



Village of Arlington Heights
Conceptual Plan Review Committee
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
January 10, 2024
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Verizon Wireless Cell Tower - 1500 W. Shure Dr. - T1828
Special Use Permit(s) to allow a permanent Commercial Antenna on the principle building facade and a temporary Commercial Antenna in the parking lot.
- B. Doctors Subdivision - 2010-2020 S. Arlington Heights Rd. - T1831
Amendment to Planned Unit Development Ord. #07-089 & #02-019 to modify previously approved parking variation, Parking Variation

VII. OTHER BUSINESS

- A. Public Comment

VIII. PUBLIC COMMENT

IX. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.



Conceptual Plan Review Committee
1/10/2024

Item: Verizon Wireless Cell Tower - 1500 W. Shure Dr. - T1828

Department: Planning & Community Development Department

Requested Action

– Special Use Permit to allow for a permanent commercial antenna on the principal building facade, and a temporary commercial antenna in the parking lot.

Variations Required

– Variation from Chapter 28, Section 6.14-2.2(b) for relief from requirement of a landscaping plan for the temporary commercial antenna installation.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed temporary and permanent cell phone antenna Special Use Permit as well as the variation for relief from the requirement to provide landscaping around the temporary antenna, and is generally supportive of the application subject to resolution of the following:

1. The petitioner shall mitigate the aesthetic impacts of the permanent installation on the building façade by painting the antennas to match the building.
2. The petitioner shall remove the temporary antenna installation according to the Proceed At Own Risk Declaration executed with the Village of Arlington Heights.
3. The petitioner will remove all abandoned or unused antenna equipment from the building façade upon completion of the permanent antenna installation.

ATTACHMENTS:

Description

Staff Report
Aerial

Type

Board or Commission Report
Exhibits

Proceed at Own Risk Agreement
Project Narrative
Plat of Survey
SUP Justification
Construction Drawings - Perm Site -
10/25/23
Construction Drawings - Temp Site -
6/30/23

Exhibits
Correspondence
Exhibits
Correspondence
Exhibits
Exhibits



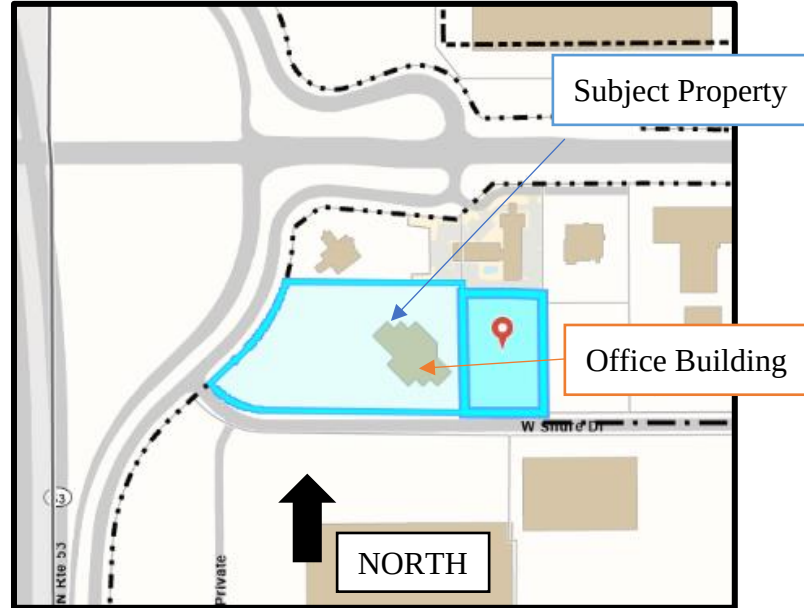
VILLAGE OF ARLINGTON HEIGHTS
**STAFF DEVELOPMENT
COMMITTEE REPORT**

Temp File Number: T-1828
Project Title: Verizon Wireless
Address: 1500 W Shure Drive
PIN: 03-07-102-013-0000
03-07-102-008-0000

To: Conceptual Plan Review Committee
Prepared By: Michael Lysicatos, Assistant Director
Meeting Date: January 10, 2024
Date Prepared: January 3, 2024

Petitioner: Rachael Ceckowski
Verizon Wireless
Address: 1701 Golf Rd. Tower 2, Suite 400
Rolling Meadows, IL 60008

Existing Zoning: M-1, Research, Development, and
Light Industrial District
Comprehensive Plan: Offices Only



Surrounding Zoning :

Direction	Zoning	Existing Land-Use	Comprehensive Plan
North	B-3, General Service, Wholesale, & Motor Vehicle District	Amita Health Medical Group	Commercial
South	M-1, Research, Development and Light Industrial District	United Airlines Offices/Operations	R&D, Mfr. Warehouse
East	B-3, General Service, Wholesale, & Motor Vehicle District	Vtech	Commercial
West	IDOT Right-of-Way / Palatine Border	Highway Interchange, Route 53	N/A

Requested Action:

- Special Use Permit to allow for a permanent commercial antenna on the principal building façade, and a temporary commercial antenna in the parking lot.

Variations Required:

- Variation from Chapter 28, Section 6.14-2.2(b) for relief from requirement of a landscaping plan for the temporary commercial antenna installation.

Project Background:

The subject property is two parcels of property that make up One North Arlington, an existing eight-story office building at 1500 W. Shure Drive. The property is bounded by W. Shure Drive to the south and N. Wilke Road to the west. The site is approximately 7.36 acres and has direct access to both W. Shure Drive through two separate two-way driveways and N. Wilke Road with one two-way driveway.

The petitioner, Verizon Wireless, is proposing two new telecommunication antenna installations. The petitioner states that the installations are necessary due to the fact that an existing telecommunications tower has been decommissioned and removed a little over a half-mile from the site which provides cell phone service to the public and first responders in this area. The site at 1500 W. Shure Drive was selected due to its ability to provide coverage in the gaps left from the facility closing in Palatine.

The petitioner is proposing the installation of a new telecommunication antenna array on the façade of the penthouse wall on the roof level of the existing office building in addition to existing equipment previously approved and installed by a separate cell phone carrier.

The petitioner is also proposing a temporary, mobile telecommunications tower in the northeastern section of the parking lot of 1500 W. Shure Drive. The purpose of the temporary antenna is to provide cell phone coverage in the areas impacted by the tower removed in Palatine until the permanent installation is complete on the façade of the office building. This antenna has already installed and is the subject of a Procceed At Own Risk Declaration executed with the Village of Arlington Heights. The Declaration states that the temporary tower be removed if the tenant does not file an application for the temporary or permanent installations, the Village Board of Trustees deny approval for the temporary or permanent installations, the permanent installation is completed, or by March 31, 2024. A copy of the agreement is in the agenda packet.

Zoning and Comprehensive Plan

The subject property is zoned M-1, Research, Development and Light Industrial District. Use of existing antenna structure can often apply for a Special Use Waiver but the nature of the new installation associated with a temporary installation necessitated the new to apply for a Special Use Permit for the installation of both antennas.

Section 6.14-2.2(a) of the Zoning Code requires the petitioner to demonstrate that there is not technically suitable space available on an existing tower or structure within the geographic area to be served. The petitioner has analyzed the vicinity and stated that there are no structures of a suitable height to mount antenna that would provide the coverage needed by Verizon Wireless. In addition, the petitioner has submitted propagation maps that show an existing gap in coverage within the Verizon Wireless network in the vicinity, as well as the coverage that would be provided should the permanent antenna structure be installed.

The Comprehensive Plan classifies the property as appropriate for “Offices Only” land uses, therefore the existing land use and the associated antennas are compatible with the designation.

Additionally, as part of the Plan Commission review process, the petitioner must provide a written response addressing each of the three criteria necessary for Special Use Permit approval, which have been included below for reference.

- **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.**

The petitioner will also need a variation from Chapter 28, Section 6.14-2.2(b) for relief from requirement of a landscaping plan for the temporary commercial antenna installation.

Building, Site and Landscaping

The petitioner is not proposing any changes to the exterior of the site. There are no new permanent structures proposed on the site as part of this application. As soon as the permanent cell phone equipment is installed on the façade of the building and is operational, the temporary equipment will be removed from the site as per the Notice to Proceed

Staff identified one variation that would be relief from landscaping of the temporary antenna installation. This tower is located in the parking lot area and would impact the future use of the parking lot once the installation is removed and would create a negative impact. For any variation identified, the petitioner will be required to provide a written response to each of the four hardship criteria necessary for variation approval, which have been included below for reference.

- **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**

The petitioner has been provided with preliminary comments from the Planning and Engineering Departments and should take those comments into consideration as they finalize their Plan Commission Application.

Traffic Parking and Loading

There are no concerns in regards to traffic as the proposed uses will not generate traffic. The existing parking lot provides 530 parking spaces where 608 are required by code to support the existing office building. This leaves a 78-space deficit along with an additional 14 spaces that have been occupied by the temporary antenna in the eastern parking lot. Staff acknowledges the code

required parking deficiency but is not seeking a variation. There is not enough supporting data to properly analyze if a variation from the standards is warranted due to the high vacancy rate of the office building results in very low utilization of the parking lot areas. The proposed uses through the Special Use Permit have negligible impact on the parking utilization outside of the spaces that will be occupied by the temporary tower. The property would continue in a non-conforming state.

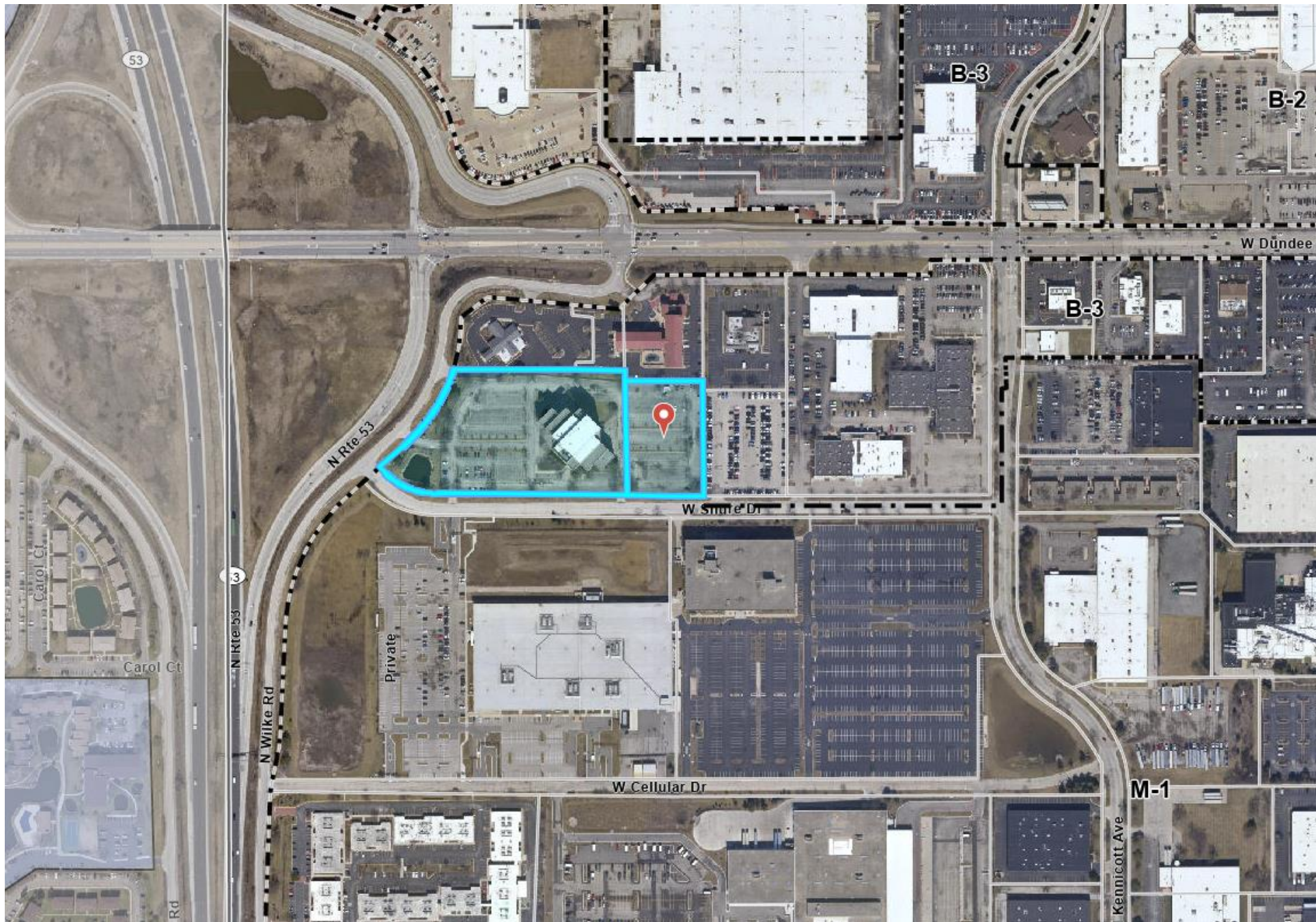
RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed temporary and permanent cell phone antenna Special Use Permit as well as the variation for relief from the requirement to provide landscaping around the temporary antenna, and is generally supportive of the application subject to resolution of the following:

1. The petitioner shall mitigate the aesthetic impacts of the permanent installation on the building façade by painting the antennas to match the building.
2. The petitioner shall remove the temporary antenna installation according to the Proceed At Own Risk Declaration executed with the Village of Arlington Heights.
3. The petitioner will remove all abandoned or unused antenna equipment from the building façade upon completion of the permanent antenna installation.

_____, January 3, 2024
Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1828



Prepared by and return to:

Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, Illinois 60005
Attention: Village Clerk

PROCEED AT OWN RISK DECLARATION

BY

**YPI ARLINGTON, LLC AND
CHICAGO SMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS**

(1500 Shure Drive, Arlington Heights, Illinois
Property Index Number 03-07-102-013)

A2023-61

license and building permits; and (d) Tenant is not entitled to its Requested Approvals by the Village, regardless of expenditures incurred by Owner and Tenant in proceeding prior to the date of, or pursuant to, this Declaration, unless and until Tenant has satisfied all of the terms and conditions of this Declaration, or imposed in connection with the approval of any of the Requested Approvals, or required by all other applicable Village codes and ordinances.

2. Owner and Tenant acknowledge and agree that the Village's consent to this Declaration is not to be deemed or construed as requiring the Village to either: (a) issue any further approvals for operation of the Temporary Use or the Permanent Use on the Property; or (b) approve any or all of the Requested Approvals.

3. The Temporary Use may not be carried out except in strict compliance with: (a) the terms of any and all Village approvals including, without limitation, a special use permit, issued therefor; and (b) this Declaration.

4. The Village has the right to enter the Property at all times from and after the execution of this Declaration to ascertain compliance with the terms, conditions, restrictions, and limitations contained in this Declaration.

5. Tenant must continuously and promptly apply for and pursue every approval required for the Temporary Use and Permanent Use including, without limitation, the Requested Approvals.

6. The Temporary Use must cease upon the earliest of the following to occur:

a. Tenant failing to file an application for the Requested Approvals on or before October 30, 2023, or a later date at the sole discretion of the Village Manager;

b. The Village President and Board of Trustees denying the Temporary Use portion of the Requested Approvals;

c. The Village President and Board of Trustees denying the Permanent Use portion of the Requested Approvals;

d. The Permanent Use commencing; or

e. March 31, 2024.

When the Temporary Use is required to cease, Tenant and Owner at their sole cost and expense, must perform, or cause to be performed, all remedial actions necessary to bring the Property into compliance with the Zoning Code, in a manner satisfactory to the Village

7. Owner and Tenant acknowledge and agree that the remedial actions that may be required pursuant to Paragraph 6 of this Declaration will include, without limitation, the ceasing of the Temporary Use and removal from the Property of all equipment, fixtures, and improvements related to the Temporary Use.

8. In the event that Owner or Tenant fail to perform, or cause to be performed, all remedial actions that may be required pursuant to Paragraph 6 of this Declaration, the Village will have the right, but not the obligation, to: (a) enter the Property and cause to be performed all such remedial actions; (b) charge Owner and Tenant for all costs incurred by the Village in the course

of such remediation, plus an administrative fee of 20% of such costs, which sum will be owed jointly and severally by Owner and Tenant (collectively, the **"Remediation Costs"**); and (c) record and enforce a lien against the Property for the Remediation Costs.

9. Owner and Tenant expressly acknowledge and agrees that they are jointly and severally and absolute liable and responsible, and the Village has no liability or responsibility whatsoever, for the costs and expenses incurred in connection with the remediation that may be required pursuant to Paragraph 6 of this Declaration.

10. Owner and Tenant each hereby agree to release, indemnify, defend, and hold harmless the Village, its agents, servants, officials, attorneys, and employees from and against any and all injuries, damages, claims, liabilities, demands, causes of action, losses, suits, expenses, liabilities, and judgments of any and all nature and kind whatsoever, including without limitation costs, expenses, and attorneys' fees, arising out of, occasioned by, connected with, or in any way attributable to: (a) this Declaration; (b) any action taken by the Village pursuant to or in connection with this Declaration; or (c) the review and approval by the Village of the Requested Approvals.

11. Owner and Tenant agree to reimburse the Village, promptly upon receipt of an invoice therefor, for the costs and expenses incurred by the Village, including specifically legal fees, in connection with the drafting and execution of this Declaration.

12. This Declaration may not be modified, amended, or annulled without the express, prior written approval of the Village Manager.

13. The provisions of this Declaration run with and bind the Property, and are binding upon Owner and Tenant, and their respective heirs, successors, assigns, agents, licensees, invitees, and representatives, including, without limitation, all subsequent owners of any portion of the Property, and all persons claiming under them. If any of the rights or restrictions imposed by this Declaration would otherwise be unlawful or void for violation of (a) the rule against perpetuities or some analogous statutory provision, (b) the rule restricting restraints on alienation, or (c) any other statutory or common law rules imposing time limits, then such provision will continue only until 21 years after the death of the survivor of the now living lawful descendants of the current President of the United States as of the date of this Declaration.

14. This Declaration will be recorded with the Cook County Clerk's Recording Division, Illinois, and all conveyances relating to the Property, or any part thereof, are subject to the provisions of this Declaration.

[SIGNATURE PAGE FOLLOWS]

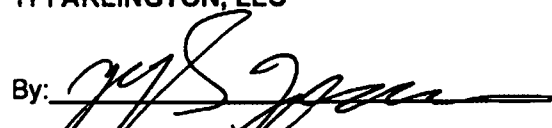
IN WITNESS WHEREOF, Owner and Tenant have caused this Declaration to be executed by a duly authorized representative on the date first above written.

OWNER:

ATTEST:

YPI ARLINGTON, LLC

By: _____

By: 

Its: _____

Its: President

TENANT:

CHICAGO SMSA LIMITED PARTNERSHIP
D/B/A VERIZON WIRELESS

ATTEST:

By: Cellco Partnership, its General Partner

By: _____

By: 

Its: _____

Its: Director - Engineering

Accepted this 23 day of September, 2023.


Randall R. Recklaus
Village Manager
Village of Arlington Heights

ACKNOWLEDGEMENT – OWNER

STATE OF California)
COUNTY OF Los Angeles) SS

I, Sally Neuberg, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that 2645. Yaa and _____, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument on behalf of Tenant, appeared before me this day in person and acknowledged to me that they, being thereunto duly authorized, signed and delivered said instrument as their own free and voluntary acts, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 12th day of October, 2023.

[Signature]
Notary Public

My Commission expires: 12/05/2024



CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of LOS ANGELES

On 10.12.2023

DATE

before me, Sally Neuberg, Notary Public

NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared

Zaya S. Younan

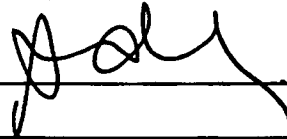
NAME(S) OF SIGNER(S)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the documents and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNED

DESCRIPTION OF ATTACHED DOCUMENT

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER

proceed at own risk dec.
TITLE OR TYPE OF DOCUMENT

TITLE(S)

- ☐ LIMITED PARTNER(S)
☐ GENERAL PARTNER(S)
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR

NUMBER OF PAGES

DATE OF DOCUMENT

ACKNOW

ACKNOWLEDGEMENT – TENANT

STATE OF Illinois)
) SS
COUNTY OF COOK)

I, Patrice Lewis, a Notary Public, in and for the County and State aforesaid, DO
HEREBY CERTIFY that Sunny Shah and _____, who are personally known to me to be the
same persons whose names are subscribed to the foregoing instrument on behalf of Tenant,
appeared before me this day in person and acknowledged to me that they, being thereunto duly
authorized, signed and delivered said instrument as their own free and voluntary acts, for the uses
and purposes set forth therein.

GIVEN under my hand and notarial seal this 17th day of October, 2023.

Patrice Lewis
Notary Public

My Commission expires: 7/5/2027

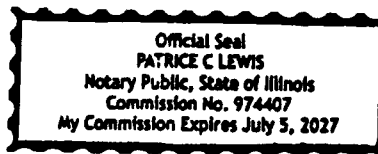


EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1:

LOT 2 IN BILL KNAPP'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1983 AS DOCUMENT 26683318, BEING A RESUBDIVISION OF LOT 4 IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT 12, BEING A SUBDIVISION IN PART OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT RECORDED JULY 12, 1983 AS DOCUMENT 26684378 FOR THE PURPOSE OF ACCESS OVER THE SOUTH 17.5 FEET OF THE WEST 170 FEET OF LOT 1 (AS MEASURED ALONG THE SOUTH LINE OF SAID LOT 1) IN BILL KNAPP'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1983 AS DOCUMENT 26683318, IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 3 IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT 12, BEING A SUBDIVISION IN PART OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 13, 1978 AS DOCUMENT NO. 24533497, IN COOK COUNTY, ILLINOIS.

Property Index Number 03-07-102-013

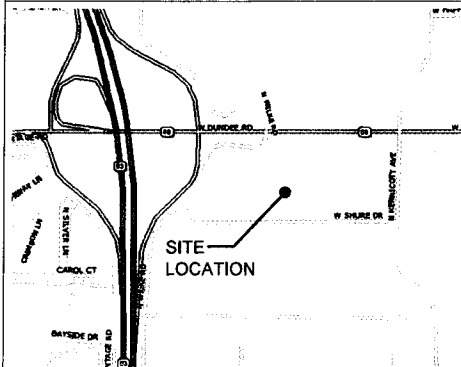
Commonly known as: 1500 Shure Drive, Arlington Heights, Illinois

PROJECT: TERRA CONSULTING GROUP, LTD.
CONSULTANT: 600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
(847) 698-6400

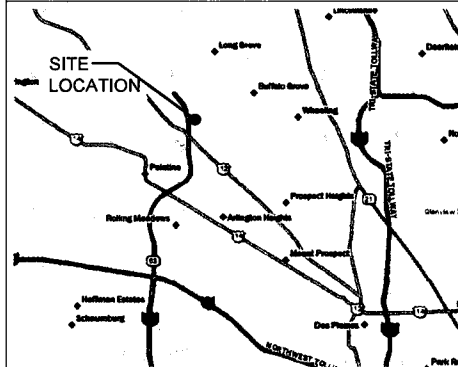
STRUCTURAL:
(TOWER ANALYSIS)

STRUCTURAL ANALYSIS 06/20/2023
DATE:

N.T.S.



