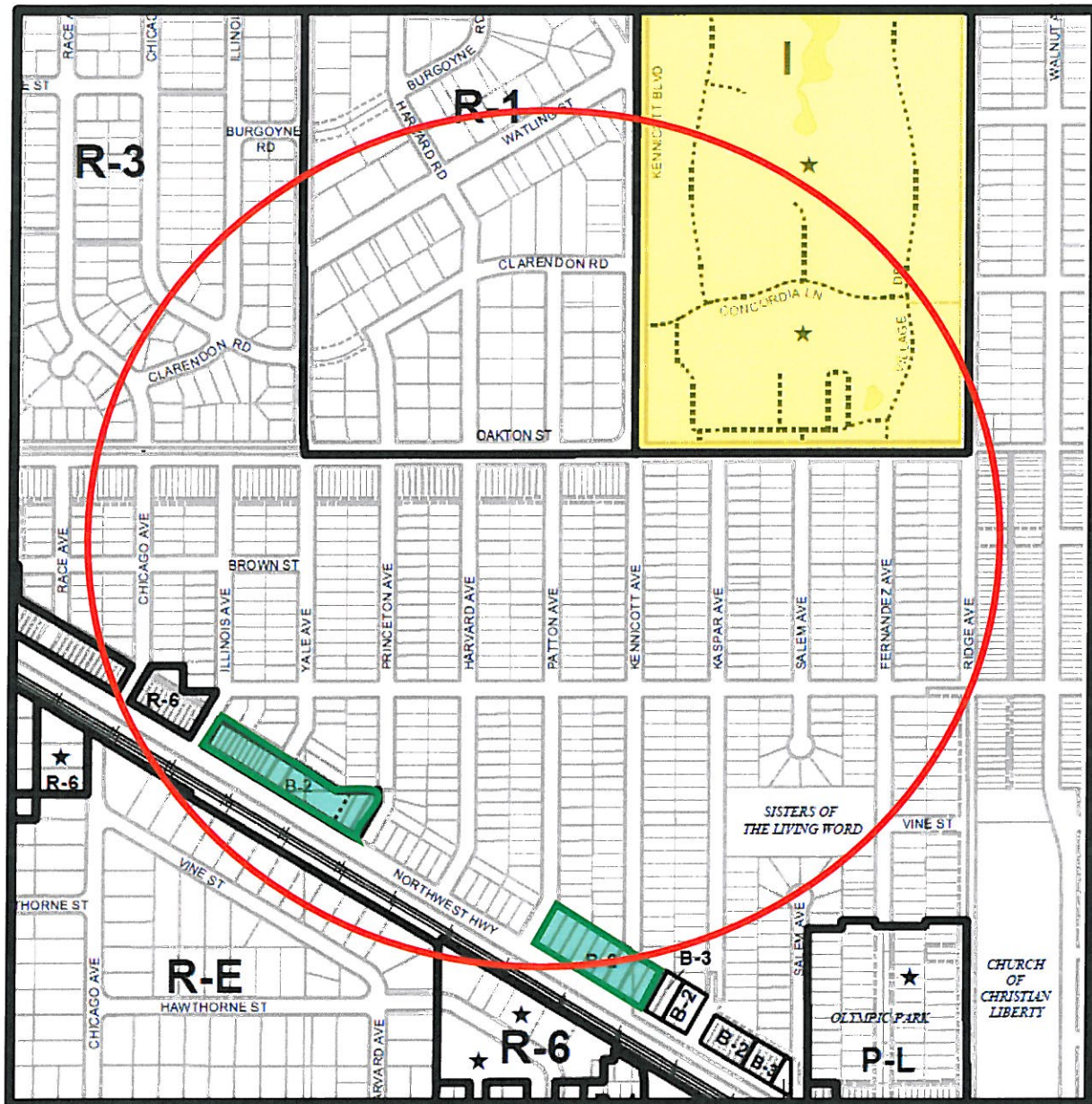
Lastly, in order to meet its needs in either of the B-2 zoning districts would have required the construction of a new telecommunications tower that would have been highly visible to neighboring residents and passersby on Northwest Highway.

As such, Verizon chose to pursue placing antennas on the rooftop of Lutheran Home, entirely shielded from view by a stealth enclosure designed to match the existing façade of the building. As can be seen from the included photographic renderings, Verizon's antennas will not be visible.

In sum, Verizon Wireless explored every available option within the Search Area to provide reliable wireless service to the residents and visitors of Arlington Heights alike, as federally mandated by its license with the FCC. Therefore, we believe that this proposal is in the best interests of both the residents of Arlington Heights and Verizon Wireless.



Aerial Image of Verizon Wireless' Search Area – Yale & Oakton



Village of Arlington Heights Zoning Map – Verizon Wireless’ Search Area Overlay –
Potential Commercial Antenna Locations as allowed per Municipal Code

Yale & Oakton

B-2 Zoning District

I Zoning District



14

#4

#3

#2

#1

N Patten Ave

W Northwest Hwy

N Kennicott Blvd

N Kaspar Ave

190 ft

© 2015 Google

GOO

1998

Imagery Date: 4/30/2015 42°05'23.55" N 87°59'42.28" W elev 714 ft



Photo #1



Photo #2



Photo #3



Photo #4



© 2015 Google

Go

Imagery Date: 4/30/2015 42°05'31.65" N 87°59'59.27" W elev 710 ft

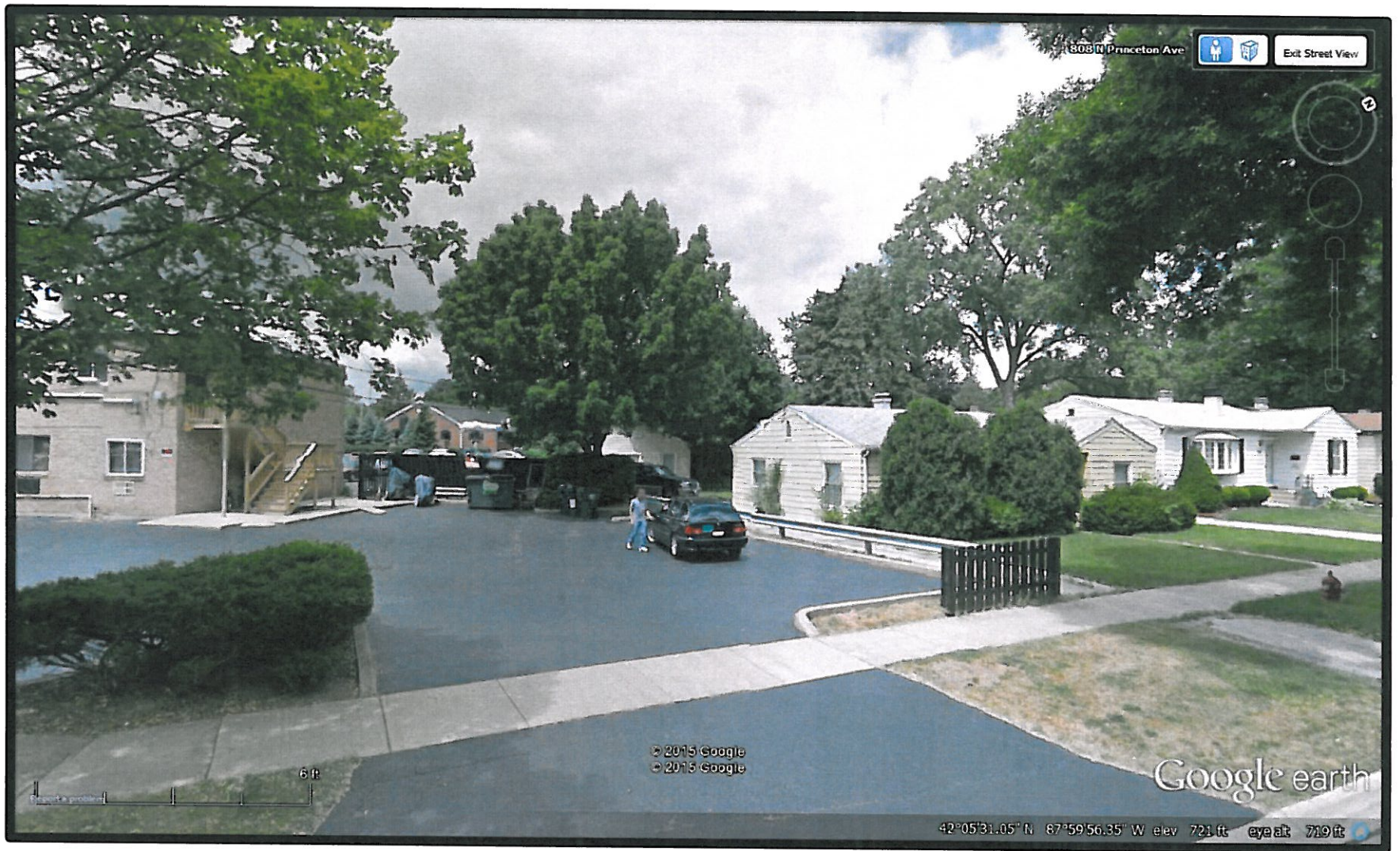


Photo #5



Photo #6



Photo #7

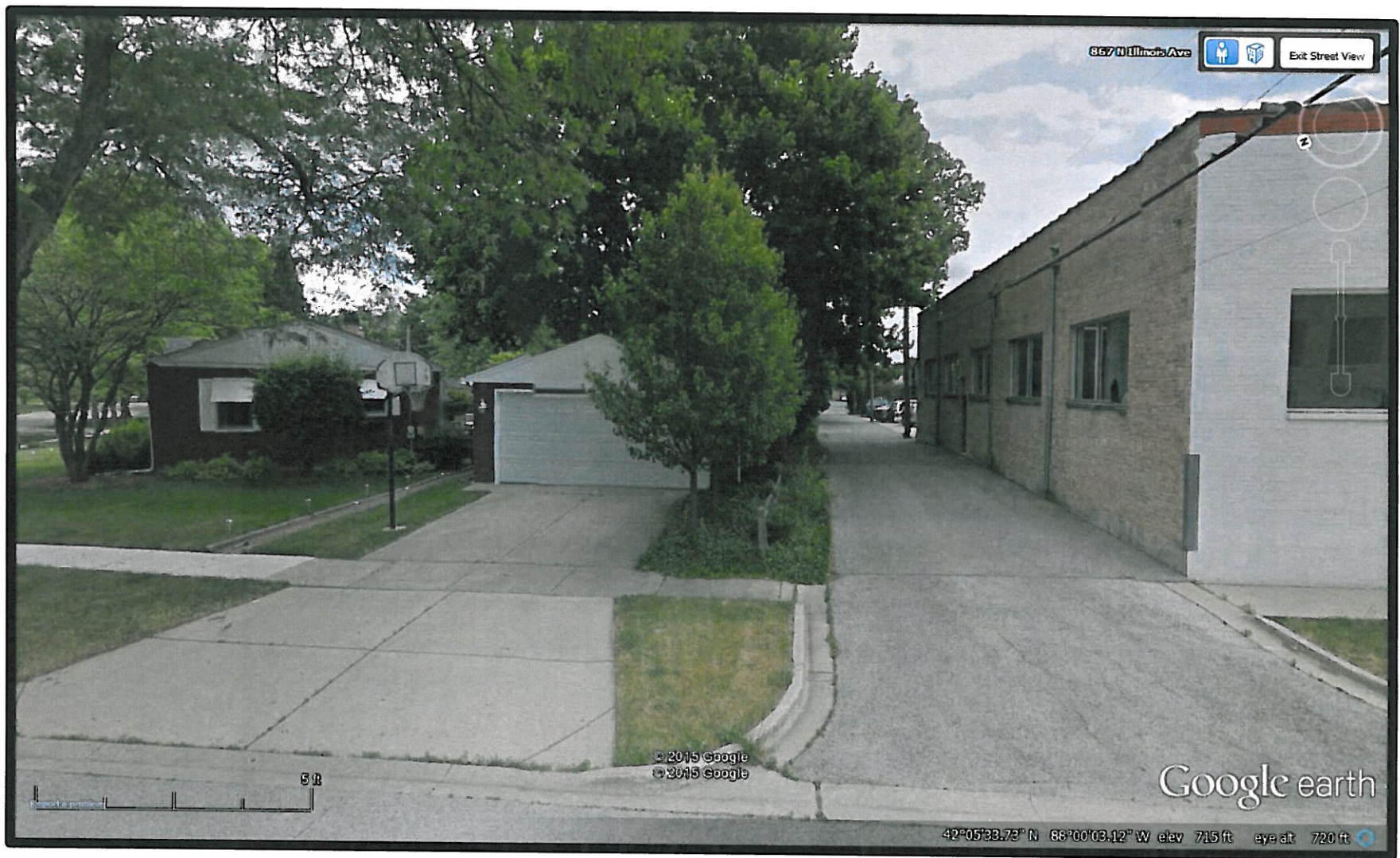


Photo #8



BEFORE



AFTER

Yale & Oakton

View From North





BEFORE



AFTER

Yale & Oakton

View From East



TERRA

ENVIRONMENTAL SERVICES, LLC
4700 Eureka Highway, Park Ridge, IL 60068
Phone: 817-698-4100 Fax: 817-698-4351





BEFORE



AFTER

Yale & Oakton

View From South



TERRA
 COMMUNICATIONS GROUP
 4000 Blinn Highway, Park Ridge, IL 60068
 Phone: 417.400.6300 Fax: 417.400.6301