N.T.S.



PROPOSED VERIZON ANTENNAS TO BE MOUNTED ON TEMPORARY COLT.

SITE COORDINATES: LATITUDE: 42° 08' 15.57" N
LONGITUDE: 87° 59' 58.81" W

ADDRESS: 1500 SHURE DRIVE
ARLINGTON HEIGHTS, IL 60004

JURISDICTION:	VILLAGE OF ARLINGTON HEIGHTS
OCCUPANCY:	UNINHABITED

CONSTRUCTION TYPE: COLT

PROPERTY OWNER: VILLAGE OF ARLINGTON HEIGHTS

TOWER OWNER: VERIZON WIRELESS
1701 GOLF ROAD,
TOWER 2 SUITE 400
ROLLING MEADOWS, IL 60008

APPLICANT: VERIZON WIRELESS
1701 GOLF ROAD,
TOWER 2 SUITE 400
ROLLING MEADOWS, IL 60008

REAL ESTATE MANAGER: ALLEN WAITES (630) 291-7845

CONSTRUCTION MANAGER: JEREMIAH SAURIOL (847) 708-1785

SHEET	DRAWING INDEX	REVISION
T-1	TITLE SHEET	1,2,3
A-1	SITE PLAN	1
A-2	ENLARGED SITE PLAN	1
ANT-1	SITE ELEVATION	-
ANT-1A	ANTENNA ORIENTATION (PLAN VIEWS)	-
ANT-2	ANTENNA INFORMATION	3
E-1	GROUNDING DETAILS	-
22" x 34" IS FULL SCALE 11" x 17" IS HALF SCALE		
ATTACHMENTS		
	RFFS (BY OTHERS)	

[illegible]

MGD LOC. #
5000926022

RAND & 53_
TEMP_ASSET

1500 SHURE DR.
ARLINGTON HEIGHTS, IL 60004

DRAWN BY:	JJR
CHECKED BY:	DS
DATE	04/19/23
PROJECT #	194-072

SHEET TITLE
TITLE SHEET

SHEET NUMBER

T-1

The Verizon logo, consisting of the word "verizon" in a bold, lowercase sans-serif font, followed by a checkmark symbol.

1701 GOLF ROAD, TOWER 2, SUITE 400
ROLLING MEADOWS, ILLINOIS 60008
PHONE: (847) 619-5397 FAX: (847) 706-7415

MGD LOCATION NUMBER: 5000926022

SITE NAME: RAND & 53 TEMP ASSET

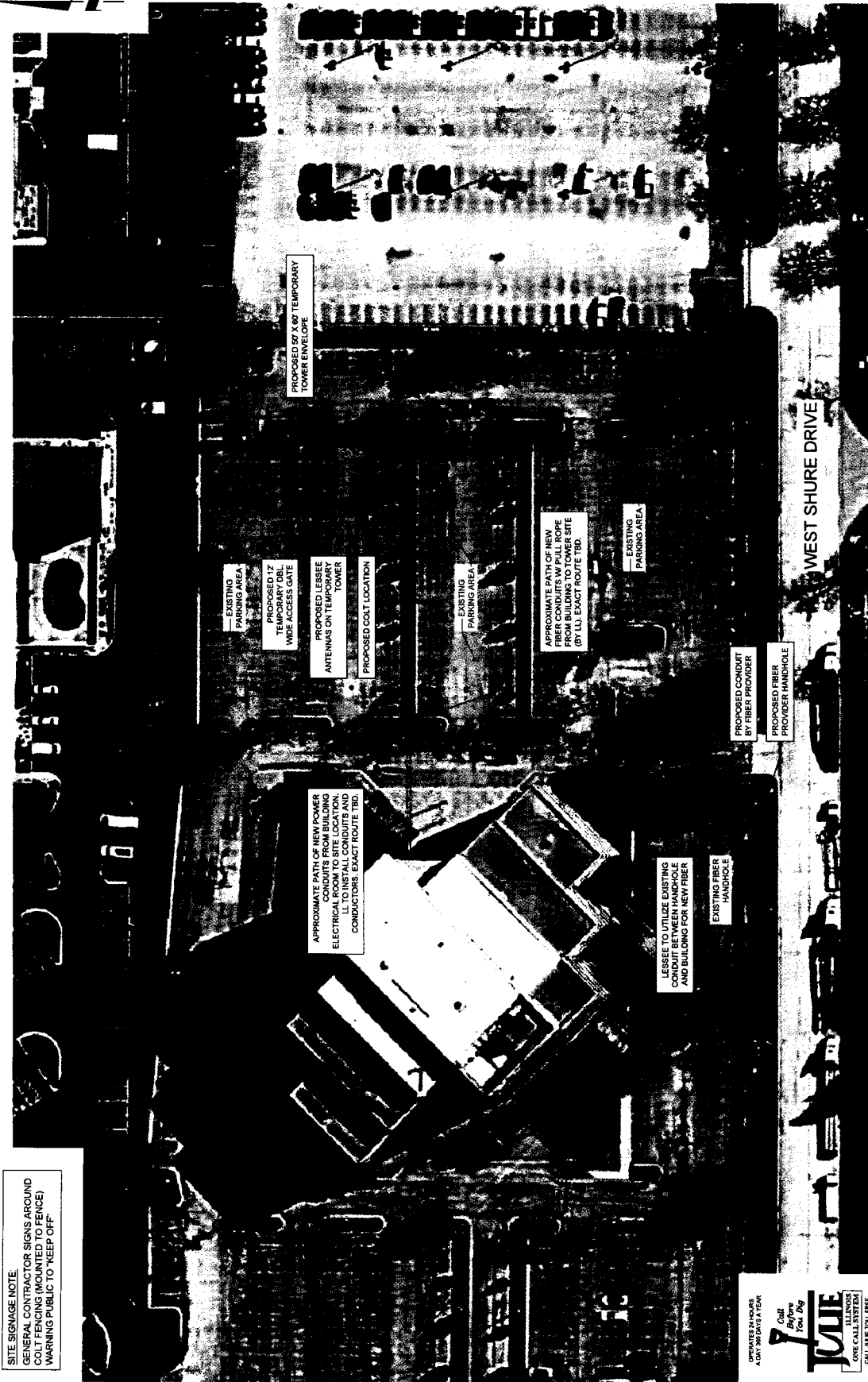
**1500 SHURE DRIVE
ARLINGTON HEIGHTS, IL 60004**

OPERATES 24 HOURS
A DAY 365 DAYS A YEAR



6/30/2023
Exp 11/30/2023

SITE SIGNAGE NOTE
GENERAL CONTRACTOR SIGNS AROUND
COLT FENCING (MOUNTED TO FENCE)
WARNING PUBLIC TO "KEEP OFF"



OPERATES 24 HOURS
A DAY 365 DAYS A YEAR

Call
Before
You Dig

ONE CALL
ILLINOIS

CALL 800-4-A- Dig

1-800-842-0122

48 HOURS
1-800-842-0122

48 HOURS

THIS SITE PLAN WAS CREATED OFF OF
THE INFORMATION PROVIDED BY THE DESIGNER
AS BOUNDARY SURVEY WAS NOT SUPPLIED
FOR PURPOSES OF SITE LAYOUT.

1 SITE PLAN
SCALE 1" = 50'

POWER INFORMATION
PRIMARY POWER
PROVIDED BY LANDLORD

FIBER INFORMATION
FIBER
PROVIDED BY LANDLORD

SHEET NUMBER
A-1

SHEET TITLE
SITE PLAN

PROJECT # 194472

DATE 04/19/23

DRAWN BY JLR

1500 SHURE DR.
ARLINGTON HEIGHTS, IL 60004

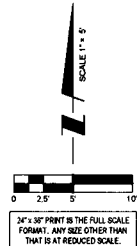
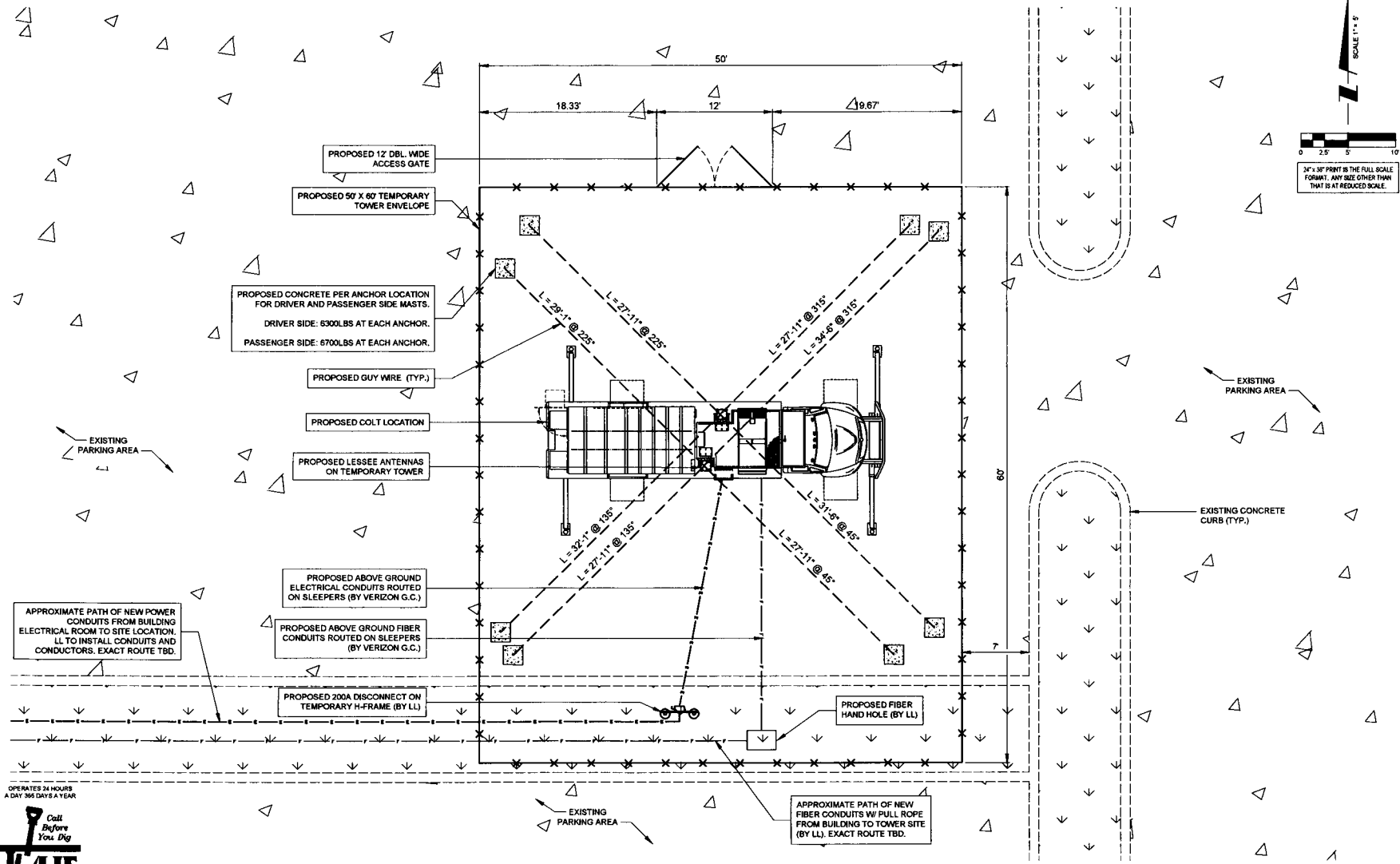
RAND & 53
TEMP_ASSET

MGD LOC. #
5000926022

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR REVIEW
2	ISSUED FOR REVIEW
3	ISSUED FOR REVIEW
4	ISSUED FOR REVIEW
5	ISSUED FOR REVIEW
6	ISSUED FOR REVIEW
7	ISSUED FOR REVIEW
8	ISSUED FOR REVIEW
9	ISSUED FOR REVIEW
10	ISSUED FOR REVIEW
11	ISSUED FOR REVIEW
12	ISSUED FOR REVIEW
13	ISSUED FOR REVIEW
14	ISSUED FOR REVIEW
15	ISSUED FOR REVIEW
16	ISSUED FOR REVIEW
17	ISSUED FOR REVIEW
18	ISSUED FOR REVIEW
19	ISSUED FOR REVIEW
20	ISSUED FOR REVIEW
21	ISSUED FOR REVIEW
22	ISSUED FOR REVIEW
23	ISSUED FOR REVIEW
24	ISSUED FOR REVIEW
25	ISSUED FOR REVIEW
26	ISSUED FOR REVIEW
27	ISSUED FOR REVIEW
28	ISSUED FOR REVIEW
29	ISSUED FOR REVIEW
30	ISSUED FOR REVIEW
31	ISSUED FOR REVIEW
32	ISSUED FOR REVIEW
33	ISSUED FOR REVIEW
34	ISSUED FOR REVIEW
35	ISSUED FOR REVIEW
36	ISSUED FOR REVIEW
37	ISSUED FOR REVIEW
38	ISSUED FOR REVIEW
39	ISSUED FOR REVIEW
40	ISSUED FOR REVIEW
41	ISSUED FOR REVIEW
42	ISSUED FOR REVIEW
43	ISSUED FOR REVIEW
44	ISSUED FOR REVIEW
45	ISSUED FOR REVIEW
46	ISSUED FOR REVIEW
47	ISSUED FOR REVIEW
48	ISSUED FOR REVIEW
49	ISSUED FOR REVIEW
50	ISSUED FOR REVIEW
51	ISSUED FOR REVIEW
52	ISSUED FOR REVIEW
53	ISSUED FOR REVIEW
54	ISSUED FOR REVIEW
55	ISSUED FOR REVIEW
56	ISSUED FOR REVIEW
57	ISSUED FOR REVIEW
58	ISSUED FOR REVIEW
59	ISSUED FOR REVIEW
60	ISSUED FOR REVIEW
61	ISSUED FOR REVIEW
62	ISSUED FOR REVIEW
63	ISSUED FOR REVIEW
64	ISSUED FOR REVIEW
65	ISSUED FOR REVIEW
66	ISSUED FOR REVIEW
67	ISSUED FOR REVIEW
68	ISSUED FOR REVIEW
69	ISSUED FOR REVIEW
70	ISSUED FOR REVIEW
71	ISSUED FOR REVIEW
72	ISSUED FOR REVIEW
73	ISSUED FOR REVIEW
74	ISSUED FOR REVIEW
75	ISSUED FOR REVIEW
76	ISSUED FOR REVIEW
77	ISSUED FOR REVIEW
78	ISSUED FOR REVIEW
79	ISSUED FOR REVIEW
80	ISSUED FOR REVIEW
81	ISSUED FOR REVIEW
82	ISSUED FOR REVIEW
83	ISSUED FOR REVIEW
84	ISSUED FOR REVIEW
85	ISSUED FOR REVIEW
86	ISSUED FOR REVIEW
87	ISSUED FOR REVIEW
88	ISSUED FOR REVIEW
89	ISSUED FOR REVIEW
90	ISSUED FOR REVIEW
91	ISSUED FOR REVIEW
92	ISSUED FOR REVIEW
93	ISSUED FOR REVIEW
94	ISSUED FOR REVIEW
95	ISSUED FOR REVIEW
96	ISSUED FOR REVIEW
97	ISSUED FOR REVIEW
98	ISSUED FOR REVIEW
99	ISSUED FOR REVIEW
100	ISSUED FOR REVIEW

TERRA
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 819-5397
FAX: (847) 708-7415

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 819-5397
FAX: (847) 708-7415



1 ENLARGED SITE PLAN
SCALE: 1" = 5'

Call Before You Dig
1-800-4-A- Dig
ILLINOIS
ONE CALL 800-4-A-DIG
CALL 800-4-A-DIG TOLL FREE
1-800-4-A-DIG 24/7
48 HOURS BEFORE YOU DIG

POWER INFORMATION:
PRIMARY POWER:
PROVIDED BY LANDLORD

FIBER INFORMATION:
FIBER:
PROVIDED BY LANDLORD

verizon
1771 COLLEGE ROAD
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PH: (708) 784-7417
FAX: (708) 784-7415

TERRA
300 N. LAKE STREET
PH: (708) 444-4444
FAX: (708) 444-4444

REVISIONS		DESCRIPTION	DATE	BY
1	1	ISSUED FOR REVIEW	05/02/23	JJR
2	2	ISSUED FOR FINAL	06/02/23	AFD
3	3	REVISED PER NEW RFD	06/02/23	TJR

MGD LOC. #
5000926022

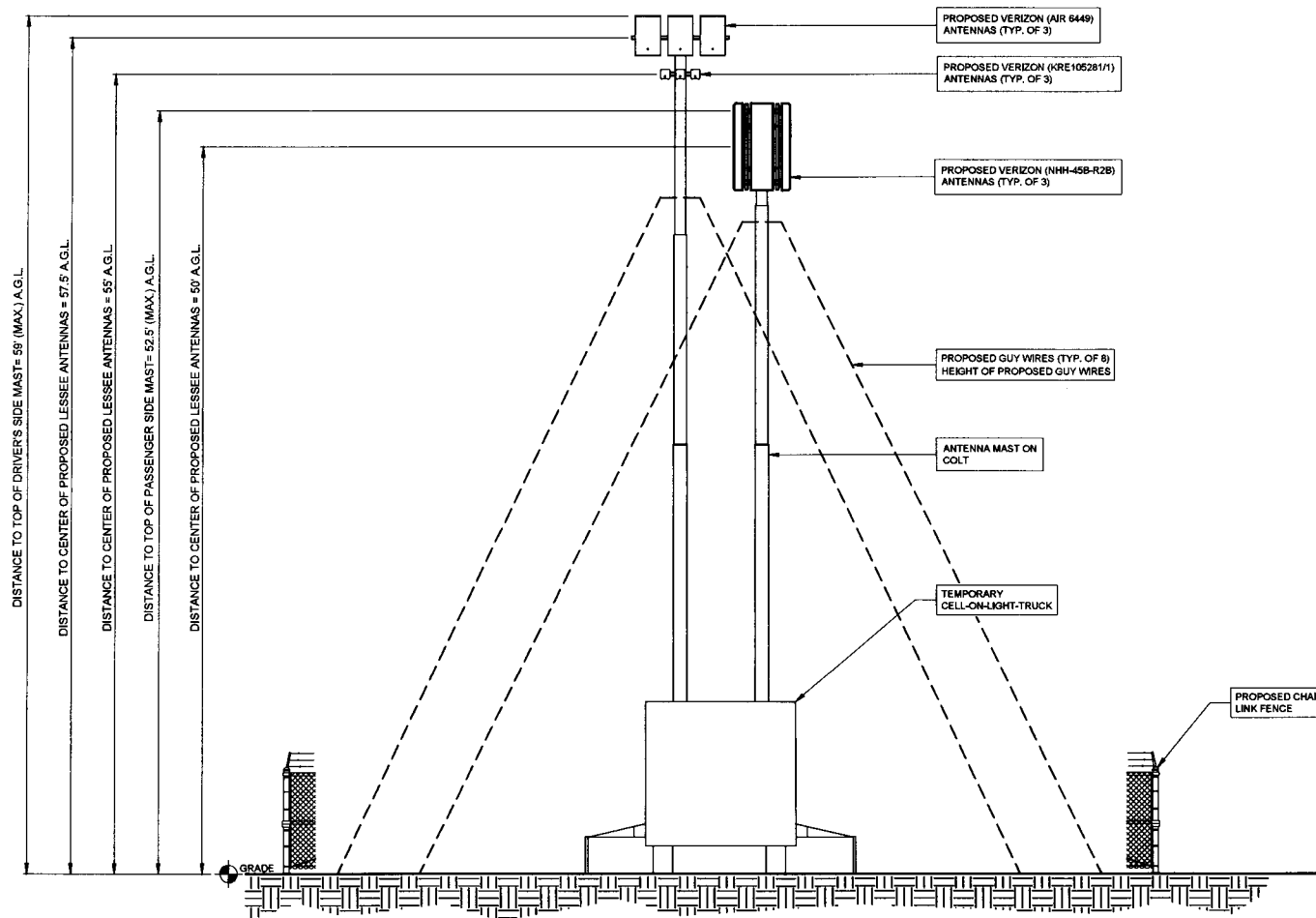
RAND & 53
TEMP_ASSET

1500 SHURE DR.
ARLINGTON HEIGHTS, IL 60004

DRAWN BY:	JJR
CHECKED BY:	DS
DATE:	04/19/23
PROJECT #:	194-072

SHEET TITLE
ENLARGED
SITE PLAN

SHEET NUMBER
A-2



1 SITE ELEVATION
SCALE: 1/4" = 1'-0"

verizon
1701 GOLF ROAD
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PH: (815) 382-2207
FAX: (815) 709-7415

TERRA
400 N. LAKE STREET
SUITE 200
CHICAGO, IL 60610
PH: (312) 464-1000
FAX: (312) 464-1001

REVISIONS		DATE	BY
NO.	DESCRIPTION		
1	UPDATE PER REQUIRED COMPONENTS DISCONNECT LOCATION	06/09/23	JJR
2	ISSUED FOR FINAL	06/09/23	JJR
3	REVISED PER NEW INFO	06/09/23	JJR

MGD LOC. #
5000926022

RAND & 53
TEMP_ASSET

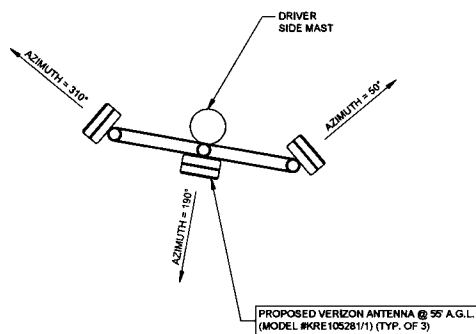
1500 SHURE DR.
ARLINGTON HEIGHTS, IL 60004

DRAWN BY:	JJR
CHECKED BY:	DS
DATE	04/19/23
PROJECT #	194-072

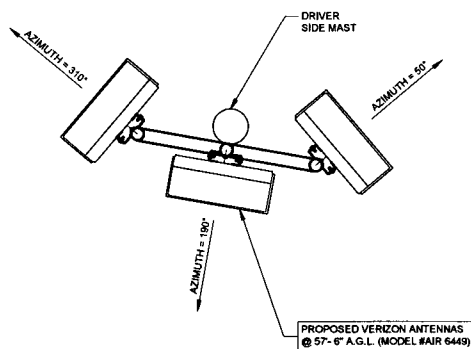
SHEET TITLE
SITE ELEVATION

SHEET NUMBER

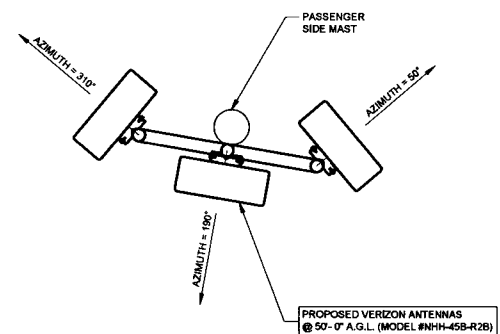
ANT-1



1 DRIVER SIDE MAST:
ELEVATION @ 55'-0"
SCALE: 1" = 1'-0"



2 DRIVER SIDE MAST:
ELEVATION @ 57'-6"
SCALE: 1" = 1'-0"



3 PASSENGER SIDE MAST:
ELEVATION @ 50'-0"
SCALE: 1" = 1'-0"

verizon
1000 GOLF CROSS
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE (847) 819-5387
FAX (847) 786-7415

TERRA
1000 GOLF CROSS
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE (847) 819-5387
FAX (847) 786-7415

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	06/06/23	JJR
2	1. UPDATE PER REVISED COMPANION INTERCONNECT LOCATION	06/06/23	JJR
3	2. ISSUED FOR FINAL	06/06/23	APD
4	3. REVISED FOR NEW INFO	06/06/23	T.S.

MGD LOC. #
5000926022

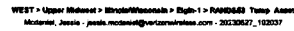
RAND & 53
TEMP_ASSET

1500 SHURE DR.
ARLINGTON HEIGHTS, IL 60004

DRAWN BY:	JJR
CHECKED BY:	DS
DATE:	04/19/23
PROJECT #:	194-072

SHEET TITLE
ANTENNA ORIENTATION
(PLAN VIEWS)

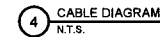
SHEET NUMBER
ANT-1A



1 RFDS TITLE SHEET
N.T.S.

2 ANTENNA SUMMARY
N.T.S.

3 EQUIPMENT SUMMARY
N.T.S.



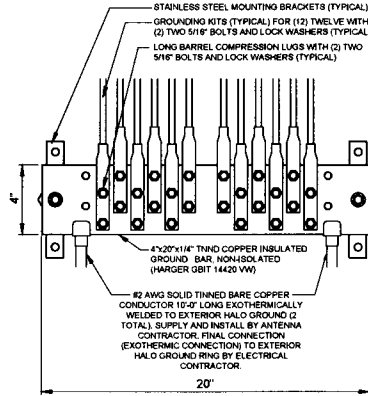
ANT-2

GROUNDING ELECTRODE SYSTEM NOTES:

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 MANUFACTURER'S 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). ALL ELECTRICAL & MECHANICAL GROUND CONNECTIONS SHALL HAVE ANTI-OXIDANT COMPOUND APPLIED TO CONNECTION.
3. 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.
4. AFTER INSTALLATION OF THE CANOPY AT THE DOOR, G/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.
5. 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.
6. GROUND TEST: GROUND TESTS SHALL BE PERFORMED AS REQUIRED BY LESSEE STANDARD PROCEDURES. GROUND GRID RESISTANCE SHALL NOT EXCEED 5 OHMS.
7. CONTRACTOR SHALL SUBMIT THE GROUND RESISTANCE TEST REPORT AS FOLLOWS:
ONE (1) COPY TO OWNER REPRESENTATIVE
ONE (1) COPY TO ENGINEER
ONE (1) COPY TO KEEP INSIDE EQUIPMENT ENCLOSURE

NOTE:

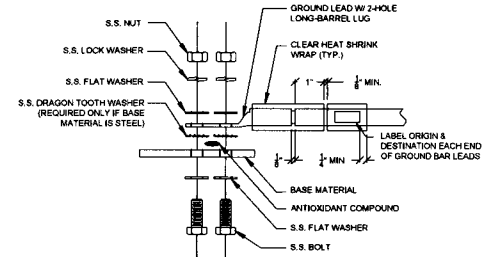
DO NOT ATTACH GROUND BARS ON ANY OF THE TANKS COATED SURFACES



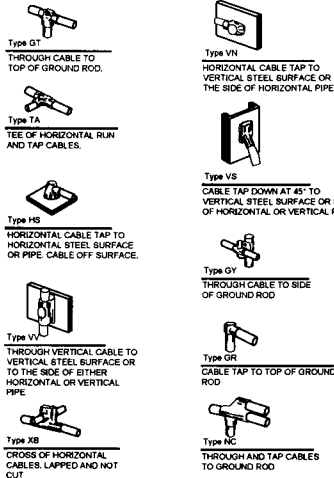
1 EXTERIOR GROUND BAR DETAIL
N.T.S.

NOTES:

1. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING BELLEVILLE'S. COAT ALL SURFACES WITH KOPR-SHIELD BEFORE MATING.
2. FOR GROUND BOND TO STEEL ONLY. INSERT A DRAGON TOOTH WASHER BETWEEN LUG AND STEEL. COAT ALL SURFACES WITH KOPR-SHIELD.
3. GROUND BARS, INSTALL BOLT HEAD TOWARD WALL.
4. ENCLOSURES, INSTALL BOLT HEAD ON OUTSIDE OF ENCLOSURE



2 GROUND LUG INSTALLATION DETAIL
N.T.S.



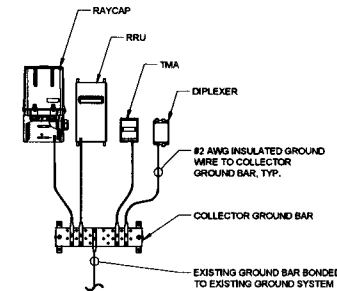
3 EXOTHERMIC WELD DETAILS
EXOTHERMIC AND HARGER U.T. WELDED OR APPROVED EQUAL

NOTES:

1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
2. THIS DETAIL IS TYPICAL FOR EACH COAX CABLE WHERE IT IS SPECIFIED TO BE GROUNDED.
3. CABLE TO BE GROUNDED AT ANTENNA LEVEL AND PRIOR TO ENTERING SHELTER ENTRY PANEL.
4. CABLE ALSO TO BE GROUNDED TO GROUND BAR AT TOWER BASE IF APPLICABLE.
5. USE ONLY TIN PLATED GROUNDING KIT'S.



4 COAX / HYBRID CABLE GROUND KIT DETAIL
N.T.S.



NOTES:

1. DETAIL IS CONCEPTUAL ONLY. PLEASE SEE ECR AND LAYOUT SHEETS FOR ACTUAL EQUIPMENT CONFIGURATION.
2. GROUND CONNECTIONS MUST BE DOUBLE HOLE CONNECTION. SPECIAL EXCEPTION ONLY TO EQUIPMENT THAT WILL NOT ALLOW FOR A DOUBLE HOLE CONNECTION.

5 TYPICAL APPURTENANCE GROUNDING
SCALE: N.T.S.

verizon
1701 GOLF ROAD
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE (847) 619-5397
FAX (847) 708-7115

TERRA
500 N. LAKE STREET
SUITE 200
P.O. BOX 1000
P.O. BOX 1000
P.O. BOX 1000

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	04/20/23	JJR
2	UPDATE PER REVISED COMPANION SHEET CONNECTION LOCATION	04/20/23	JJR
3	ISSUED FOR FINAL	04/20/23	JJR
4	REVISED PER NEW RFS	04/20/23	JJR

MGD LOC. #
5000926022

RAND & 53
TEMP_ASSET

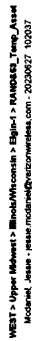
1500 SHURE DR.
ARLINGTON HEIGHTS, IL 60004

DRAWN BY:	JJR
CHECKED BY:	DS
DATE:	04/19/23
PROJECT #	184-072

SHEET TITLE
GROUNDING
DETAILS

SHEET NUMBER

E-1

[illegible]

Removed Non Antenna

Added	Removed	Retained
Added 39	Removed 0	Retained 0

Removed Antenna

Added	Removed	Retained
9	0	0

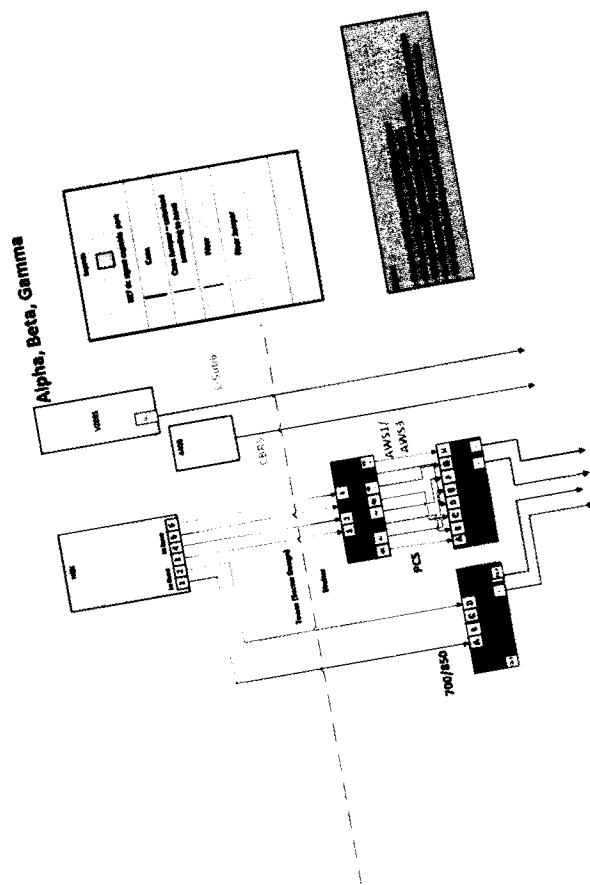
Proprietary and Confidential. Not for disclosure outside of Verizon

700 LITE		Services		CAND	
Book		01	02	03	
Page		50	100	310	
Cable Channel					
Alarm Unit		NH4-400-220	NH4-400-220	NH4-400-220	
Alarm Unit		COMSCOPE	COMSCOPE	COMSCOPE	
Control		50	50	50	
Control		5220	5220	5220	
Control		0	0	0	
Control		4	2	2	
Control		53	53	53	
Control		107.40 (VMMH) ERP	107.40 (VMMH) ERP	107.40 (VMMH) ERP	
Control		47.78 60m	47.78 60m	47.78 60m	
Control					
Control		Erstein	Erstein	Erstein	
Control		4449	4449	4449	
Control		4.4	4.4	4.4	
Control		1600569	1600562	1600565	
Control		VZAPP	VZAPP	VZAPP	
Control		10	10	10	
Control		72.0 x 17.99 x 7.0	72.0 x 17.99 x 7.0	72.0 x 17.99 x 7.0	
Control		73.44	73.44	73.44	

[illegible]

850 LTE		Services			CAND		
Item		01	02	03			
Access		50	100	310			
Access							
Configuration							
Access Point		NH-45R-2B	NH-45R-2B	NH-45R-2B			
Working Mode		COMSCOPE	COMSCOPE	COMSCOPE			
Channel		50	50	50			
Channel ID		2561	2561	2561			
Channel Power		0	0	0			
Band Channel		4	2	2			
TX Power		53	53	53			
Regulatory Mode		302.48 (NHN42) ERRSD	302.48 (NHN42) ERRSD	302.48 (NHN42) ERRSD			
Cell Broadcast		44.7 dBm	44.7 dBm	44.7 dBm			
TX Power							
TX Mode							
RFU Mode							
RFU Mode							
RFU Mode							
Number of Tx Rx							
Position							
Transmission							
Transmission							
Service		1500510	1500511	1500512			
Service		VZNP	VZNP	VZNP			
Service		10	10	10			
Service		72.0 x 17.99 x 7.0	72.0 x 17.99 x 7.0	72.0 x 17.99 x 7.0			
Service		73.44	73.44	73.44			

AWS LITE		Services		CAND	
Basic	01	02	03		
Admission	50	160	310		
Admission Fee	NON-400-120	NON-400-120	NON-400-120		
Admission Exam	COMMISSCOPE	COMMISSCOPE	COMMISSCOPE		
Admission Exam	50	50	50		
Admission Exam	2000	2000	2000		
Admission Exam	0	0	0		
Admission Exam	2	1	2		
Admission Exam	03	53	53		
Admission Exam	337.21 (VMMH2) ERP	337.21 (VMMH2) ERP	337.21 (VMMH2) ERP		
Admission Exam	47.70.08m	47.70.08m	47.70.08m		
Admission Exam					
Admission Exam	Enrollment	Enrollment	Enrollment		
Admission Exam	8643	8643	8643		
Admission Exam	4, 4	4, 4	4, 4		
Admission Exam					
Admission Exam	180005591	180005594	180005597		
Admission Exam	COMMISSCOPE	COMMISSCOPE	COMMISSCOPE		
Admission Exam	20	20	20		
Admission Exam	72.0 x 17.99 x 7.0	72.0 x 17.99 x 7.0	72.0 x 17.99 x 7.0		
Admission Exam	73.44	73.44	73.44		





November 10, 2023

Village of Arlington Heights
Attn: Dept. of Planning & Community Development
33 S. Arlington Heights Road
Arlington Heights, IL 60005

RE: Project Description for Special Use Permit Application – Verizon Wireless **Permanent** Rooftop Wireless Communications Facility on Parcel # 03-07-102-013-0000 – 1500 W. Shure Drive (Rand & 53_Perm Site)

Dear Michael Lysicatos,

Verizon is proposing to locate antennas and ancillary equipment to the rooftop of 1500 W. Shure Drive in Arlington Heights. The proposed antennas will be mounted to three separate sectors of the rooftop's exterior at centerline heights of 90 feet to 95 feet. Equipment cabinets will be located on the southern portion of the rooftop within a 40 square foot area. The purpose of the proposed facility is to allow Verizon to improve its customer experience of the surrounding area.

For any questions regarding the proposed project, please contact Rachael Ceckowski at rceckowski@mountainltd.com or 847-254-3209.

Sincerely,

Rachael Ceckowski
Agent on Behalf of Verizon Wireless
MOUNTAIN LTD.



November 10, 2023

Village of Arlington Heights
Attn: Dept. of Planning & Community Development
33 S. Arlington Heights Road
Arlington Heights, IL 60005

RE: Project Description for Special Use Permit Application – Verizon Wireless **Temporary** Wireless Communications Facility on Parcel # 03-07-102-013-0000 – 1500 W. Shure Drive (Rand & 53_Perm Site)

Dear Michael Lysicatos,

Verizon is proposing to locate a temporary cell tower within the parking lot of 1500 W. Shure Drive in Arlington Heights. The proposed antennas will be mounted on two separate masts of a cell on light truck at centerline heights of 50 feet to 57.5 feet. The proposed temporary compound area is 3,000 square feet on the east side of the parcel and will be surrounded by fencing. The purpose of the proposed facility is to allow Verizon to improve its customer experience of the surrounding area prior to completion of the permanent installation.

For any questions regarding the proposed project, please contact Rachael Ceckowski at rceckowski@mountainltd.com or 847-254-3209.

Sincerely,

Rachael Ceckowski
Agent on Behalf of Verizon Wireless
MOUNTAIN LTD.

SURVEYOR'S NOTE

THE PARENT PARCEL BOUNDARY OF THIS DRAWING IS ILLUSTRATED FROM RECORD INFORMATION AND IS APPROXIMATE.

THE TOPOGRAPHICAL SURVEY FOR THIS MAP WAS PERFORMED ON OCTOBER 29, 2019.

NOT TO BE USED AS CONSTRUCTION DRAWINGS.

ELEVATION DATUM

ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM.

CONTOURS ARE ILLUSTRATED AT 1.0' INTERVALS.

BASIS OF BEARINGS

LATITUDE AND LONGITUDE OF SITE REFERENCE POINT ARE BASED ON THE HARN (HIGH ACCURACY REFERENCE NETWORK) NAD83 (CORS 96)

BEARINGS ARE BASED ON ILLINOIS STATE PLANE, IL EAST 1201 TO ORIENT DRAWING TO TRUE NORTH, ROTATE CLOCKWISE 00°13'19.53".

EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS

THE TITLE COMMITMENT ISSUED BY NEAR NORTH NATIONAL TITLE LLC, ISSUING AGENT FOR CHICAGO TITLE INSURANCE COMPANY, AS COMMITMENT NO. IL1909132, DATED SEPTEMBER 17, 2019 LISTS THE FOLLOWING EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS, THAT ARE MATTERS OF SURVEY, AFFECTING THE PARENT PARCEL UNDER "SCHEDULE B":

SEE SHEET 2

ZONING DATA

ACCORDING TO THE SITE CANDIDATE INFORMATION PACKAGE THIS SITE IS ZONED:

M-1 (LIGHT MANUFACTURING DISTRICT)

SETBACKS:

FRONT: N/A

REAR: N/A

SIDE: N/A

PROPRIETOR

YPI ARLINGTON LLC

12377 MERIT DR. #250

DALLAS, TX 75251-3201

FLOOD PLAIN INFORMATION

WE HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE MAP AS PREPARED FOR THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, COMMUNITY PANEL NUMBER 17031C0044J DATED AUGUST 19, 2008, AND FIND THAT THE PROJECT SITE IS IN ZONE X (UNSHADED).

LEGAL DESCRIPTION

PARENT PARCEL

PARCEL 1: LOT 2 IN BILL KNAPP'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1983 AS DOCUMENT 26683318, BEING A RESUBDIVISION OF LOT 4 IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT 12, BEING A SUBDIVISION IN PART OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT RECORDED JULY 12, 1983 AS DOCUMENT 26684378 FOR THE PURPOSE OF ACCESS OVER THE SOUTH 17.5 FEET OF THE WEST 170 FEET OF LOT 1 (AS MEASURED ALONG THE SOUTH LINE OF SAID LOT 1) IN BILL KNAPP'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1983 AS DOCUMENT 26683318, IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOT 3 IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT 12, BEING A SUBDIVISION IN PART OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 13, 1978 AS DOCUMENT NO. 24533497, IN COOK COUNTY, ILLINOIS

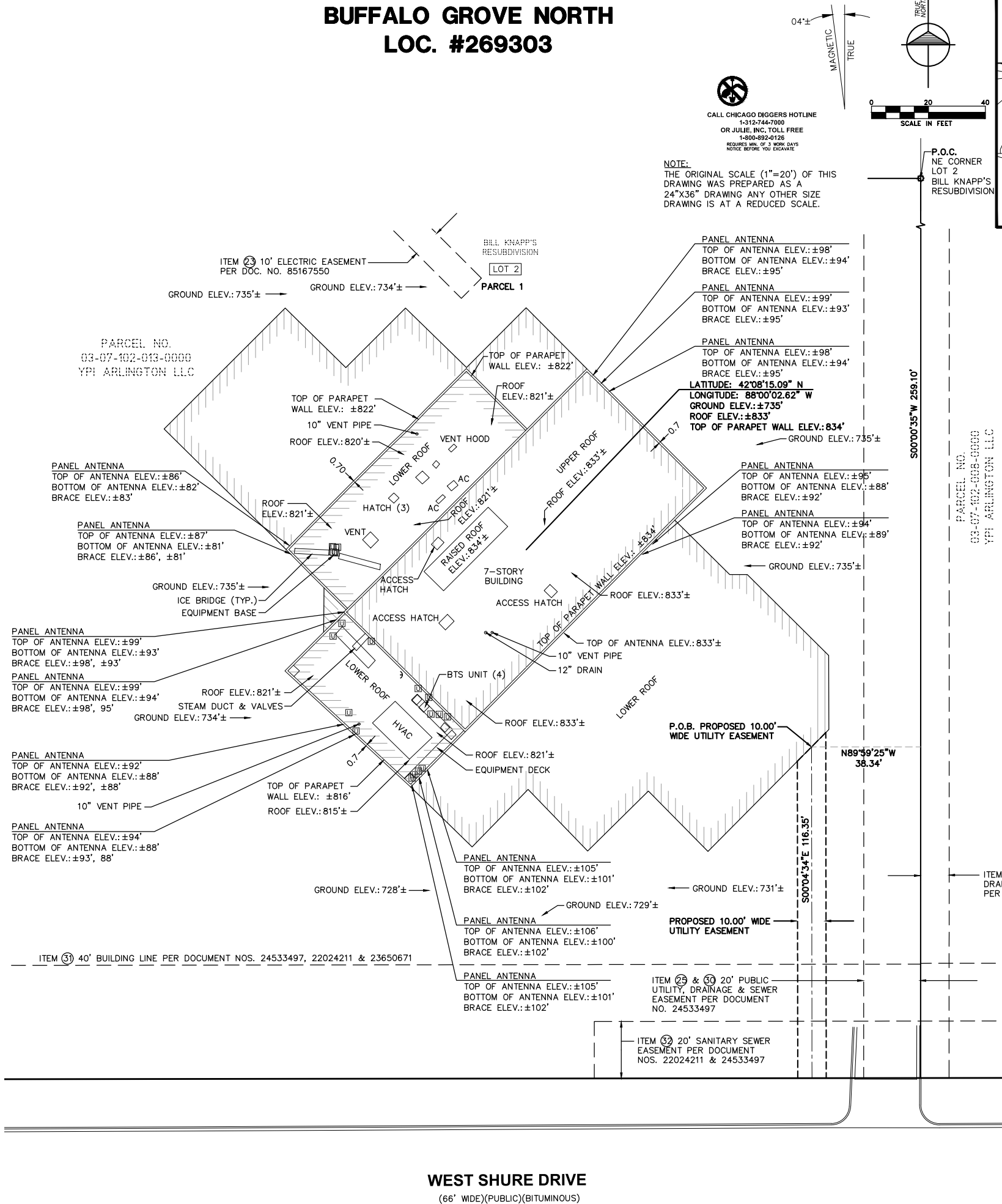
This map was made from the above legal description which was given to us as a complete description of the property. Both map and description should be compared with the Abstract of Title or Title Policy for any exceptions, easements or differences in description.

LEGAL DESCRIPTION

PROPOSED 10.00' WIDE UTILITY EASEMENT

A 20.00 foot wide easement in that part of Lot 2 of Bill Knapp's Resubdivision, being a part of Arlington Industrial & Research Center Unit 12, Lot 4, being a part of the Northwest 1/4 of Section 7, Town 49, Range 9, Cook County, Illinois, the centerline of which is described as: Commencing at a found iron at the northeast corner of said Lot 2; thence South 00°00'35" West 259.10 feet along the easterly line of said Lot 2 thence; thence North 89°59'25" West 38.34 feet to a point on the southeasterly face of a 7-story building for THE PLACE OF BEGINNING OF THIS CENTERLINE DESCRIPTION; thence South 00°04'34" East 116.35 feet to the northerly right of way of West Shure Drive (66 feet wide) for the place of ending of this centerline description. The sidelines are to be lengthened and/or shortened to terminate at aforesaid 7-story building and at said northerly right of way.

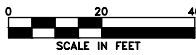
BUFFALO GROVE NORTH LOC. #269303



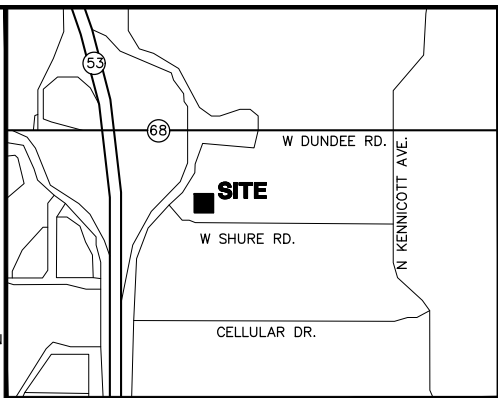
NOTE:
THE ORIGINAL SCALE (1"=20') OF THIS
DRAWING WAS PREPARED AS A
24"x36" DRAWING ANY OTHER SIZE
DRAWING IS AT A REDUCED SCALE.