BEFORE

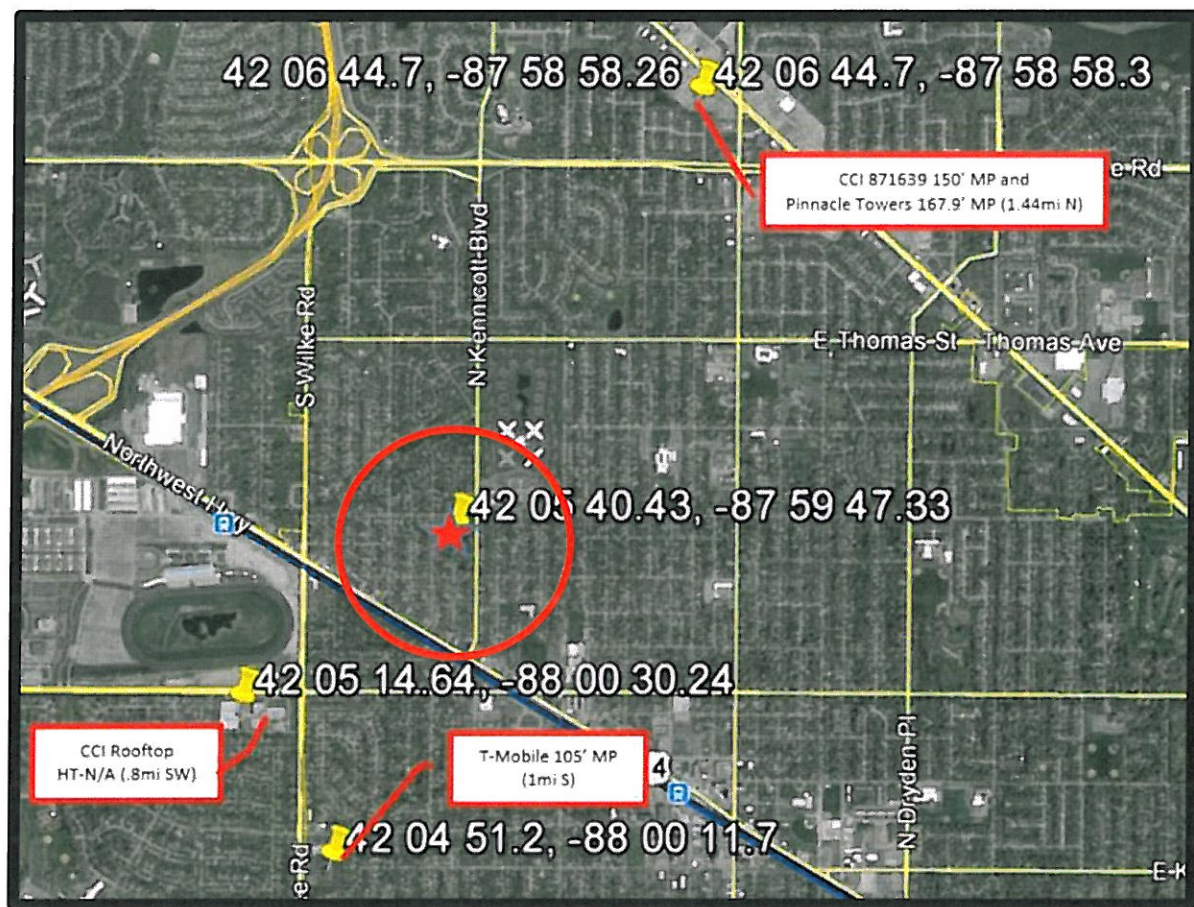


AFTER

Yale & Oakton

View From West





**Aerial Image of Existing Wireless Towers – Verizon Wireless' Search Area Overlay
Yale & Oakton**

ZONING REGULATIONS

5.5-1 PERMITTED USE TABLE: NON-MANUFACTURING AND NON-RESIDENTIAL

X=PERMITTED USE

S=SPECIAL USE

<u>R- E R- 1</u>	<u>R- 2</u>	<u>R- 3</u>	<u>R- 4</u>	<u>R- 5</u>	<u>R- 6</u>	<u>R- 7</u>	<u>I</u>	<u>O- T</u>	PERMITTED-SPECIAL USES	<u>B- 1</u>	<u>B- 2</u>	<u>B- 3</u>	<u>B- 4</u>	<u>B- 5</u>	<u>O- R</u>	<u>P- L</u>	<u>M- 1</u>	<u>M- 2</u>
							S	X	ACCESSORY USES INCIDENTAL TO PERMITTED PRINCIPAL USES	X	X	X	X	X	X	X	X	X
									(Ord. #06-064) ADULT BUSINESS			S						
									AGRICULTURAL IMPLEMENT SALES AND SERVICE WHEN CONDUCTED WHOLLY WITHIN AN ENCLOSED BUILDING			X						
							X		AMBULATORY CARE FACILITY									