CALL CHICAGO DIGGERS HOTLINE
1-312-744-7000
OR JULIE, INC. TOLL FREE
1-800-492-0126
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



P.O.C.
NE CORNER
LOT 2
BILL KNAPP'S
RESUBDIVISION



VICINITY MAP N.T.S.

LEGEND

- ▲ - TRAVERSE POINT
- ▲ - WELL
- - HIGHWAY
- - MONUMENT
- - MONUMENT BOX
- - RIGHT OF WAY MARKER
- ✂ - XCUT
- - PK NAIL
- - FOUND IRON STAKE
- - SET IRON STAKE
- - SIGN
- RR - RR SIGN
- - GUY POLE
- - GUY ANCHOR
- - UTILITY POLE
- ★ - LIGHT POLE
- - ORNAMENTAL LIGHT POLE
- - POST
- - U.G. UTILITY MARKER
- - GROUND ROD
- XX - SOIL BORING
- MB - MAILBOX
- - SATELLITE DISH
- - HAND HOLE
- - EXISTING CONTOURS
- - TELEPHONE UTILITY LINE
- - ELECTRIC UTILITY LINE
- - WATER UTILITY LINE
- - GAS UTILITY LINE
- - STEAM UTILITY LINE
- - STORM UTILITY LINE
- - SANITARY UTILITY LINE
- - FIBER OPTIC UTILITY LINE
- - OVERHEAD UTILITY LINE
- - FENCE LINE
- - GUARD RAIL
- - AC UNIT
- - U.G. UTILITY MARKER
- - FIRE HYDRANT
- - POST INDICATOR VALVE
- - WATER VALVE
- - GAS VALVE
- - UST FILL PORT
- - GAS PUMP
- - GAS METER
- - WATER METER
- - TELEPHONE RISER
- - ELECTRIC METER
- - ELECTRIC TRANSFORMER
- - CABLE TV RISER
- - CATCH BASIN
- - ROUND CATCH BASIN
- - UTILITY MANHOLE
- - STORM MANHOLE
- - SANITARY MANHOLE
- - ELECTRIC MANHOLE
- - TELEPHONE MANHOLE
- - WATER MANHOLE
- - HANDICAP PARKING SPACE
- - SHRUB
- - TREE
- - PINE TREE

All utilities as shown are approximate locations
derived from actual measurements and available
records. They should not be interpreted to be in
exact location nor should it be assumed that
they are the only utilities in the area.



I, Samuel A. Miles, do hereby certify that the drawing shown
hereon is a correct representation of a survey performed at
and under my direction.

All dimensions shown are in feet and decimal parts thereof.

Given under my hand and seal this 11th day of June,
2020.

Samuel A. Miles
Samuel A. Miles
Illinois Professional Land Surveyor No. 035.003984
Expires November 30, 2020

Note: This certification only applies to improvements within
the lease site and easements as shown hereon.
ILLINOIS REGISTERED DESIGN FIRM
LICENSE NUMBER 184.007034
LICENSE EXPIRES: APRIL 30, 2021

CHICAGO SMSA

limited partnership

d/b/a VERIZON WIRELESS

BUFFALO GROVE NORTH LOC. #269303

Survey Prepared for:



REVISIONS

NO.	DESCRIPTION	DATE
1	FINALIZE	05/19/20
2	ADDED TITLEWORK	06/11/20

williams&works

engineers | surveyors | planners

616.224.1500 phone
549 Ottawa Ave NW
http://williams-works.com
Grand Rapids, MI 49503

NW	NE
SW	SE
7-42-9	

DATE: 10/29/19 DWG. BY: E.C.V.

SCALE: 1"=20' SURVEYED: R.P./B.P.

UPDATE: EC061120 CHKD BY: S.A.M.

PROJECT NO.: 211005.852

SITE NAME

BUFFALO GROVE NORTH

LOCATION NUMBER

LOC. #269303

SITE ADDRESS

1500 W SHURE DR.
ARLINGTON HEIGHT, IL
60004

SHEET TITLE

PS-1

SHEET 1 OF 2

SURVEYOR'S NOTE

THE PARENT PARCEL BOUNDARY OF THIS DRAWING IS ILLUSTRATED FROM RECORD INFORMATION AND IS APPROXIMATE.

THE TOPOGRAPHICAL SURVEY FOR THIS MAP WAS PERFORMED ON OCTOBER 29, 2019.

NOT TO BE USED AS CONSTRUCTION DRAWINGS.

EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS

THE TITLE COMMITMENT ISSUED BY NEAR NORTH NATIONAL TITLE LLC, ISSUING AGENT FOR CHICAGO TITLE INSURANCE COMPANY, AS COMMITMENT NO. IL1909132, DATED SEPTEMBER 17, 2019 LISTS THE FOLLOWING EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS, THAT ARE MATTERS OF SURVEY, AFFECTING THE PARENT PARCEL UNDER "SCHEDULE B":

12. Memorandum of First Amendment to Site Lease Agreement recorded February 1, 2010 as document 1003203004 made by and between Emergency Service, Inc. and SprintCom, Inc.

Note: No Original Memorandum instrument was previously recorded with the County of Cook to memorialize the Agreement. **AFFECTS THE SUBJECT PROPERTY. LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT.**

13. Subordination Agreement - Lease dated July 27, 2017 and recorded October 6, 2017 as document 1727913077 made and executed among Emergency Service, Inc to Sprintcom, Inc; YPI Arlington, LLC and Royal Business Bank. Note: This document refers to 1003203004 the First Amendment to Site Lease Agreement. **AFFECTS THE SUBJECT PROPERTY BLANKET IN NATURE.**

14. Memorandum of Amendment No 3 to Site Lease Acknowledgement recorded June 15, 2018 as document number 1816649022 made by and between Emergency Radio and SprintCom, Inc. **AFFECTS THE SUBJECT PROPERTY BLANKET IN NATURE.**

16. Unrecorded lease made by One North Arlington, LLC in favor of Amcol International Corporation, fka American Colloid Company, dated September 29, 1986, demising a portion of the land, and all rights thereunder of the lessee and of any person or party claiming by, through or under said lessee. **DOCUMENT NOT PROVIDED.**

17. Unrecorded lease made by One North Arlington, LLC, in favor of State Farm Automobile insurance company, dated December 31, 2003. **DOCUMENT NOT PROVIDED.**

18. Lease made by Emergency Service, Inc., an Indiana corporation to Sprintcom, Inc., A Kansas corporation, dated October 21, 1998, a Memorandum of First Amendment to site lease acknowledgement recorded February 1, 2010 as document No. 1003203004, demising a portion of the land, which amendment extends the terms of the agreement for five years commencing November 1, 2008, with one additional 5 year renewal option, and all rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said lessee. **AFFECTS THE SUBJECT PROPERTY. LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT.**

19. Right, title and interest of Emergency Service, Inc., an Indiana corporation, in and to the land, as disclosed by their execution of the Memorandum of First Amendment to site lease acknowledgement recorded as document 1003203004, noted above, and of all parties claiming thereunder. **AFFECTS THE SUBJECT PROPERTY. LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT.**

20. Note: the following item, while appearing on this commitment, is provided solely for your information. Assignment of parking agreement recorded June 22, 1988 as document 88272894 made by and between American National Bank and Trust Company, as trustee under trust number 62164 and North Arlington Towers Partnership relating to 17 parking spaces referred in in the parking agreement letter dated April 27, 1987 from Bill Knapp to Richard H. Levy for the use of Ronald J. Benach, as agent. **BENEFITS THE SUBJECT PROPERTY WITH 17 PARKING SPACES ON LOT 1. LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.**

21. Reciprocal easement for an access road as set forth in the easement Agreement executed by and between LaSalle National Bank, as trustee under trust agreement dated August 24, 1977 known as trust number 53022 and Dundee Wilke Venture, an Illinois general partnership (beneficiary) and Bill Knapp's Properties, Inc., a Michigan corporation, recorded July 12, 1983 as document 26684378, and the terms and provisions relating thereto. Rights of the adjoining owner or owners to the concurrent use of said easement. (Easement is 35 feet in even width, the centerline of which is described as follows: beginning at the intersection of the a line common to lots 1 and 2 in Bill Knapp's Resubdivision, with the west line of said subdivision and running thence easterly along said common line, a distance of 170 feet to a point of termination. Said easement to intersect the west line of said subdivision) **AFFECTS THE SUBJECT PROPERTY AS SHOWN. SAME AS PARCEL 2.**

22. Note: the following item, while appearing on this commitment/policy, is provided solely for your information. the following environmental disclosure document(s) for transfer of real property appear of record which include a description of the land insured or a part thereof:
Document number: 90344744 date of recording: July 18, 1990
Document number:90344745 recorded on July 18, 1990
Document number:0010341579 recorded on April 26, 2001
AFFECTS THE SUBJECT PROPERTY BLANKET IN NATURE.

23. Easement in favor of the Illinois Bell Telephone Company and the Commonwealth Edison Company, and their respective successors and assigns, to install, operate and maintain the equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded/ filed as document no.85167550, affecting the north line of lot 2 as shown on Exhibit A attached. **AFFECTS THE SUBJECT PROPERTY AS SHOWN.**

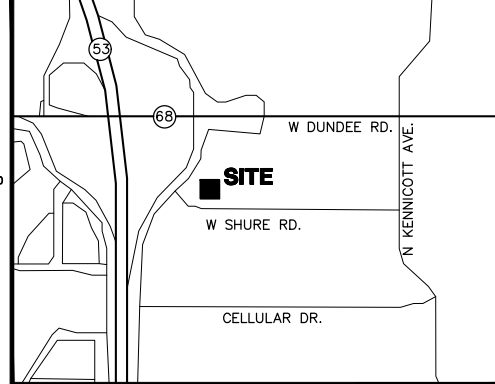
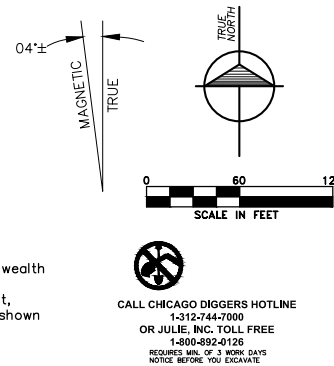
24. Order establishing freeway and route location decision, both recorded August 29, 1962 as documents 18576703 and 18576704, respectively, purporting to give notice by the Department of Public Works and Buildings, Division of Highways, State of Illinois, of the intent of said body to establish a freeway on, over, across or contiguous to the land in a manner which will permit access between said freeway and abutting lands only at entrances provided for said purposes. (Affects underlying) **AFFECTS THE SUBJECT PROPERTY.**

25. We have examined the plat of Bill Knapp's Resubdivision, being a Resubdivision of Lot 4 in Arlington Industrial and Research Center Unit 12, being a subdivision in part of the northwest 1/4 of Section 7, Township 42 North, Range 11 East of the Third Principal Meridian, according to the plat therefore recorded July 13, 1978 as document 24533497, relative thereto, we note the following:

(A) Easement over the land in favor of Northern Illinois Gas Company, its successors and assigns, for the installation, maintenance, relocation, renewal and removal of gas mains and appurtenances thereto, as shown on the plat of resubdivision aforesaid recorded July 12, 1983 as document 26683318.

(B) Easement over the land for the purpose of installing and maintaining all equipment necessary for the purpose of serving the subdivision and other land with telephone and electric service, together with right to overhang aerial service wires and also with right of access thereto, as granted to the the Illinois Bell Telephone Company, the Commonwealth Edison Company and Cablenet and as shown on the plat of resubdivision recorded July 12, 1983 as document 26683318.

BUFFALO GROVE NORTH LOC. #269303



VICINITY MAP

N.T.S.

LEGEND

- ▲ - TRAVERSE POINT
- △ - WELL
- ⊙ - HIGHWAY
- ⊙ - MONUMENT
- ⊙ - MONUMENT BOX
- ⊙ - RIGHT OF WAY MARKER
- ⊙ - SET WOODSTAKE
- ⊙ - XCUT
- ⊙ - PK NAIL
- ⊙ - FOUND IRON STAKE
- ⊙ - SET IRON STAKE
- ⊙ - SIGN
- ⊙ - RR SIGN
- ⊙ - GUY POLE
- ⊙ - GUY ANCHOR
- ⊙ - UTILITY POLE
- ⊙ - LIGHT POLE
- ⊙ - ORNAMENTAL LIGHT POLE
- ⊙ - POST
- ⊙ - U.G. UTILITY MARKER
- ⊙ - GROUND ROD
- ⊙ - SOIL BORING
- ⊙ - MAILBOX
- ⊙ - SATELLITE DISH
- ⊙ - HAND HOLE
- ⊙ - AC UNIT
- ⊙ - U.G. UTILITY MARKER
- ⊙ - FIRE HYDRANT
- ⊙ - POST INDICATOR VALVE
- ⊙ - WATER VALVE
- ⊙ - GAS VALVE
- ⊙ - UST FILL PORT
- ⊙ - GAS PUMP
- ⊙ - GAS METER
- ⊙ - WATER METER
- ⊙ - TELEPHONE RISER
- ⊙ - ELECTRIC METER
- ⊙ - ELECTRIC TRANSFORMER
- ⊙ - CABLE TV RISER
- ⊙ - CATCH BASIN
- ⊙ - ROUND CATCH BASIN
- ⊙ - UTILITY MANHOLE
- ⊙ - STORM MANHOLE
- ⊙ - SANITARY MANHOLE
- ⊙ - ELECTRIC MANHOLE
- ⊙ - TELEPHONE MANHOLE
- ⊙ - WATER MANHOLE
- ⊙ - HANDICAP PARKING SPACE
- ⊙ - SHRUB
- ⊙ - TREE
- ⊙ - PINE TREE
- ⊙ - EXISTING CONTOURS
- ⊙ - TELEPHONE UTILITY LINE
- ⊙ - ELECTRIC UTILITY LINE
- ⊙ - WATER UTILITY LINE
- ⊙ - GAS UTILITY LINE
- ⊙ - STEAM UTILITY LINE
- ⊙ - STORM UTILITY LINE
- ⊙ - SANITARY UTILITY LINE
- ⊙ - FIBER OPTIC UTILITY LINE
- ⊙ - OVERHEAD UTILITY LINE
- ⊙ - FENCE LINE
- ⊙ - GUARD RAIL

All utilities as shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be in exact location nor should it be assumed that they are the only utilities in the area.



I, Samuel A. Miles, do hereby certify that the drawing shown hereon is a correct representation of a survey performed at and under my direction.

All dimensions shown are in feet and decimal parts thereof.

Given under my hand and seal this 11th day of June, 2020.

Samuel A. Miles
Samuel A. Miles
Illinois Professional Land Surveyor No. 035.003984
Expires November 30, 2020

Note: This certification only applies to improvements within the lease site and easements as shown hereon.

ILLINOIS REGISTERED FIRM
LICENSE NUMBER 184.007034
LICENSE EXPIRES: APRIL 30, 2021

CHICAGO SMSA

limited partnership

d/b/a VERIZON WIRELESS

BUFFALO GROVE NORTH LOC. #269303

Survey Prepared for:



REVISIONS

NO.	DESCRIPTION	DATE
1	FINALIZE	05/19/20
2	ADDED TITELWORK	06/11/20

williams&works

engineers | surveyors | planners
616.224.1500 phone
549 Ottawa Ave NW
http://williams-works.com
Grand Rapids, MI 49503

NW	NE
SW	SE
7-42-9	

DATE: 10/29/19	DWG. BY: E.C.V.
SCALE: 1"=60'	SURVEYED: R.P./B.P.
UPDATE: ECV061120	CHKD BY: S.A.M.
PROJECT NO.: 211005.852	

SITE NAME

BUFFALO GROVE NORTH

LOCATION NUMBER

LOC. #269303

SITE ADDRESS

1500 W SHURE DR.
ARLINGTON HEIGHT, IL
60004

SHEET TITLE

PS-2

SHEET 2 OF 2

RECEIVED

NOV 29 2023

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



**Written Justification - Special Use Permit—Communications Facility located at
1500 Shure Drive, Arlington Heights, Illinois**

**Including Verizon Wireless Temporary Communications Facility and proposed
Permanent Installation on an existing building structure**

In accordance with the requirements of the Village of Arlington Heights Criteria for Special Uses contained in Chapter 28 of the Village zoning ordinance, the applicant is requesting a Special Use to allow the construction of a temporary communications facility and a permanent communications facility on an existing seven story building ("Building"). Below are addressed the applicable conditions related to this request for a Special Use:

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

The addition of the proposed antenna installation will provide reliable and more stable wireless service to Village residents, employees and those visiting adjacent community and businesses, vehicles traveling on Dundee Road, Wilke Road, Route 53 and other nearby roadways, as well as improved 9-1-1 responsiveness of emergency vehicles working in this area. Enhanced wireless communication will have a positive influence on the economic desirability of this area in keeping with the long-range goals of the Village. We note that the temporary facility is necessary due to the loss of a nearby Verizon Wireless network site which has created a gap in service and capacity to the area.

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

The proposed installation is a minor addition to a large, existing developed parcel in a fully developed area and will not impede or impact surrounding properties in any way. We note that the temporary facility shall be placed within a rear parking lot area that serves Building. For the permanent site, Verizon Wireless has selected co-location of antennas on the Building to ensure that it does not need to install a new structure for permanent use to serve the area. The locations and design of the permanent facility were chosen to minimize any impact to the nearby community and to the future development of the subject parcel.

The proposed installation is an unmanned and automated utility-type addition to the property requiring only infrequent visits by a single technician and will thus have no impact on the use, development, or value of adjacent and nearby properties or result in increased traffic to the Property. Access will be afforded using the existing paved driveway servicing the subject site and

CONSULTANT TEAM

PROJECT CONSULTANT:

TERRA CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
(847) 698-6400

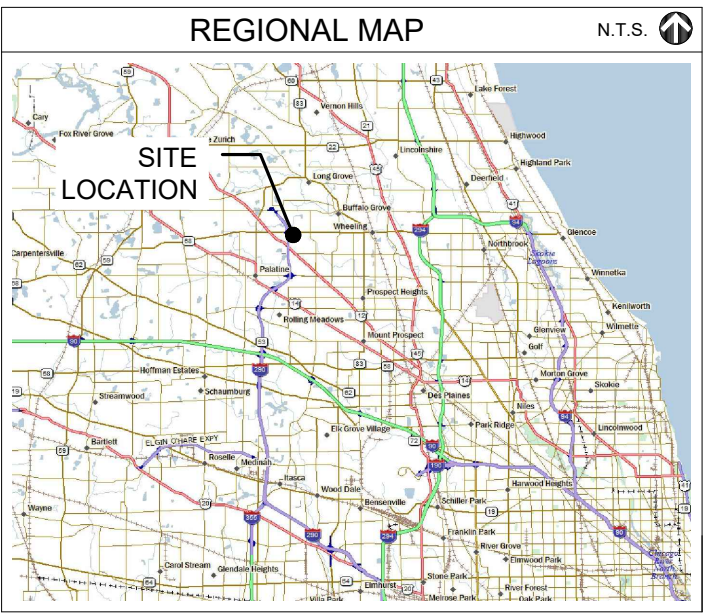
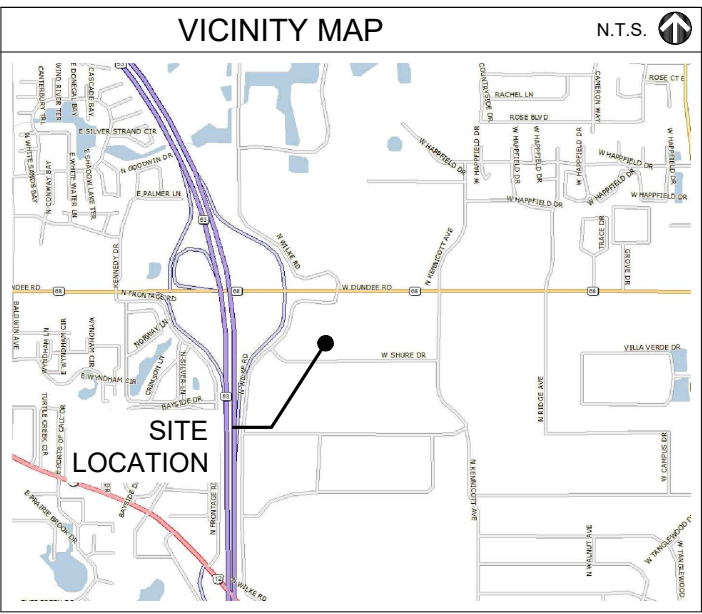
SURVEYOR:

WILLIAMS AND WORKS
549 OTTAWA AVE NW
GRAND RAPIDS, MI 49503
(616) 224-1500

STRUCTURAL:
(TOWER ANALYSIS)

HUTTER TRANKINA ENGINEERING
32 W 273 ARMY TRAIL RD, SUITE #100
WAYNE, IL 60184
(630) 513-6711

STRUCTURAL ANALYSIS DATE:



PROJECT TYPE

PROPOSED ANTENNAS AND EQUIPMENT PLATFORM INSTALLATION ON EXISTING BUILDING.

PROJECT INFORMATION

SITE COORDINATES:

LATITUDE: 42° 08' 15.09" N (FROM 1A)
LONGITUDE: 88° 00' 02.62" W (FROM 1A)

ELEVATION:

±735' (FROM 1A)

P.I.N. #:

03-07-102-008-0000, 03-07-102-013-0000

ADDRESS:

1500 W SHURE DR
ARLINGTON HEIGHTS, IL 60004

UTILITIES:

POWER: HOUSE POWER
FIBER: TRANSPORT BY OTHERS

JURISDICTION:

VILLAGE OF ARLINGTON HEIGHTS

OCCUPANCY:

UNINHABITED

ZONING:

M-1 LIGHT MANUFACTURING DISTRICT

CONSTRUCTION TYPE:

CO LO

LANDLORD:

ERS WIRELESS

CONTACT PERSON:

KEN HARTSOUGH
PHONE: (260) 894-4145 EX. 2235
CELLPHONE: (260) 318-0900
EMAIL: KHARTSOUGH@ERSWIRELESS.COM

APPLICANT:

VERIZON WIRELESS
1515 WOODFIELD ROAD
SCHAUMBURG, IL 60173

CONSTRUCTION MANAGER:

JEREMIAH SAURIOL (847) 706-7721

REAL ESTATE MANAGER:

DANNY PEREZ (847) 706-1765

GENERATOR TYPE:

N/A

verizon

1701 GOLF ROAD, TOWER 2, SUITE 400
ROLLING MEADOWS, ILLINOIS 60008
PHONE: (847) 619-5397 FAX: (847) 706-7415

MDG LOCATION NUMBER: 5000916957

LOCATION NUMBER: 766005

SITE NAME: RAND & 53_RELO

1500 W SHURE DR
ARLINGTON HEIGHTS, IL 60004

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

verizon

1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA
CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS

NO	DESCRIPTION	DATE	BY
0	ISSUED FOR REVIEW	05/16/23	TJS
1	ISSUED FOR FINAL	06/16/23	APD
2	REVISED PER RF COMMENTS	07/05/23	TJS
3	ISSUED FOR REVIEW	08/15/23	JJR
	REVISED PER LANDLORDS COMMENTS	10/25/23	JJR

LOC. # 766005

RAND &
53_RELO

MDG LOC. #
5000916957

1500 W SHURE DR
ARLINGTON HEIGHTS, IL
60004

DRAWN BY:

TJS

CHECKED BY:

DSS

DATE:

05/15/23

PROJECT #:

33-3608

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

LEGEND

△

-

TRAVERSE POINT

▲

-

WELL

⊙

-

MONUMENT

⊞

-

MONUMENT BOX

—

-

SIGN

→

-

GUY ANCHOR

•

-

UTILITY POLE

✱

-

LIGHT POLE

•

-

POST

⊢

-

U.G. UTILITY MARKER

⌋

-

SATELLITE DISH

□

-

HAND HOLE

◻

-

U.G. UTILITY MARKER

⦿

-

FIRE HYDRANT

Ⓜ

-

WATER METER

—

UGT

—

—

UGE

—

—

STORM

UTILITY LINE

—

SANITARY

UTILITY LINE

—

UGF

—

—

OHE

—

Ⓜ

-

TELEPHONE RISER

Ⓜ

-

ELECTRIC METER

⊕

-

ROUND CATCH BASIN

Ⓜ

-

STORM MANHOLE

Ⓜ

-

SANITARY MANHOLE

Ⓜ

-

ELECTRIC MANHOLE

Ⓜ

-

TELEPHONE MANHOLE

Ⓜ

-

WATER MANHOLE

—

TELEPHONE UTILITY LINE

—

ELECTRIC UTILITY LINE

—

STORM UTILITY LINE

—

SANITARY UTILITY LINE

—

FIBER OPTIC UTILITY LINE

—

OVERHEAD UTILITY LINE

SURVEY PERFORMED BY:

williams&works

engineers | surveyors | planners

616.224.1500 phone

http://williams-works.com

549 Ottawa Ave NW

Grand Rapids, MI 49503

ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM.

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

W. FULTON STREET

PARCEL NO. 03-07-102-014-0000 HUNTINGTON NATIONAL BK

PARCEL NO. 03-07-102-015-0000 AH LODGING LLC

PARCEL NO. 03-07-102-003-0000 AH LODGING LLC

PARCEL NO. 03-07-102-008-0000 YPI ARLINGTON LLC

PARCEL NO. 03-07-102-013-0000 YPI ARLINGTON LLC

EXISTING BUILDING

7-STORY BUILDING

LOWER ROOF

UPPER ROOF

TOP OF PARAPET WALL ELEV.: +834'

PROPOSED LESSEE ALPHA SECTOR ANTENNAS ATTACHED TO BUILDING EXTERIOR. REFER TO STRUCTURAL ANALYSIS.

PROPOSED LESSEE GAMMA SECTOR ANTENNAS ATTACHED TO BUILDING EXTERIOR. REFER TO STRUCTURAL ANALYSIS.

PROPOSED LESSEE BETA SECTOR ANTENNAS ATTACHED TO BUILDING EXTERIOR. REFER TO STRUCTURAL ANALYSIS.

PROPOSED LESSEE EQUIPMENT CABINETS ON EXISTING PLATFORM. REFER TO STRUCTURAL ANALYSIS.

PROPOSED LESSEE FIBER HANDHOLE "MEET POINT" BY G.C.

PROPOSED FIBER CONDUIT BY FIBER PROVIDER. (TO BE INSTALLED AS PART OF TEMP. TOWER PROJECT PRIOR TO CONSTRUCTION)

APPROXIMATE LOCATION OF EXISTING FIBER HANDHOLE

WEST SHURE DRIVE (66' WIDE)(PUBLIC)(BITUMINOUS)

SCALE: 1/32" = 1'-0"

LOCATION PLAN

verizon

1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA

ENGINEERS & SURVEYORS, LTD.

600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS	
NO	DESCRIPTION
0	ISSUED FOR REVIEW
1	ISSUED FOR FINAL
2	REVISED PER RF COMMENTS
3	ISSUED FOR REVIEW
	REVISED PER LANDLORDS COMMENTS

LOC. # 766005

RAND & 53_RELO

MDG LOC. # 5000916957

1500 W SHURE DR
ARLINGTON HEIGHTS, IL 60004

DRAWN BY: TJS

CHECKED BY: DSS

DATE: 05/15/23

PROJECT #: 33-3608

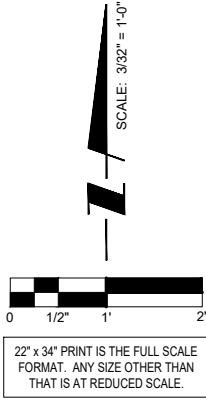
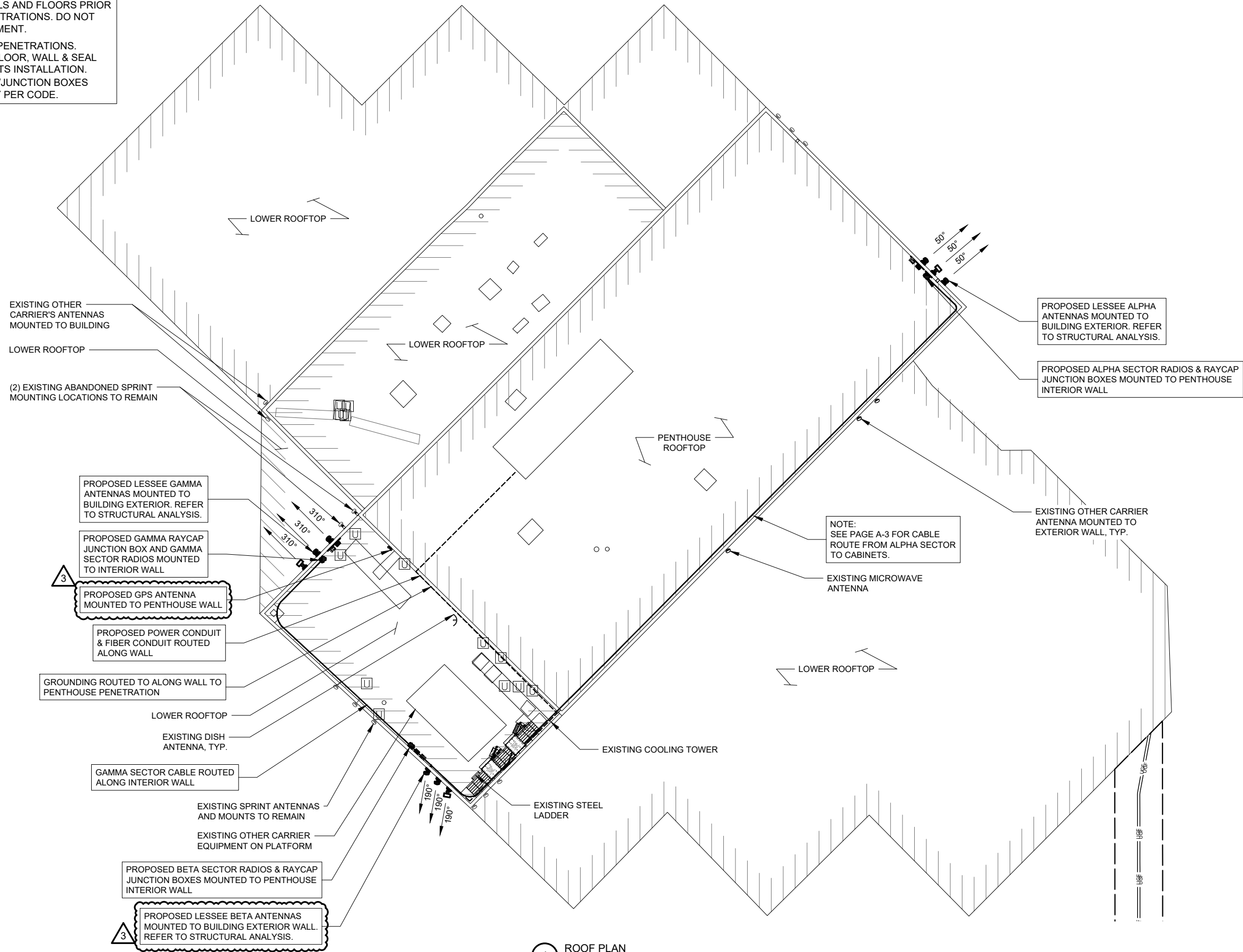
SHEET TITLE

LOCATION PLAN

SHEET NUMBER

LP

NOTE:
* CONTRACTOR TO UTILIZE
NON-DESTRUCTIVE INVESTIGATION
METHODS TO DETECT AND LOCATE
EXISTING REINFORCEMENT AND/OR
UTILITIES IN WALLS AND FLOORS PRIOR
TO MAKING PENETRATIONS. DO NOT
CUT REINFORCEMENT.
* FIRE STOP ALL PENETRATIONS.
* CORE DRILL FLOOR, WALL & SEAL
AFTER CONDUITS INSTALLATION.
* INSTALL PULL/JUNCTION BOXES
AS NECESSARY PER CODE.



1 ROOF PLAN
SCALE: 3/32" = 1'-0"

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA
COMMUNICATIONS, LLC
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS			NO	DESCRIPTION	DATE	BY
	ISSUED FOR REVIEW	05/16/23	TJS			
	ISSUED FOR FINAL	08/16/23	APD			
	REVISED PER RF COMMENTS	07/05/23	TJS			
	ISSUED FOR REVIEW	08/15/23	JJR			
	REVISED PER LANDLORDS COMMENTS	10/25/23	JJR			

LOC. # 766005
RAND &
53_RELO
MDG LOC. #
5000916957

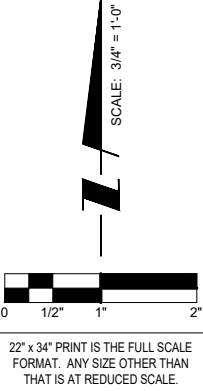
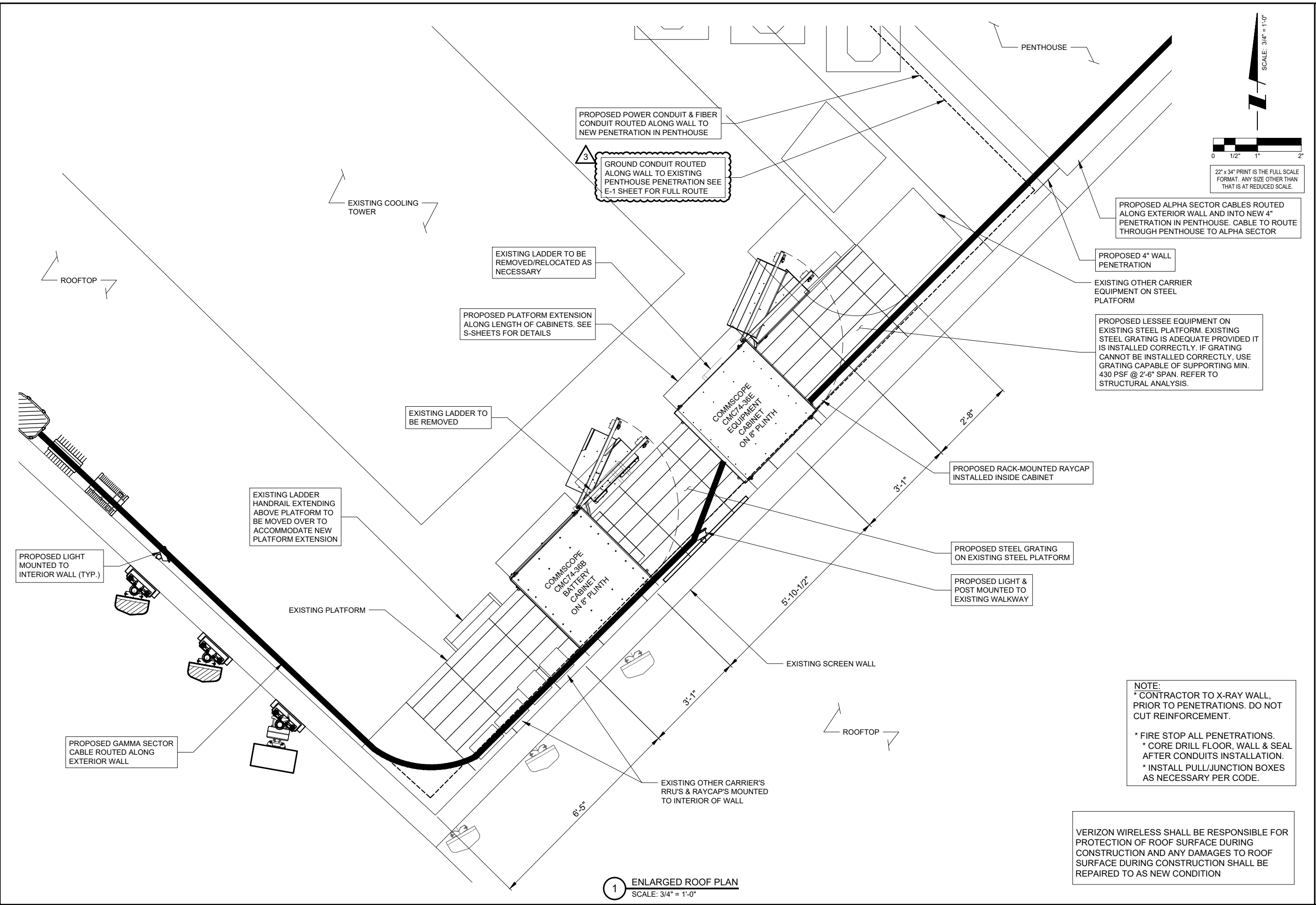
1500 W SHURE DR
ARLINGTON HEIGHTS, IL
60004

DRAWN BY:	TJS
CHECKED BY:	DSS
DATE:	05/15/23
PROJECT #:	33-3608

SHEET TITLE
ROOF
PLAN

SHEET NUMBER

A-1



VERIZON WIRELESS SHALL BE RESPONSIBLE FOR PROTECTION OF ROOF SURFACE DURING CONSTRUCTION AND ANY DAMAGES TO ROOF SURFACE DURING CONSTRUCTION SHALL BE REPAIRED TO AS NEW CONDITION

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA
CONSULTING ENGINEERS, P.C.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS			NO	DESCRIPTION	DATE	BY
			0	ISSUED FOR REVIEW	05/16/23	TJS
			1	ISSUED FOR FINAL	06/16/23	APD
			2	REVISED PER RF COMMENTS	07/05/23	TJS
			3	ISSUED FOR REVIEW	08/15/23	JJR
				REVISED PER LANDLORDS COMMENTS	10/29/23	JJR

LOC. # 766005
RAND &
53_RELO
MDG LOC. #
5000916957

1500 W SHURE DR
ARLINGTON HEIGHTS, IL
60004

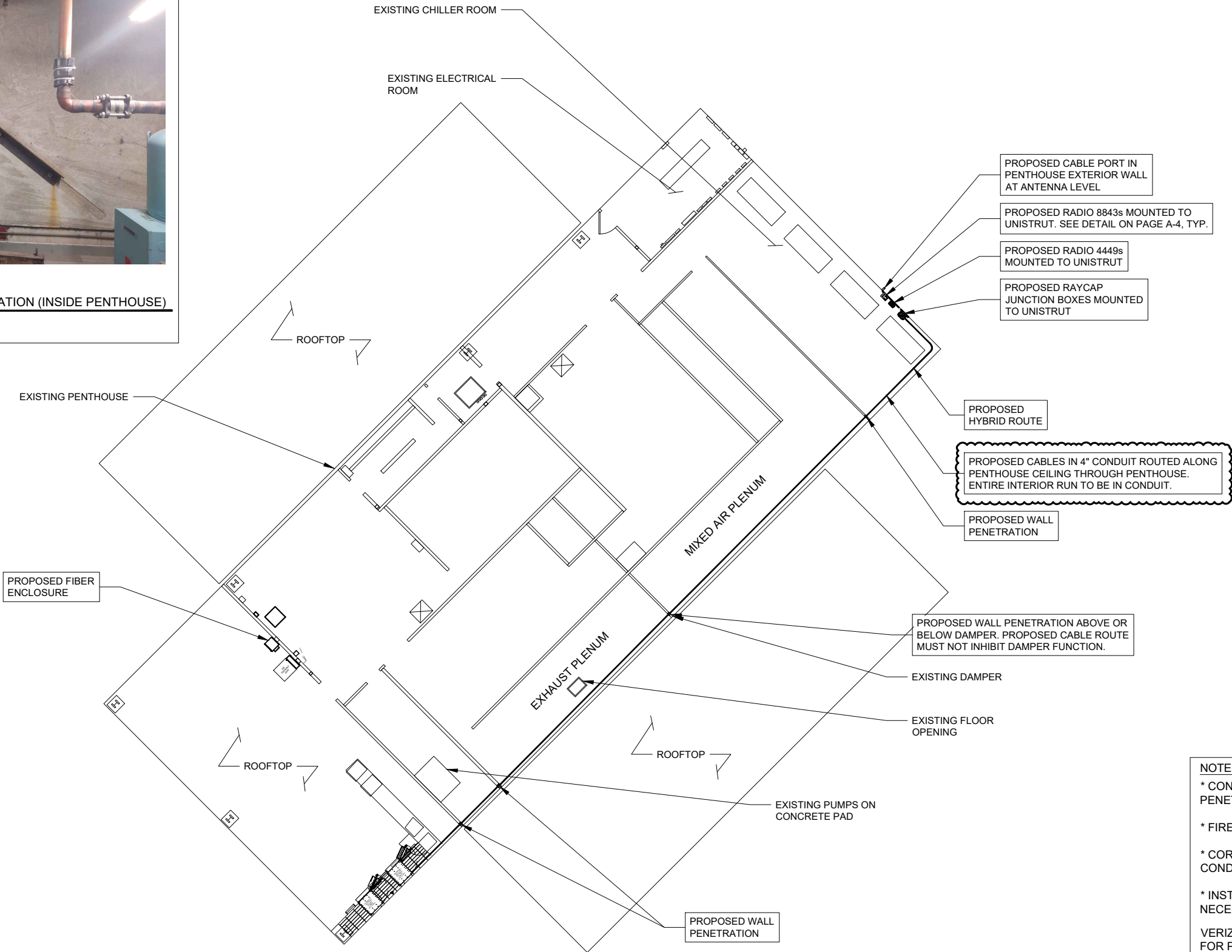
DRAWN BY:	TJS
CHECKED BY:	DSS
DATE:	05/15/23
PROJECT #:	33-3608

SHEET TITLE
ENLARGED ROOF
PLAN

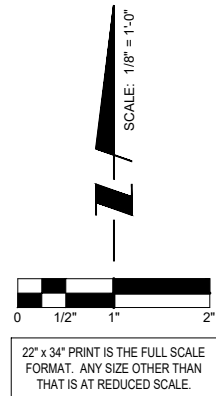
SHEET NUMBER
A-2



2 PROPOSED EQUIPMENT LOCATION (INSIDE PENTHOUSE)
SCALE: N.T.S.



1 PROPOSED CABLE ROUTE (PENTHOUSE)
SCALE: 1/8" = 1'-0"



22" x 34" PRINT IS THE FULL SCALE
FORMAT. ANY SIZE OTHER THAN
THAT IS AT REDUCED SCALE.

NOTES:
* CONTRACTOR TO X-RAY WALL, PRIOR TO PENETRATIONS. DO NOT CUT REINFORCEMENT.
* FIRE STOP ALL PENETRATIONS.
* CORE DRILL FLOOR, WALL & SEAL AFTER CONDUITS INSTALLATION.
* INSTALL PULL/JUNCTION BOXES AS NECESSARY PER CODE.
VERIZON WIRELESS SHALL BE RESPONSIBLE FOR PROTECTION OF ROOF SURFACE DURING CONSTRUCTION AND ANY DAMAGES TO ROOF SURFACE DURING CONSTRUCTION SHALL BE REPAIRED TO AS NEW CONDITION.

ALL PENETRATIONS THROUGH EXTERIOR WALLS TO BE PLACED DIRECTLY BEHIND ANTENNA MOUNTS.

EXTERIOR CABLE PENETRATIONS TO BE SLOPED 10 DEGREES DOWNWARD TO THE OUTSIDE.