									ANIMAL HOSPITALS		X	X						
							S	S	ANTENNA-RADIO- TELEPHONE, AND TELEVISION RECEIVING OR TRANSMITTING ANTENNA COMMERCIAL STRUCTURE AND OTHER ELECTRONIC EQUIPMENT REQUIRING OUTDOOR STRUCTURES AS DEFINED AND RESTRICTED IN CHAPTER 23	S	S	S	S	S	S	S	S	S
X	X	X	X	X	X				ANTENNA, NON- COMMERCIAL, AND RELATED STRUCTURES SUBJECT TO THE REGULATIONS IN CHAPTER 23, ARTICLE XIII									
									ANTIQUE SHOPS	X	X	X	X	X				
									APPLIANCE SALES		X	X	X	X				
									ARCADE, AMUSEMENT/INTERNET COMPUTER, LARGE (See Additional Requirements for Use Districts)		S	S						
									ARCADE, AMUSEMENT/INTERNET COMPUTER, SMALL		X	X						
									ART GALLERIES	X	X	X	X	X				
									(Ord. #12-055) ARTS & CRAFT STUDIOS		X	X	X	X				
									ARTS, CRAFTS, & SCHOOL SUPPLY STORES	X	X	X	X	X				
									AUCTION ROOMS		X	X	X	X				