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA
ENGINEERS & ARCHITECTS, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS

NO	DESCRIPTION	DATE	BY
0	ISSUED FOR REVIEW	05/16/23	TJS
1	ISSUED FOR FINAL	06/16/23	APD
2	REVISED PER RF COMMENTS	07/05/23	TJS
3	ISSUED FOR REVIEW	08/15/23	JJR
	REVISED PER LANDLORDS COMMENTS	10/25/23	JJR

LOC. # 766005
RAND &
53_RELO
MDG LOC. #
5000916957

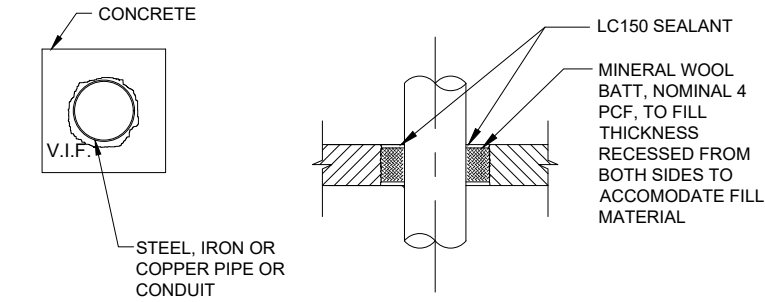
1500 W SHURE DR
ARLINGTON HEIGHTS, IL
60004

DRAWN BY:	TJS
CHECKED BY:	DSS
DATE:	05/15/23
PROJECT #:	33-3608

SHEET TITLE
PROPOSED
CABLE ROUTE

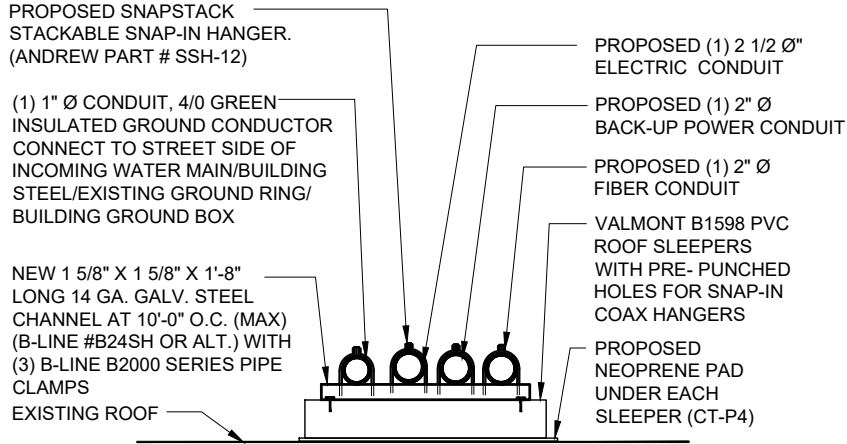
SHEET NUMBER

A-3

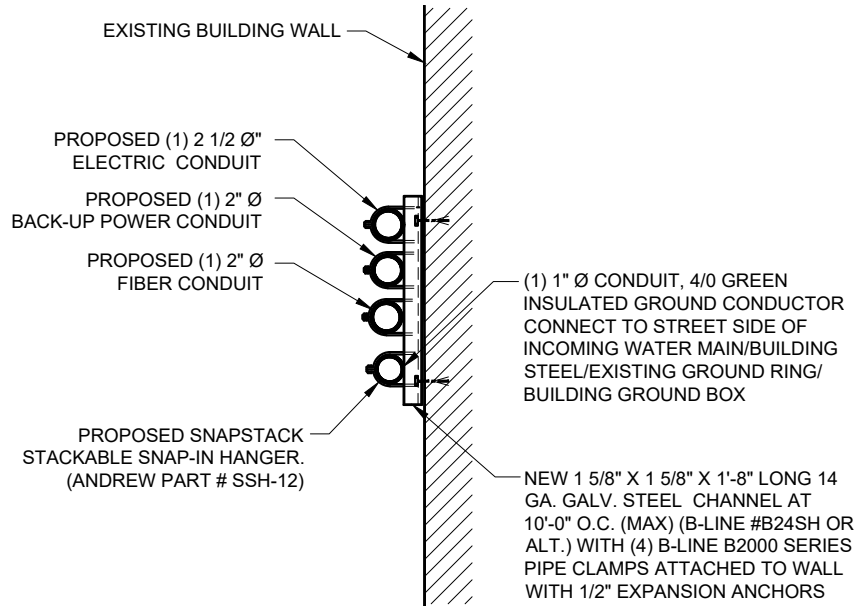


PENETRANT	MAXIMUM TRADE SIZE (IN.)	SEALANT DEPTH (IN.)	MINERAL WOOL (IN.)	ANNULUS (IN.)	
				MINIMUM	MAXIMUM
STEEL OR IRON	24	1/2	3	POINT CONTACT	2
STEEL OR IRON	4	1	NONE REQ'D.	POINT CONTACT	1-1/2
COPPER	4	1/2	3	POINT CONTACT	2

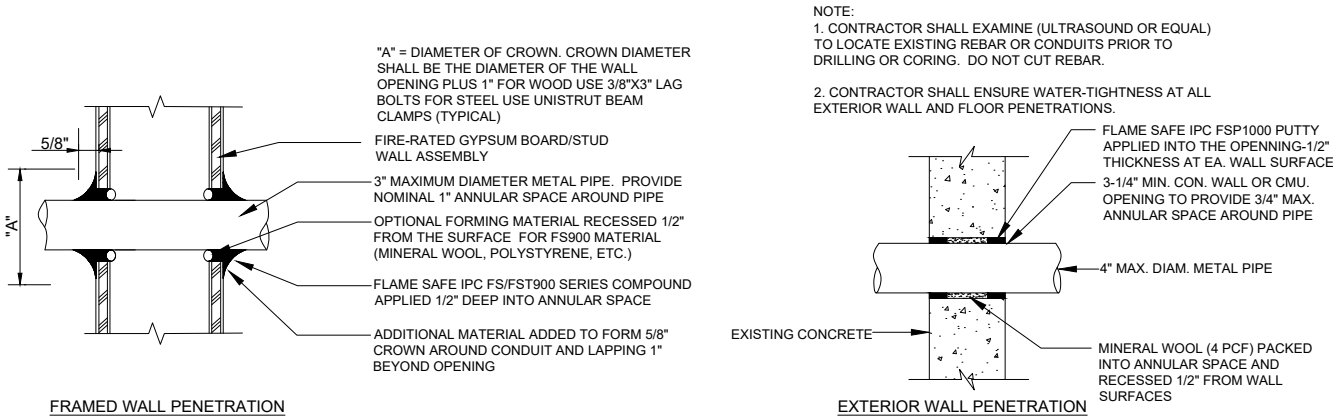
3 UL C-AJ-1213 FIRE STOP DETAIL (FOR ALL PENETRATIONS)
N.T.S.



4 ROOF MOUNTED CONDUIT SUPPORT
SCALE: N.T.S.



5 WALL MOUNTED CONDUIT SUPPORT
N.T.S.



1 CONDUIT WALL PENETRATION
N.T.S.

FIRESTOPPING SPECIFICATIONS

1.1 DESCRIPTION

A. CLOSURES OF OPENINGS IN WALLS, FLOORS, AND ROOF DECKS AGAINST PENETRATION OF FLAME, HEAT, AND SMOKE OR GASES IN FIRE RESISTANT RATED CONSTRUCTION.
B. CLOSURE OF OPENINGS IN WALLS AGAINST PENETRATION OF GASES OR SMOKE IN SMOKE PARTITIONS.

1.2 GUARANTEE

FIRESTOPPING WORK SUBJECT TO THE TERMS OF THE ARTICLE GUARANTY OF SECTION GENERAL CONDITIONS, EXCEPT EXTEND THE GUARANTY PERIOD TO FIVE YEARS.

1.3 QUALITY ASSURANCE FM, UL, OR WH OR OTHER APPROVED LABORATORY TESTED PRODUCTS WILL BE ACCEPTABLE.

1.4 APPLICABLE PUBLICATIONS

PUBLICATIONS LISTED BELOW FORM A PART OF THIS SPECIFICATION TO THE EXTENT REFERENCED. PUBLICATIONS ARE REFERENCED IN THE TEXT BY THE BASIC DESIGNATION ONLY.
A. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM): E84-99 SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIALS E814-97 FIRE TESTS OF THROUGH-PENETRATION FIRE STOPS.

B. FACTORY MUTUAL ENGINEERING AND RESEARCH CORPORATION (FM): ANNUAL ISSUE APPROVAL GUIDE BUILDING MATERIALS.

C. UNDERWRITERS LABORATORIES, INC. (UL): ANNUAL ISSUE BUILDING MATERIALS DIRECTORY ANNUAL ISSUE FIRE RESISTANCE DIRECTORY 1479-98 FIRE TESTS OF THROUGH-PENETRATION FIRESTOPS.

D. WARNOCK HERSEY (WH): ANNUAL ISSUE CERTIFICATION LISTINGS.

PART 2 - PRODUCTS

2.1 FIRESTOP SYSTEMS

A. USE EITHER FACTORY BUILT (FIRESTOP DEVICES) OR FIELD ERECTED (THROUGH-PENETRATION FIRESTOP SYSTEMS) TO FORM A SPECIFIC BUILDING SYSTEM MAINTAINING REQUIRED INTEGRITY OF THE FIRE BARRIER AND STOP THE PASSAGE OF GASES OR SMOKE.
B. THROUGH-PENETRATION FIRESTOP SYSTEMS AND FIRESTOP DEVICES TESTED IN ACCORDANCE WITH ASTM E814 OR UL 1479 USING THE "F" OR "T" RATING TO MAINTAIN THE SAME RATING AND INTEGRITY AS THE FIRE BARRIER BEING SEALED. "T" RATINGS ARE NOT REQUIRED FOR PENETRATIONS SMALLER THAN OR EQUAL TO 100 MM (4 IN) NOMINAL PIPE OR 0.01 M2 (16 SQ. IN.) IN OVERALL CROSS SECTIONAL AREA.

C. PRODUCTS REQUIRING HEAT ACTIVATION TO SEAL AN OPENING BY ITS INTUMESCENCE SHALL EXHIBIT A DEMONSTRATED ABILITY TO FUNCTION AS DESIGNED TO MAINTAIN THE FIRE BARRIER.

D. FIRESTOP SEALANTS USED FOR FIRESTOPPING OR SMOKE SEALING SHALL HAVE FOLLOWING PROPERTIES:

1. CONTAIN NO FLAMMABLE OR TOXIC SOLVENTS.
2. HAVE NO DANGEROUS OR FLAMMABLE OUTGASSING DURING THE DRYING OR CURING OF PRODUCTS.

3. WATER-RESISTANT AFTER DRYING OR CURING AND UNAFFECTED BY HIGH HUMIDITY, CONDENSATION OR TRANSIENT WATER EXPOSURE.

4. WHEN USED IN EXPOSED AREAS, SHALL BE CAPABLE OF BEING SANDED AND FINISHED WITH SIMILAR SURFACE TREATMENTS AS USED ON THE SURROUNDING WALL OR FLOOR SURFACE.

E. FIRESTOPPING SYSTEM OR DEVICES USED FOR PENETRATIONS BY GLASS PIPE, PLASTIC PIPE OR CONDUITS, UNENCLOSED CABLES, OR OTHER NON-METALLIC MATERIALS SHALL HAVE FOLLOWING PROPERTIES:

1. CLASSIFIED FOR USE WITH THE PARTICULAR TYPE OF PENETRATING MATERIAL USED.

2. PENETRATIONS CONTAINING LOOSE ELECTRICAL CABLES, COMPUTER DATA CABLES, AND COMMUNICATIONS CABLES PROTECTED USING FIRESTOPPING SYSTEMS THAT ALLOW UNRESTRICTED CABLE CHANGES WITHOUT DAMAGE TO THE SEAL.

3. INTUMESCENT PRODUCTS WHICH WOULD EXPAND TO SEAL THE OPENING AND ACT AS FIRE, SMOKE, TOXIC FUMES, AND, WATER SEALANT.

F. MAXIMUM FLAME SPREAD OF 25 AND SMOKE DEVELOPMENT OF 50 WHEN TESTED IN ACCORDANCE WITH ASTM E84.

G. FM, UL, OR WH RATED OR TESTED BY AN APPROVED LABORATORY IN ACCORDANCE WITH ASTM E814.

H. MATERIALS TO BE ASBESTOS FREE.

PART 3 - EXECUTION

3.1 PREPARATION

A. REMOVE DIRT, GREASE, OIL, LOOSE MATERIALS, OR OTHER SUBSTANCES THAT PREVENT ADHERENCE AND BONDING OR APPLICATION OF THE FIRESTOPPING OR SMOKE STOPPING MATERIALS.

B. REMOVE INSULATION ON INSULATED PIPE FOR A DISTANCE OF 150 MM (SIX INCHES) ON EITHER SIDE OF THE FIRE RATED ASSEMBLY PRIOR TO APPLYING THE FIRESTOPPING MATERIALS UNLESS THE FIRESTOPPING MATERIALS ARE TESTED AND APPROVED FOR USE ON INSULATED PIPES.

3.2 INSTALLATION

A. DO NOT BEGIN WORK UNTIL THE SPECIFIED MATERIAL DATA AND INSTALLATION INSTRUCTIONS OF THE PROPOSED FIRESTOPPING SYSTEMS HAVE BEEN SUBMITTED AND APPROVED.

B. INSTALL FIRESTOPPING SYSTEMS WITH SMOKE STOPPING IN ACCORDANCE WITH FM, UL, WH, OR OTHER APPROVED SYSTEM DETAILS AND INSTALLATION INSTRUCTIONS.

C. INSTALL SMOKE STOPPING SEALS IN SMOKE PARTITIONS.

2 FIRE STOP NOTES
N.T.S.

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA
CONSULTING ENGINEERS, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS

NO	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	05/16/23	TJS
2	ISSUED FOR FINAL	06/16/23	APD
3	REVISED PER RF COMMENTS	07/05/23	TJS
4	ISSUED FOR REVIEW	08/15/23	JJR
5	REVISED PER LANDLORDS COMMENTS	10/25/23	JJR

LOC. # 766005
RAND &
53_RELO
MDG LOC. #
5000916957

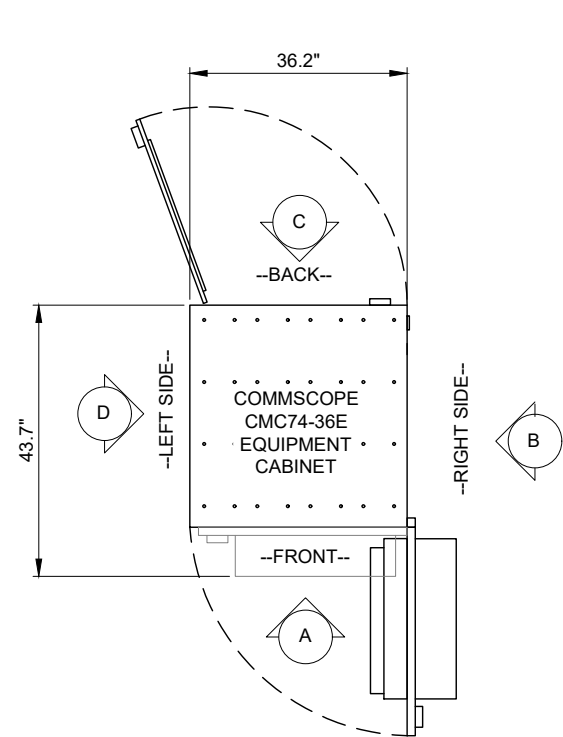
1500 W SHURE DR
ARLINGTON HEIGHTS, IL
60004

DRAWN BY:	TJS
CHECKED BY:	DSS
DATE:	05/15/23
PROJECT #:	33-3608

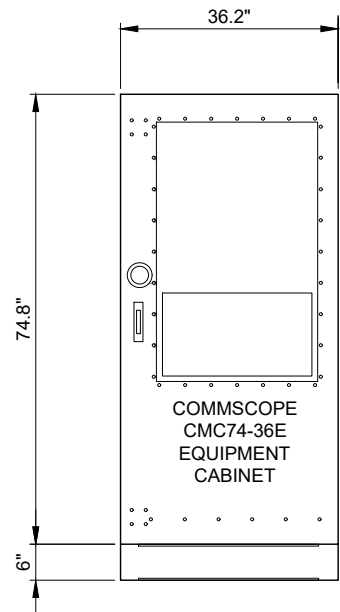
SHEET TITLE
SITE
DETAILS

SHEET NUMBER

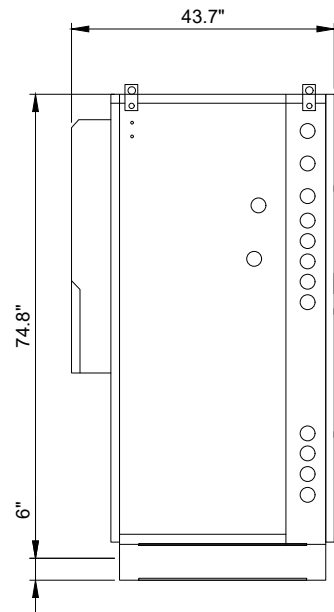
A-4



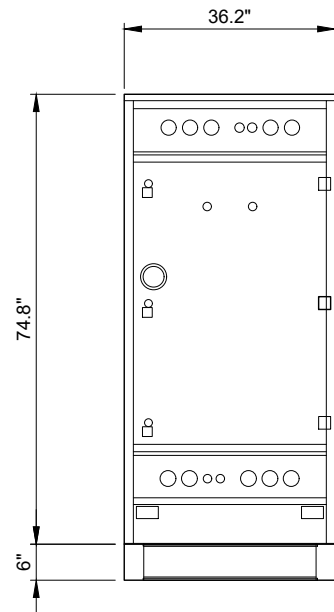
TOP VIEW



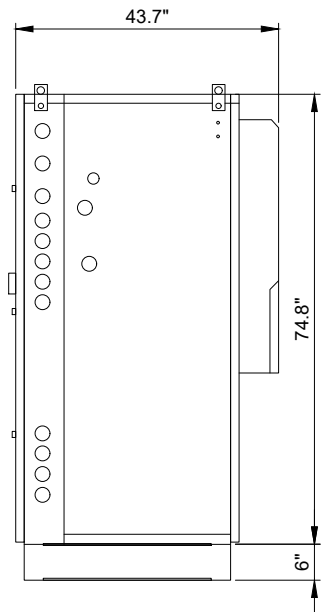
CABINET ELEVATION A



CABINET ELEVATION B



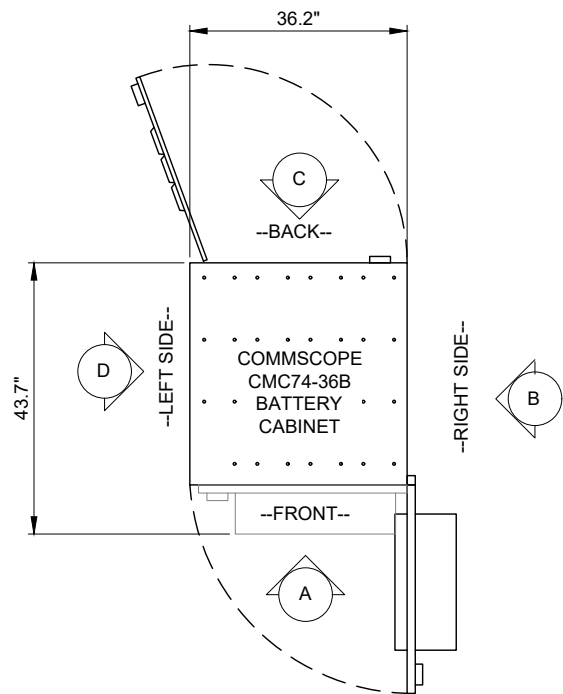
CABINET ELEVATION C



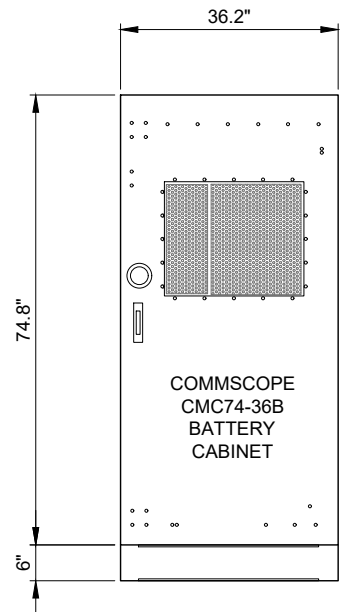
CABINET ELEVATION D

COMMSCOPE CMC74-36E EQUIPMENT CABINET	
DIMENSIONS	36.2"W x 43.7"D x 6'-9"H
WEIGHT	385LBS (EMPTY CABINET WITHOUT PLINTH, UNPACKAGED)
WEIGHT W/EQUIP	____ LBS (TYP.)
19" RACK SPACE	40RU 70" Horizontal (Extra 19" 9RU vertical RHS)
Or 23" RACK SPACE	40RU 70" horizontal (Extra 19" 3RU vertical RHS)

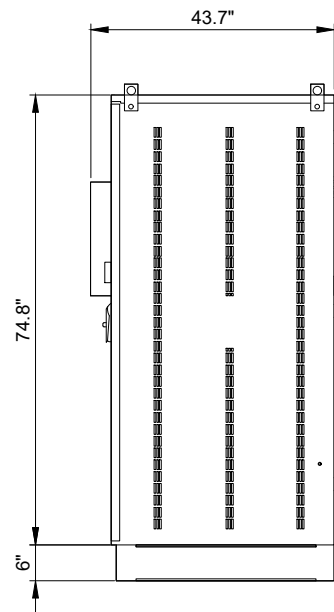
1 COMMSCOPE CMC74-36E EQUIPMENT CABINET INFORMATION
N.T.S.



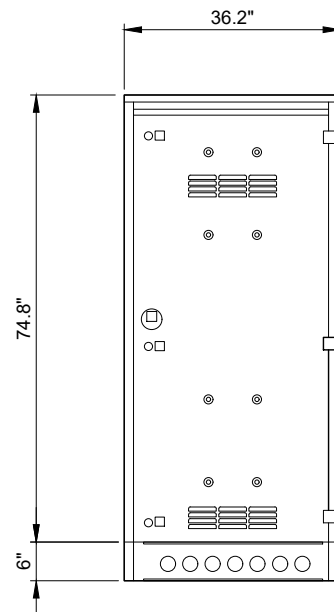
TOP VIEW



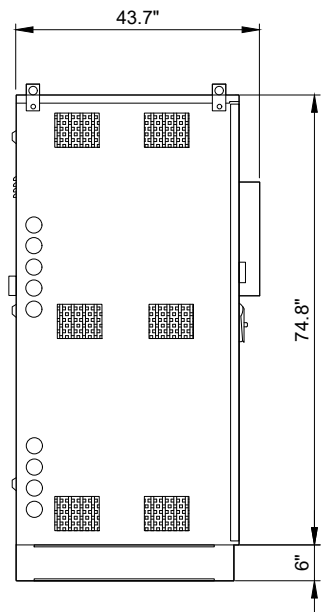
CABINET ELEVATION A



CABINET ELEVATION B



CABINET ELEVATION C



CABINET ELEVATION D

COMMSCOPE CMC74-36B BATTERY CABINET	
DIMENSIONS	36.2"W x 43.7"D x 6'-9"H
WEIGHT	1237.5 LBS (EMPTY)
WEIGHT W/BATT	____ LBS (TYP.)

2 COMMSCOPE CMC74-36B BATTERY CABINET INFORMATION
N.T.S.

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA
COMMUNICATIONS, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS

NO	DESCRIPTION	DATE	BY
0	ISSUED FOR REVIEW	05/16/23	TJS
1	ISSUED FOR FINAL	06/16/23	APD
2	REVISED PER RF COMMENTS	07/05/23	TJS
3	ISSUED FOR REVIEW	08/15/23	JJR
	REVISED PER LANDLORDS COMMENTS	10/25/23	JJR

LOC. # 766005

RAND &
53_RELO

MDG LOC. #
5000916957

1500 W SHURE DR
ARLINGTON HEIGHTS, IL
60004

DRAWN BY: TJS

CHECKED BY: DSS

DATE: 05/15/23

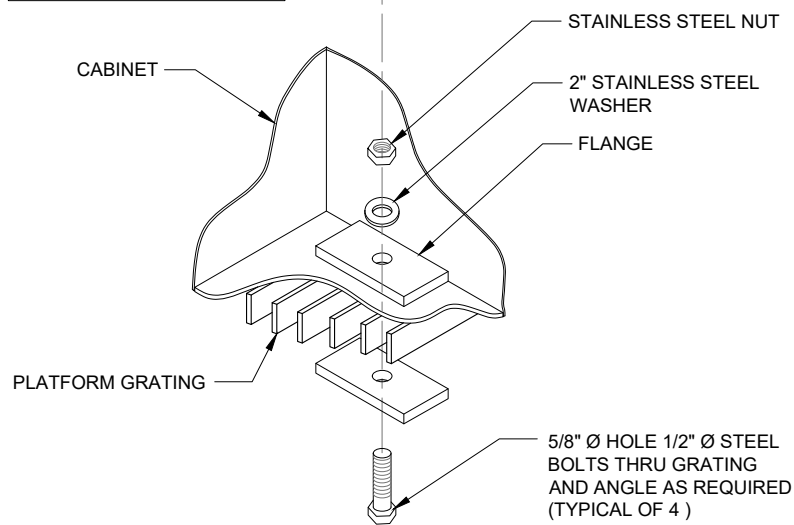
PROJECT #: 33-3608

SHEET TITLE
EQUIPMENT CABINET
DETAILS

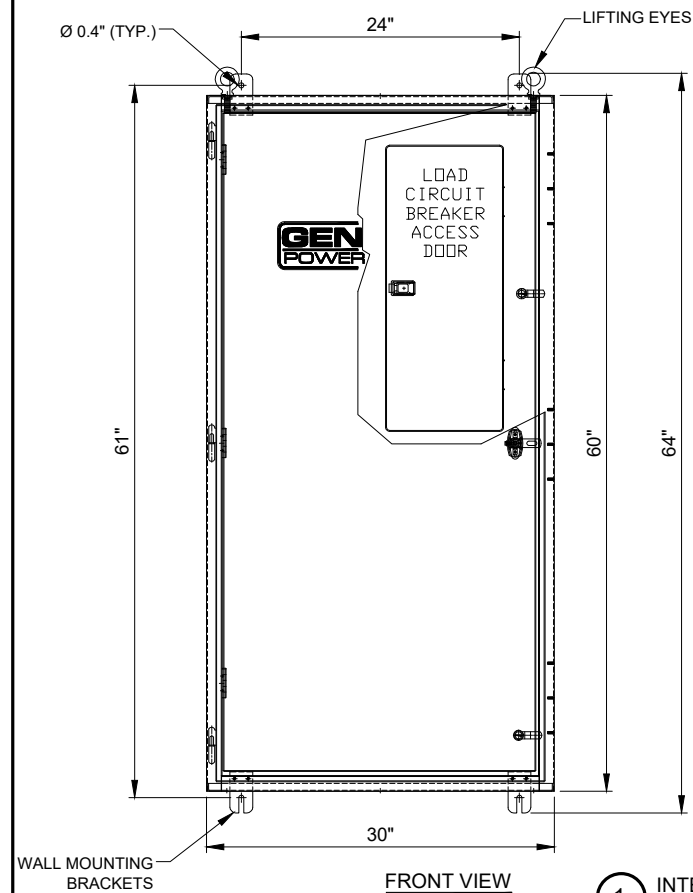
SHEET NUMBER

EQ-1

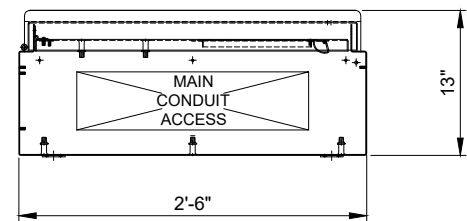
VERIFY LOCATION AND
QUANTITY OF ANCHORS
WITH EQUIPMENT CABINET
INSTALLATION MANUAL



1 TYPICAL CABINET ANCHORING DETAIL
SCALE: N.T.S



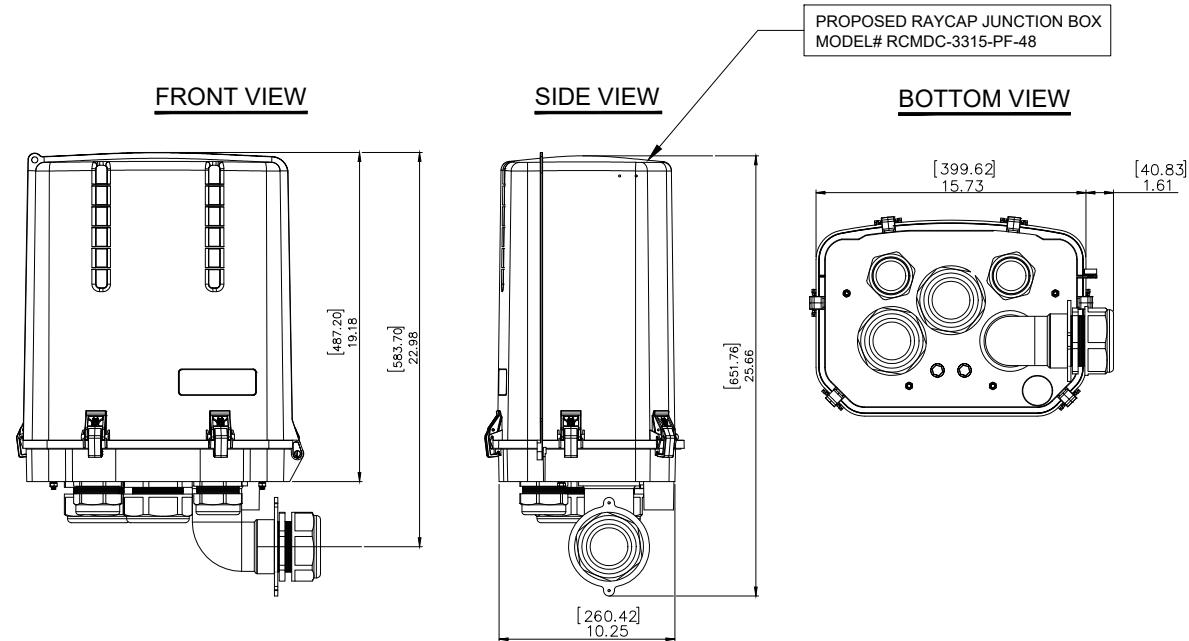
ILC RATED AMPS	Voltage	Phase	Enclosure Height	Enclosure Width	Enclosure Depth	Weight (lbs.)
200	120/240	1	60"	30"	10"	350
200	120/208	3	60"	30"	10"	350



1 INTEGRATED LOAD CENTER
SCALE: 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



2 RAYCAP JUNCTION BOX DETAIL
SCALE: N.T.S.

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA
ENGINEERING & DESIGN, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS		DATE	BY
NO	DESCRIPTION		
0	ISSUED FOR REVIEW	05/16/23	TJS
1	ISSUED FOR FINAL	06/16/23	APD
2	REVISED PER RF COMMENTS	07/05/23	TJS
3	ISSUED FOR REVIEW	08/15/23	JJR
	REVISED PER LANDLORDS COMMENTS	10/25/23	JJR

LOC. # 766005
RAND &
53_RELO
MDG LOC. #
5000916957

1500 W SHURE DR
ARLINGTON HEIGHTS, IL
60004

DRAWN BY:	TJS
CHECKED BY:	DSS
DATE:	05/15/23
PROJECT #:	33-3608

SHEET TITLE
EQUIPMENT
DETAILS

SHEET NUMBER

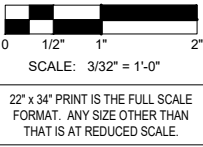
EQ-2

NOTE:

* ANTENNAS TO BE PAINTED TO MATCH PENTHOUSE EXTERIOR. COLOR TO BE FIELD VERIFIED.

* VERIZON WIRELESS SHALL BE RESPONSIBLE FOR PROTECTION OF ROOF SURFACE DURING CONSTRUCTION AND ANY DAMAGES TO ROOF SURFACE DURING CONSTRUCTION SHALL BE REPAIRED TO AS NEW CONDITION.

* SEE SHEET ANT-3 FOR ENLARGED ANTENNA PLANS.



EXISTING OTHER CARRIER DISH ANTENNA

EXISTING PENTHOUSE

PROPOSED LESSEE BETA SECTOR ANTENNAS ATTACHED TO BUILDING EXTERIOR. REFER TO STRUCTURAL ANALYSIS.

EXISTING OTHER CARRIER ANTENNAS MOUNTED TO BUILDING

PROPOSED LESSEE ALPHA SECTOR ANTENNAS ATTACHED TO BUILDING EXTERIOR. REFER TO STRUCTURAL ANALYSIS.

TOP OF PENTHOUSE PARAPET
ELEV: 99'-0" A.G.L.

CENTER OF PROPOSED AIR6449 ANTENNAS
ELEV: 94'-0" A.G.L.

CENTER OF PROPOSED NHH-45B-R2DC ANTENNAS
ELEV: 92'-0" A.G.L.

CENTER OF PROPOSED KRE 105281/1 ANTENNAS
ELEV: 90'-0" A.G.L.

TOP OF ROOF
ELEV: 86'-0" A.G.L.

EXISTING SPRINT ANTENNAS TO BE REMOVED. EXISTING MOUNTS TO BE REUSED.

EXISTING BUILDING

CENTER OF PROPOSED AIR6449 ANTENNAS
ELEV: 97'-0" A.G.L.

CENTER OF PROPOSED NHH-45B-R2C ANTENNAS
ELEV: 95'-0" A.G.L.

CENTER OF PROPOSED KRE105281/1 ANTENNAS
ELEV: 93'-0" A.G.L.

EXISTING GRADE

1 SOUTHEAST ELEVATION
SCALE: 3/32" = 1'-0"

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA
ENGINEERING & ARCHITECTURE, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS		NO	DESCRIPTION	DATE	BY
	ISSUED FOR REVIEW	0		05/16/23	TJS
	ISSUED FOR FINAL	1		06/16/23	APD
	REVISED PER RF COMMENTS	2		07/05/23	TJS
	ISSUED FOR REVIEW	3		08/15/23	JJR
	REVISED PER LANDLORDS COMMENTS			10/23/23	JJR

LOC. # 766005
RAND &
53_RELO
MDG LOC. #
5000916957

1500 W SHURE DR
ARLINGTON HEIGHTS, IL
60004

DRAWN BY: TJS

CHECKED BY: DSS

DATE: 05/15/23

PROJECT #: 33-3608

SHEET TITLE
SITE ELEVATION

SHEET NUMBER

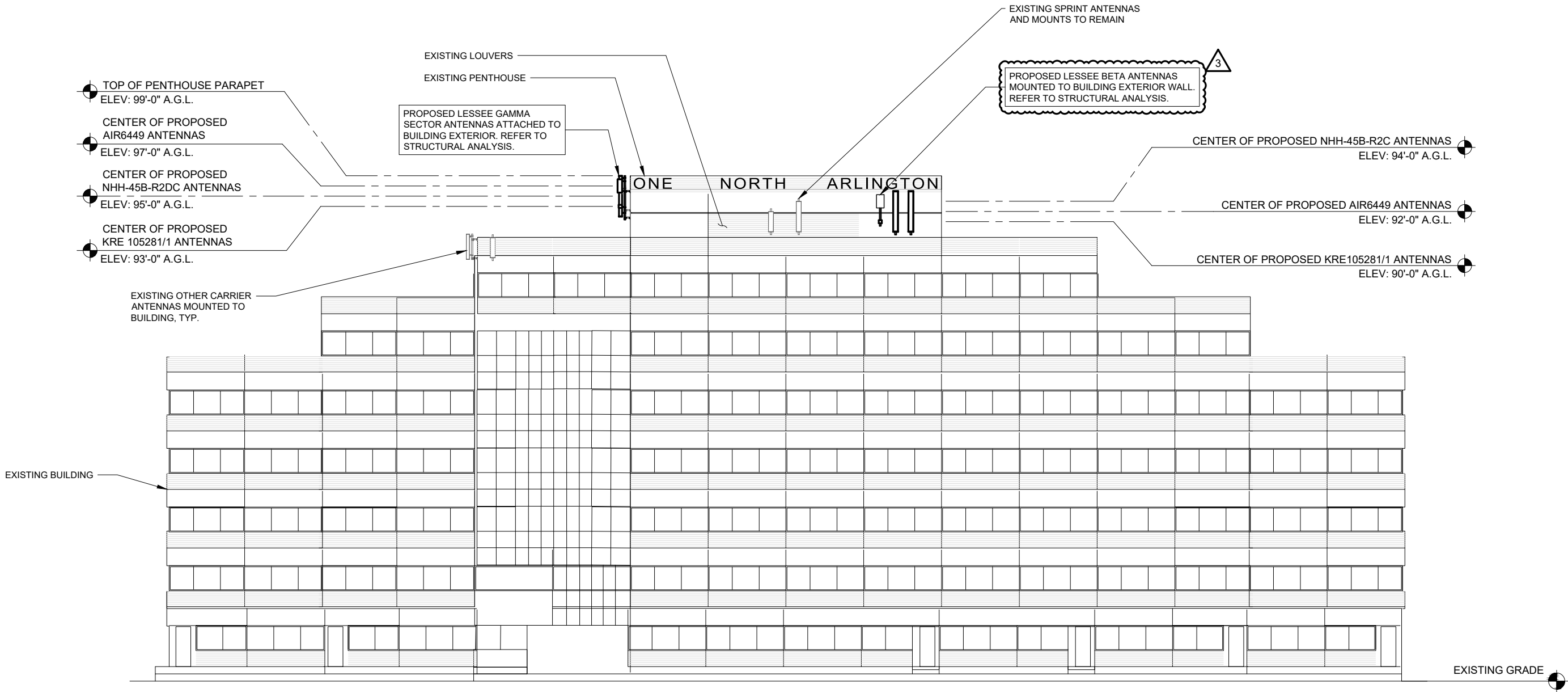
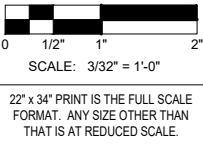
ANT-1

NOTE:

* ANTENNAS TO BE PAINTED TO MATCH PENTHOUSE EXTERIOR. COLOR TO BE FIELD VERIFIED.

* VERIZON WIRELESS SHALL BE RESPONSIBLE FOR PROTECTION OF ROOF SURFACE DURING CONSTRUCTION AND ANY DAMAGES TO ROOF SURFACE DURING CONSTRUCTION SHALL BE REPAIRED TO AS NEW CONDITION.

* SEE SHEET ANT-3 FOR ENLARGED ANTENNA PLANS.



1 **SOUTHWEST ELEVATION**
SCALE: 3/32" = 1'-0"

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA
ENGINEERS & ARCHITECTS, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS		NO	DESCRIPTION	DATE	BY
		0	ISSUED FOR REVIEW	05/16/23	TJS
		1	ISSUED FOR FINAL	06/16/23	APD
		2	REVISED PER RF COMMENTS	07/05/23	TJS
		3	ISSUED FOR REVIEW	08/15/23	JJR
			REVISED PER LANDLORDS COMMENTS	10/23/23	JJR

LOC. # 766005
RAND &
53_RELO
MDG LOC. #
5000916957

1500 W SHURE DR
ARLINGTON HEIGHTS, IL
60004

DRAWN BY:	TJS
CHECKED BY:	DSS
DATE:	05/15/23
PROJECT #:	33-3608

SHEET TITLE
SITE ELEVATION

SHEET NUMBER

ANT-1A

NOTE:

* ANTENNAS TO BE PAINTED TO MATCH PENTHOUSE EXTERIOR. COLOR TO BE FIELD VERIFIED.

* VERIZON WIRELESS SHALL BE RESPONSIBLE FOR PROTECTION OF ROOF SURFACE DURING CONSTRUCTION AND ANY DAMAGES TO ROOF SURFACE DURING CONSTRUCTION SHALL BE REPAIRED TO AS NEW CONDITION.

* SEE SHEET ANT-3 FOR ENLARGED ANTENNA PLANS.



SCALE: 3/32" = 1'-0"

22" x 34" PRINT IS THE FULL SCALE FORMAT. ANY SIZE OTHER THAN THAT IS AT REDUCED SCALE.

PROPOSED LESSEE ALPHA SECTOR ANTENNAS ATTACHED TO BUILDING EXTERIOR. REFER TO STRUCTURAL ANALYSIS.

TOP OF PENTHOUSE PARAPET
ELEV: 99'-0" A.G.L.

CENTER OF PROPOSED AIR6449 ANTENNAS
ELEV: 97'-0" A.G.L.

CENTER OF PROPOSED NHH-45B-R2DC ANTENNAS
ELEV: 95'-0" A.G.L.

CENTER OF PROPOSED KRE 105281/1 ANTENNAS
ELEV: 93'-0" A.G.L.

TOP OF ROOF
ELEV: 86'-0" A.G.L.

EXISTING LOUVERS
EXISTING PENTHOUSE

EXISTING SPRINT MOUNTS TO REMAIN

EXISTING OTHER CARRIER ANTENNAS MOUNTED TO BUILDING, TYP.

PROPOSED LESSEE GAMMA SECTOR ANTENNAS ATTACHED TO BUILDING EXTERIOR. REFER TO STRUCTURAL ANALYSIS.

CENTER OF PROPOSED NHH-45B-R2C ANTENNAS
ELEV: 97'-0" A.G.L.

CENTER OF PROPOSED AIR6449 ANTENNAS
ELEV: 95'-0" A.G.L.

CENTER OF PROPOSED KRE105281/1 ANTENNAS
ELEV: 93'-0" A.G.L.

EXISTING BUILDING

EXISTING GRADE

ONE NORTH ARLINGTON

1 NORTHWEST ELEVATION
SCALE: 3/32" = 1'-0"

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA
ENGINEERING & ARCHITECTURE, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS

NO	DESCRIPTION	DATE	BY
0	ISSUED FOR REVIEW	05/16/23	TJS
1	ISSUED FOR FINAL	06/16/23	APD
2	REVISED PER RF COMMENTS	07/05/23	TJS
3	ISSUED FOR REVIEW	08/15/23	JJR
	REVISED PER LANDLORDS COMMENTS	10/25/23	JJR

LOC. # 766005

RAND &
53_RELO

MDG LOC. #
5000916957

1500 W SHURE DR
ARLINGTON HEIGHTS, IL
60004

DRAWN BY: TJS

CHECKED BY: DSS

DATE: 05/15/23

PROJECT #: 33-3608

SHEET TITLE
SITE ELEVATION

SHEET NUMBER

ANT-1B

Antenna Summary

Added

700	850	1900	AWS	CBRS	L-Sub6	Make	Model	Centerline	Tip Height	Azimuth	RET	4xRx	Inst. Type	Quantity	Item ID
				LTE		ERICSSON	KRE105281/1	93	93.3	50(19)		false	PHYSICAL	1	
LTE	LTE 5G	LTE	LTE			COMMSCOPE	NHH-65C-R2B	95	99	50(0001) 50(01)		false	PHYSICAL	2	000000001900056293
				LTE		ERICSSON	KRE105281/1	94	94.3	190(20) 310(21)		false	PHYSICAL	2	
					5G	Ericsson	AIR6449	97	98.3	50(0001)		false	PHYSICAL	1	
					5G	Ericsson	AIR6449	98	99.3	190(0002) 310(0003)		false	PHYSICAL	2	
LTE	LTE 5G	LTE	LTE			COMMSCOPE	NHH-65C-R2B	96	100	190(0002) 190(02) 310(0003) 310(03)		false	PHYSICAL	4	000000001900056293

Removed

700	850	1900	AWS	CBRS	L-Sub6	Make	Model	Centerline	Tip Height	Azimuth	RET	4xRx	Inst. Type	Quantity	Item ID
No data available.															

Retained

700	850	1900	AWS	CBRS	L-Sub6	Make	Model	Centerline	Tip Height	Azimuth	RET	4xRx	Inst. Type	Quantity	Item ID
No data available.															

Added: 12 Removed: 0 Retained: 0

1 ANTENNA SUMMARY
N.T.S.

Equipment Summary

Added														
Equipment Type	Location	700	850	1900	AWS	CBRS	L-Sub6	Make	Model	Cable Length	Cable Size	Install Type	Quantity	Item ID
RRU	Tower					LTE		Ericsson	4408 B48 DC			PHYSICAL	3	0000000019000068
RRU	Tower	LTE	LTE 5G					Ericsson	4449			PHYSICAL	3	0000000019000088
RRU	Tower			LTE	LTE			Ericsson	8843			PHYSICAL	3	0000000019000068
RRU	Tower					5G		Ericsson	AIR6449			PHYSICAL	3	
OVP Box	Tower							RAYCAPINC-001	RVZDC-3315-PF-48		1-5/8 inch	PHYSICAL	3	000000001900422
OVP Box	Ground (Outdoor)							RAYCAP	RVZDC-4520-RM-48			PHYSICAL	2	000000001900410
Other	Ground (Outdoor)							COMMSCOPE	760246443			PHYSICAL	1	000000001900005
Alarm	Ground (Outdoor)							ASENTRIA	1900070746			PHYSICAL	1	1900070746
Alarm	Ground (Outdoor)							ASENTRIA	1900076600			PHYSICAL	1	1900076600
Alarm	Ground (Outdoor)							ASENTRIA	1900076812			PHYSICAL	1	1900076812
Alarm	Tower							RAYCAPINC-001	3315-ALM-RS485			PHYSICAL	3	000000001900070
Alarm	Ground (Outdoor)							ASENTRIA	53406CRANCAB1			PHYSICAL	1	000000001900077
BBU	Ground (Outdoor)							Ericsson	KDU1370015/11			PHYSICAL	1	000000001900081
BBU	Ground (Outdoor)							Ericsson	KDU137848/11			PHYSICAL	1	000000001900185
Battery	Ground (Outdoor)							COMMSCOPE	760250540			PHYSICAL	1	000000001900064
Cell Site Routers	Ground (Outdoor)							NOKIAOFAME-001	3HE15386AA			PHYSICAL	1	000000001900182
Hybrid Cable	Tower							COMMSCOPEPET-001	HFT1206-24SV4-xxxG			PHYSICAL	3	
OVP Box	Ground (Outdoor)							RAYCAP	1900410978			PHYSICAL	2	1900410978
OVP Box	Shelter							RAYCAP	3315-ALM-RS485			PHYSICAL	3	000000001900070
Power Plants	Ground (Outdoor)							ABB	109163473			PHYSICAL	6	000000001900436
Power Plants	Ground (Outdoor)							COMMSCOPE	760237263			PHYSICAL	2	000000001900063
Power Plants	Ground (Outdoor)							COMMSCOPE	760242461			PHYSICAL	1	000000001900063
Shelter/Cabinets	Ground (Outdoor)							COMMSCOPE	760260058			PHYSICAL	1	000000001900064
Shelter/Cabinets	Ground (Outdoor)							COMMSCOPE	760250933			PHYSICAL	2	000000001900083

2 EQUIPMENT SUMMARY
N.T.S.



REVISIONS		BY	DATE	
		TJS	05/16/23	
		APD	06/16/23	
		TJS	07/05/23	
		JJR	08/15/23	
DESCRIPTION	ISSUED FOR REVIEW	0		
	ISSUED FOR FINAL	1		
	REVISED PER RF COMMENTS	2		
	ISSUED FOR REVIEW	3		
REVISED PER LANDLORDS COMMENTS				
NO				