ZONING REGULATIONS

DISTRICT	FRONT (feet)	SIDE (feet)	REAR (feet)
R-6 Single-Family	See Section 5.1-3.6	See Section 5.1-3.6	See Section 5.1-3.6
All Other Uses	25' plus 1-foot for each foot or fraction thereof by which building height exceeds 25-feet	10% of lot width plus 1-foot for each foot or fraction thereof which exceeds a building height of 25-feet (See Section 5.1-6.5 for exterior side yard & new subdivisions)	30' plus 1-foot for each foot or fraction thereof which exceeds a building height of 25-feet
R-7	25' plus 1-foot for each foot or fraction thereof by which building height exceeds 40-feet		
R-7		10% of lot width plus 1-foot for each foot or fraction thereof which exceeds 40-feet (See Section 5.1-7.6 for exterior side yard & new subdivisions.	30
I 1 & 2-Story 3-Story 4-Story	25 30 35	25 30 35	30 35 40
O-T	25	Side yards of at least 20-ft in width shall be provided on each side on lots adjacent to a residential district. No side yards are required on that side that is adjacent to a business or manufacturing district. At least one side yard of 12-ft. is required per lot.	30-ft. may be reduced half the width of an adjoining alley.
B-1, B-2, B-3, & B-4 transitional yards adjoining residential districts. See Section 6.12 for vision clearance requirements.	When lots front on a street & at least 80% of the frontage directly across the street between two consecutive intersecting streets is in a residential district, the front yard regulations for the residential district shall apply to said lots in the business district.	Where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.	Where a rear lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be 20-ft. in depth.

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- a. **Non-Commercial Antenna Structure.** Non-Commercial antenna structures may be mounted only on roofs or rear yards with a minimum distance of ten feet from the property lines. Each residence is allowed only one ground structure. In multi-family developments, each building is allowed one ground structure. (Refer to Section 6.6-5 of this Code.)
- b. **Non-Commercial Earth Stations.** In residential districts, non-commercial earth stations shall be permitted obstructions in rear yards only with a minimum distance of ten feet from the property lines. On corner lots, no earth station shall be erected outside of the established building line of both street frontages and, where no building line is established, earth stations shall have a minimum setback of 25-feet from property lines fronting on any street or highway. (Refer to Section 6.6-5 of this Code.)

6.14-2 Commercial Antenna and Related Structures. Commercial antenna and related structures are special uses in all non-residential districts and are subject to Chapter 23, Article II.

6.14-2.1 Location.

- a. **Commercial Antenna Structure.** Commercial antenna structures may not be located in any required yard. Where no minimum yard is established, commercial antenna structures may be located no closer than ten-feet to any lot line of 25-feet to lot line, if adjacent to a residential district.
- b. **Commercial Earth Stations.** In business and manufacturing districts, commercial earth stations shall be permitted obstructions in rear and side yards. If located adjacent to a residential district, a minimum distance of ten feet from the property line is required.

6.14-2.2 Commercial Antenna Standards. The following standards will be considered in addition to those stipulated in Chapter 23, Article XIII, when determining whether approval of an application for a commercial antenna structure is in the public interest:

- a. The petitioner must demonstrate that there is not technically suitable space available on an existing tower or structure within the geographic area to be serviced.
- b. A landscaping plan shall be submitted that demonstrates substantial screening of the antenna and related structures from adjacent land uses. Screening must consist of a well-maintained masonry wall of brickwork or stonework, solid wood fence, densely planted compact hedge or berm and hedge.

6.14-2.3 Special Use Waiver for Use of Existing Antenna Structure. The special use requirement for a commercial antenna may be waived if the petitioner locates the antenna on an existing antenna tower or structure. The petitioner must submit detailed plans to the Planning Department for an administrative review to determine if the special use public hearing can be waived. No building permit will be issued until approval is granted through the administrative review.

6.14-3 Location.

- a. **Non-Commercial Antenna Structure.** Non-Commercial antenna structures may be mounted only on roofs or rear yards with a minimum distance of 10-feet from the property lines. Each residence is allowed only one ground structure. In multi-family developments, each building is allowed one ground structure. (Refer to Section 6.6-5 of this code).