LOC. # 766005

RAND &
53_RELO

MDG LOC. #
5000916957

1500 W SHURE DR
ARLINGTON HEIGHTS, IL
60004

DRAWN BY: TJS

CHECKED BY: DSS

DATE: 05/15/23

PROJECT #: 33-3608

SHEET TITLE
ANTENNA INFORMATION

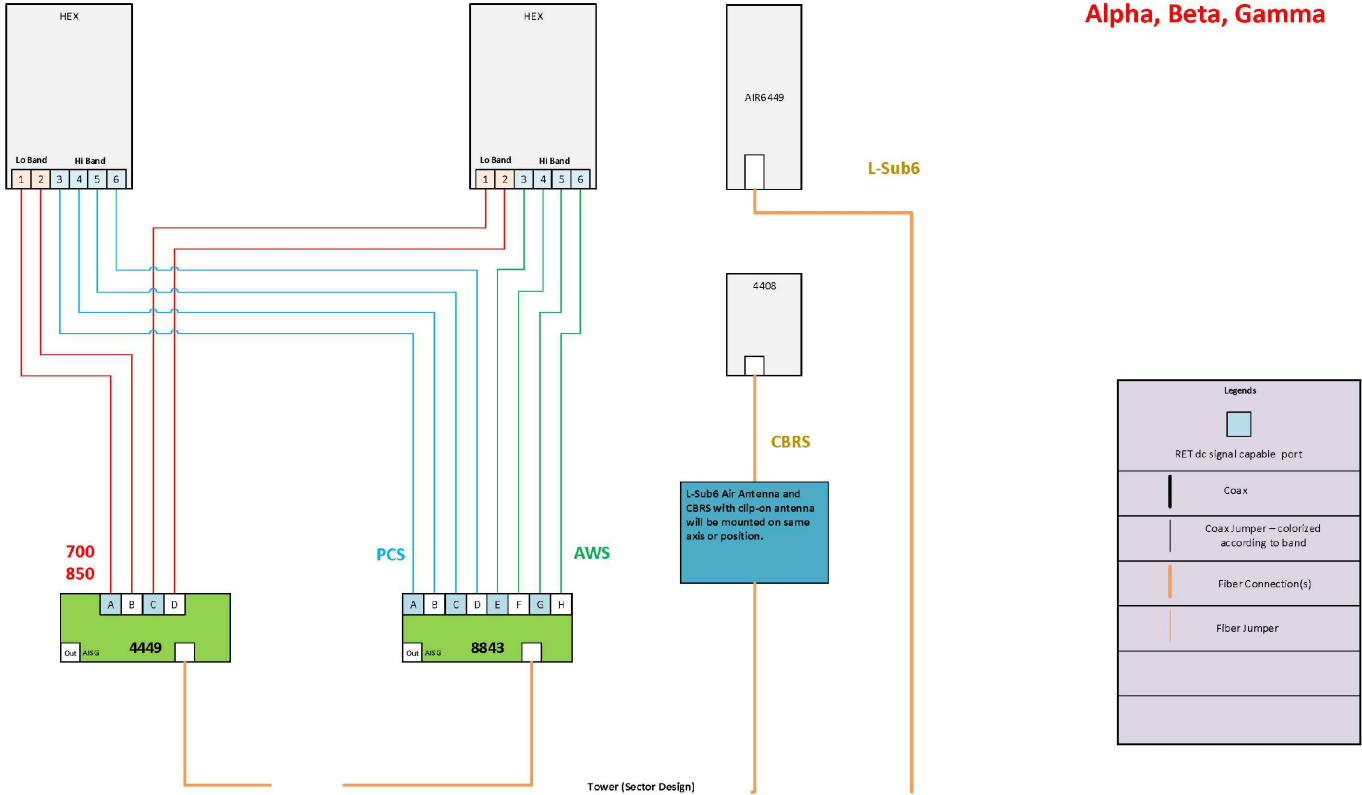
SHEET NUMBER

ANT-2

RF EMISSIONS REPORT REQUIRED

☐ YES ☐ NO

DATE OF REPORT: _____



Tower (Sector Design)

Shelter

Notes:

- Antenna view is from the back of the antennas
- Colors of connection are just for clarification
- Follow RET cabling standard for non-Smart Bias-T Ants
- Non-RF path elements like GVP/HTA Box and Hybrid cables not shown
- Size of objects in drawing doesn't reflect equipment true dimension

1 CABLE DIAGRAM
N.T.S.

	HYBRID LENGTH		
	ON ROOFTOP		
SECTOR	HOR (±)	VER (±)	TOTAL (±)
ALPHA	141'	9'	150'
BETA	84'	9'	93'
GAMMA	43'	9'	52'

NOTE TO RF, G.C. & IMPLEMENTATION:
RAYCAP CHART IS CURRENTLY BEING UPDATED BY VERIZON WIRELESS. PRIOR TO FINAL AND CONSTRUCTION, CHART TO BE INSERTED. G.C. TO NOTIFY VERIZON WIRELESS IF THIS NOTE IS STILL ON THE DRAWINGS PRIOR TO CONSTRUCTION.

Raycap Layout - Raycap Per Sector					
POWER					
3	700 RRU	6		700 RRU2/A2	
2	PCSLT RRU	5		PCSLT RRU2/A2	
1	AWS RRU	4		AWS RRU2/A2	
FIBER					
1	2	3	4	5	6
AWS RRU	AWS RRU2/A2	PCSLTE RRU	PCSLTE RRU/A2	700 RRU	700 RRU/A2
7	8	9	10	11	12

2 RAYCAP TABLE
N.T.S.

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA
COMMUNICATIONS, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS		DATE	BY
DESCRIPTION	ISSUED FOR REVIEW	05/16/23	TJS
ISSUED FOR FINAL	06/16/23	APD	
REVISED PER RF COMMENTS	07/05/23	TJS	
ISSUED FOR REVIEW	08/15/23	JJR	
REVISED PER LANDLORDS COMMENTS	10/25/23	JJR	

LOC. # 766005
RAND &
53_RELO
MDG LOC. #
5000916957

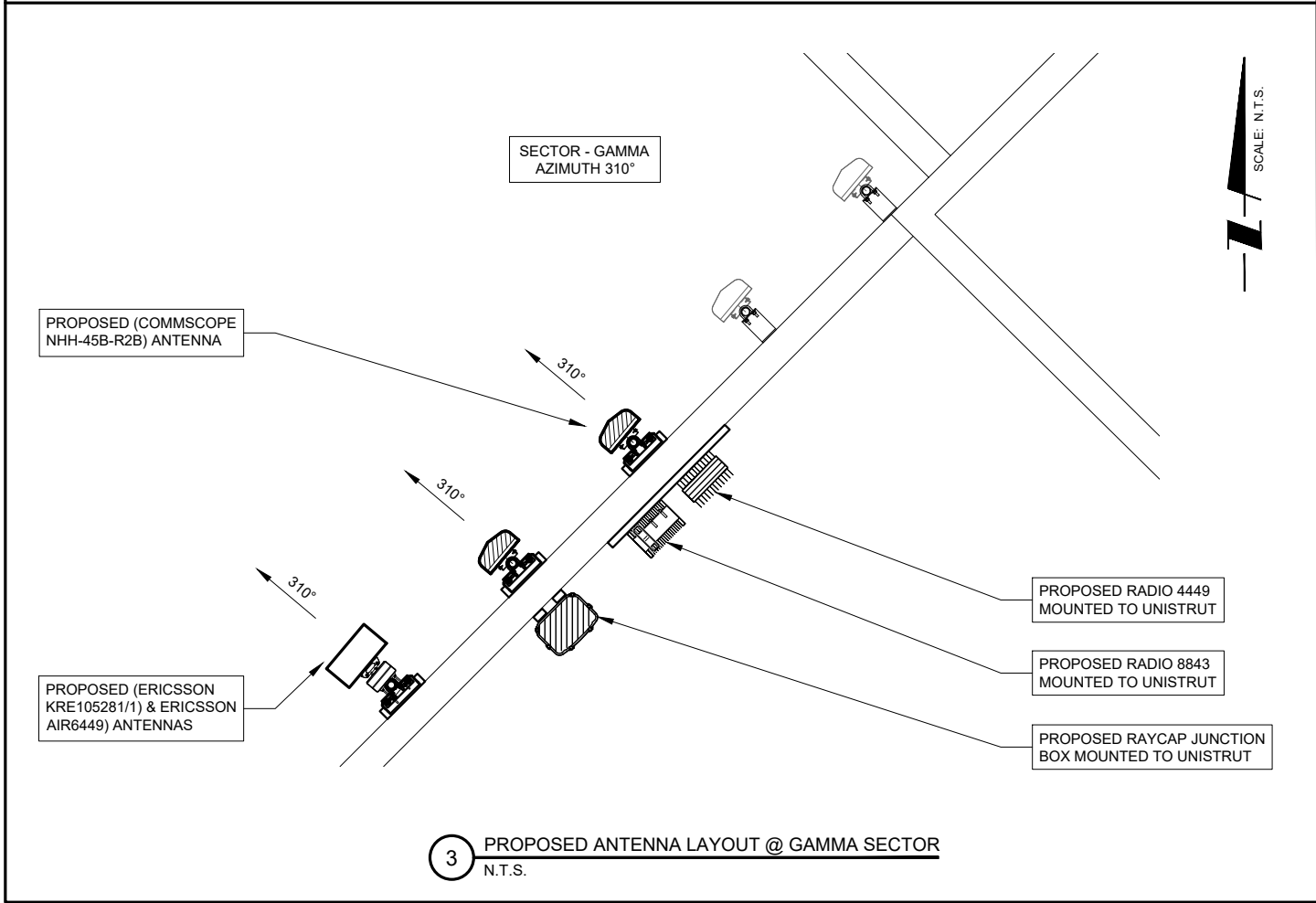
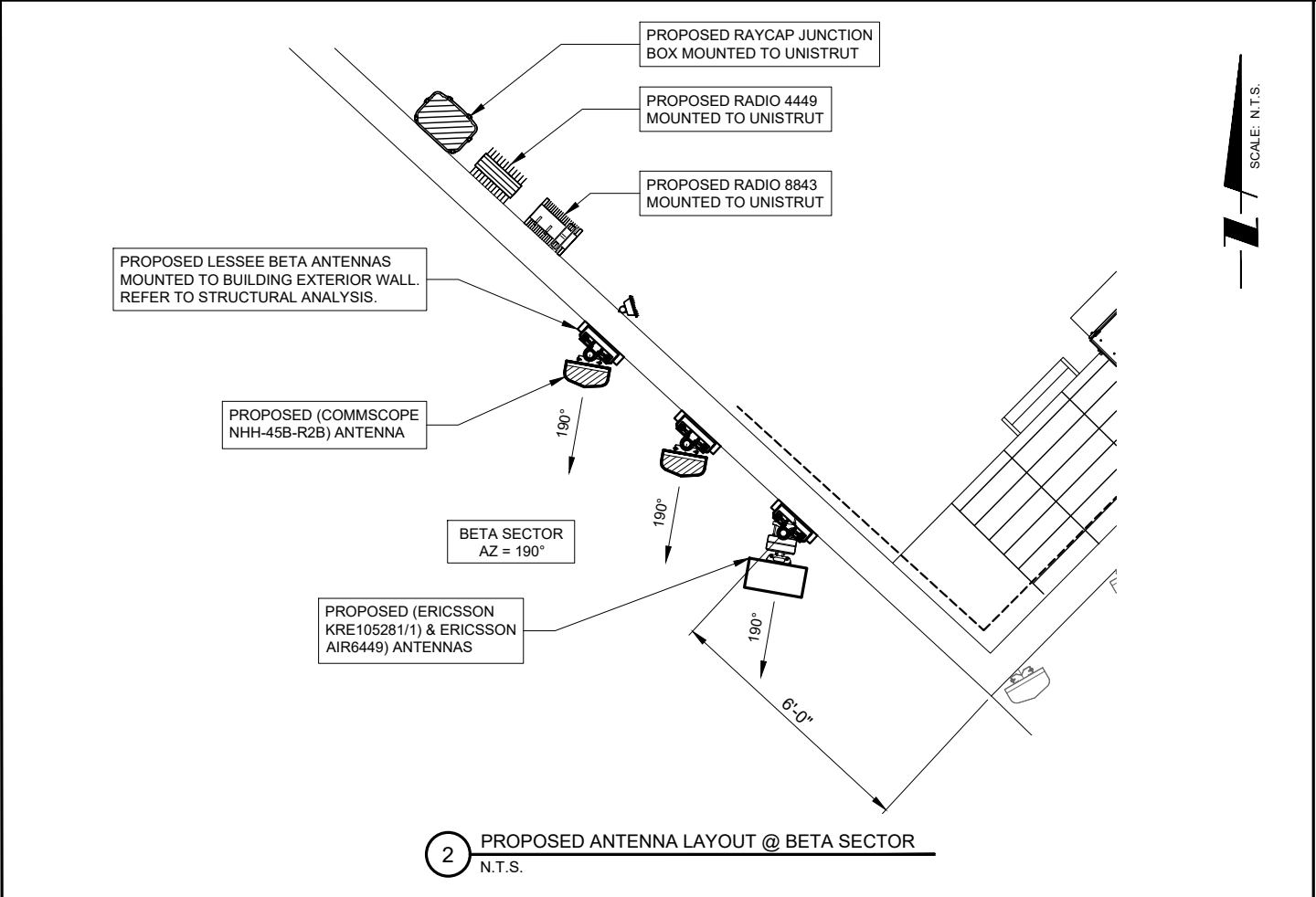
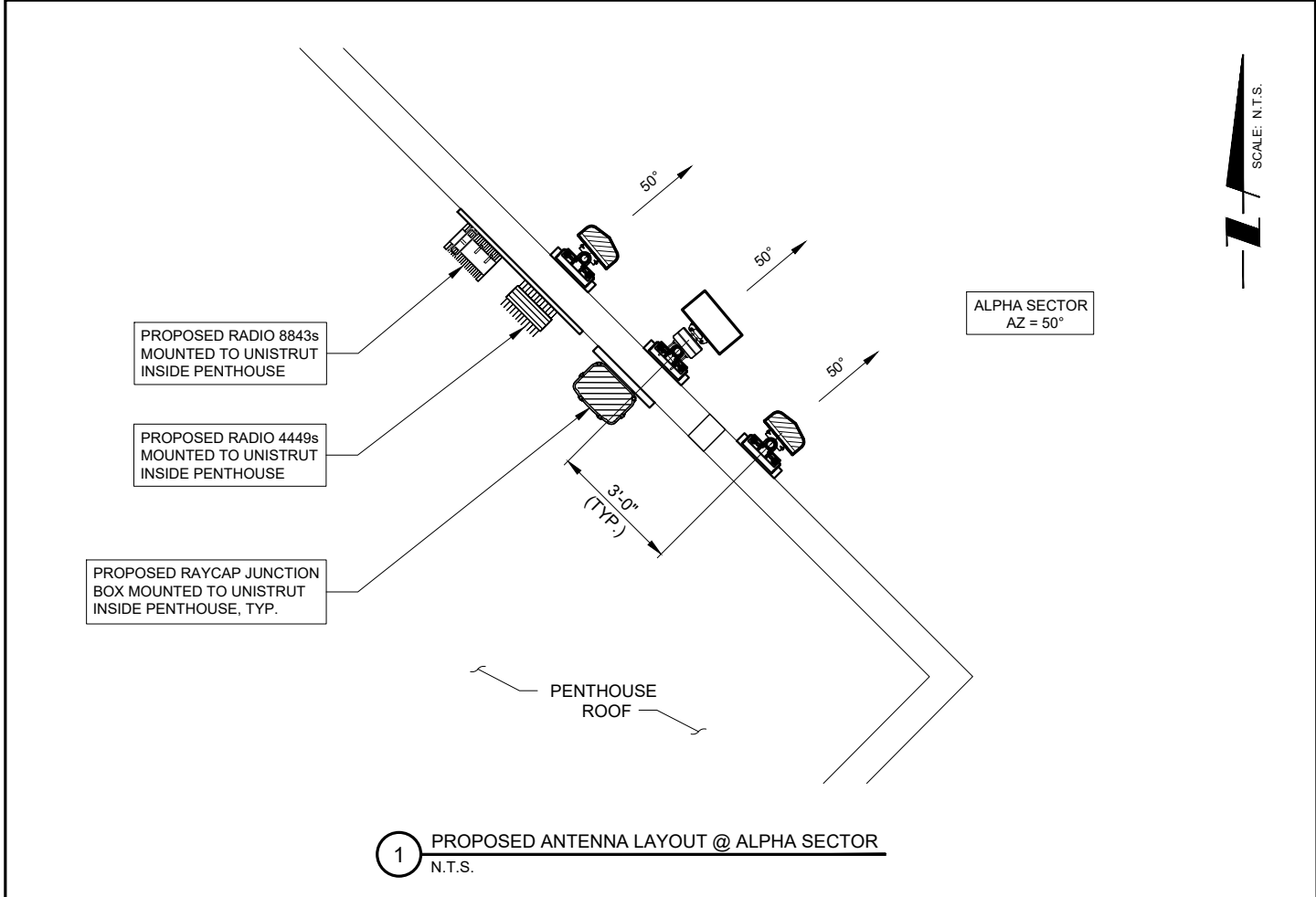
1500 W SHURE DR
ARLINGTON HEIGHTS, IL
60004

DRAWN BY:	TJS
CHECKED BY:	DSS
DATE:	05/15/23
PROJECT #:	33-3608

SHEET TITLE
ANTENNA INFORMATION

SHEET NUMBER

ANT-2A



1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

NO	DESCRIPTION	DATE	BY
-	ISSUED FOR REVIEW	05/16/23	TJS
0	ISSUED FOR FINAL	06/16/23	APD
1	REVISED PER RF COMMENTS	07/05/23	TJS
2	ISSUED FOR REVIEW	08/15/23	JJR
3	REVISED PER LANDLORDS COMMENTS	10/25/23	JJR

LOC. # 766005

RAND &
53_RELO

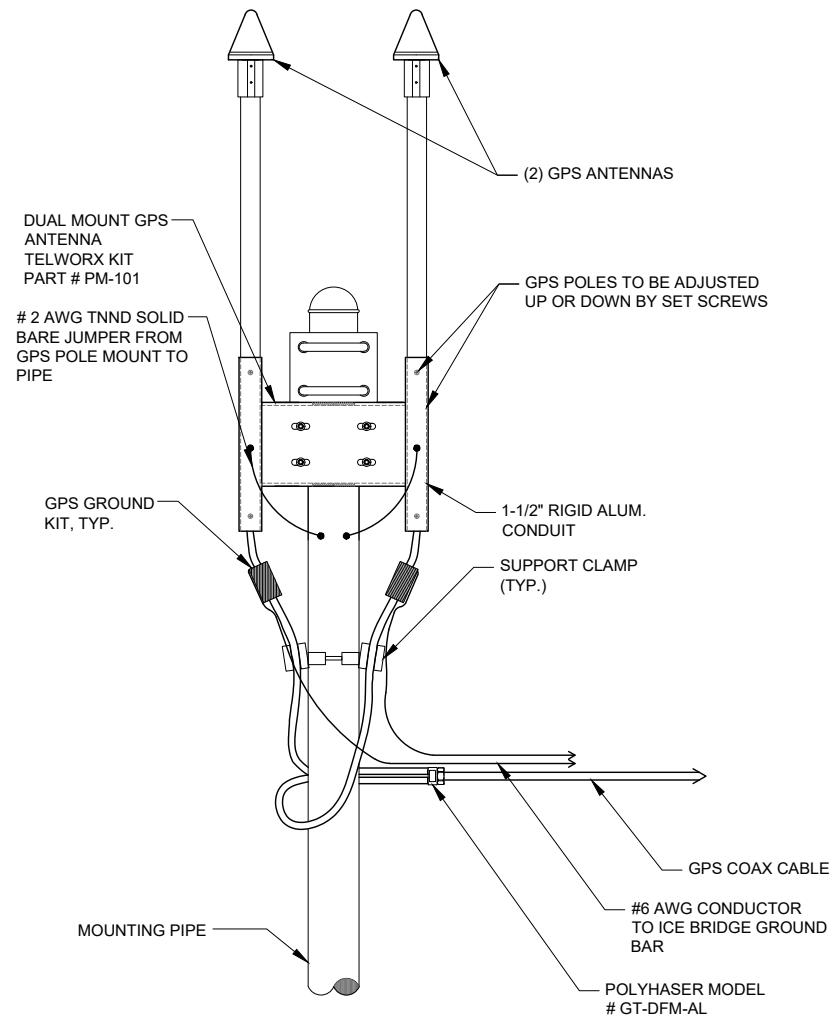
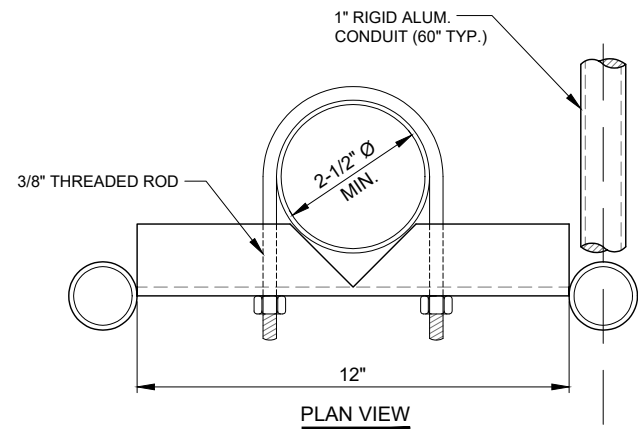
MDG LOC. #
5000916957

1500 W SHURE DR
ARLINGTON HEIGHTS, IL
60004

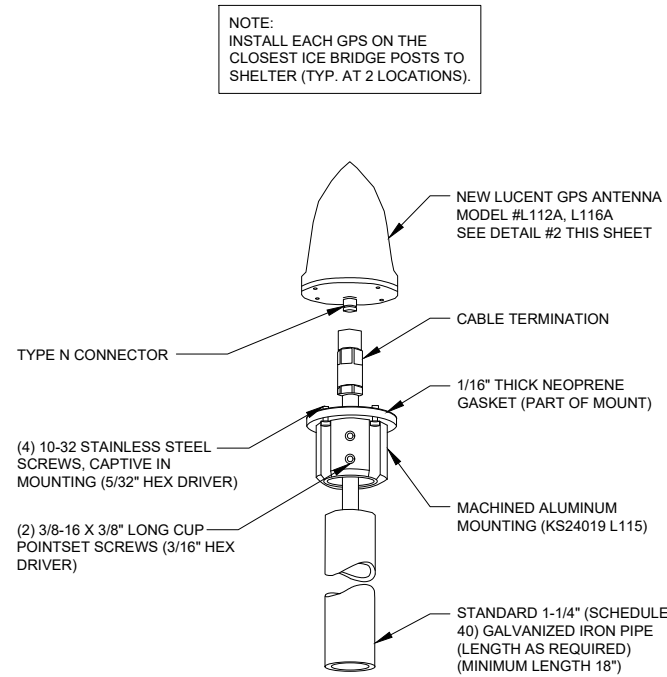
DRAWN BY:	TJS
CHECKED BY:	DSS
DATE:	05/15/23
PROJECT #:	33-3608

SHEET TITLE
ANTENNA LAYOUT
PLAN

SHEET NUMBER
ANT-3

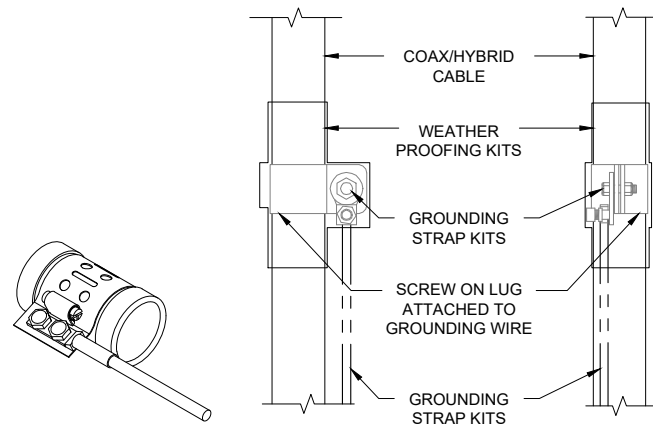


1 GPS MOUNTING DETAIL
N.T.S.



2 TYPICAL GPS DETAIL
N.T.S.

- NOTES:
- DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
 - THIS DETAIL IS TYPICAL FOR EACH CABLE WHERE IT IS SPECIFIED TO BE GROUNDED
 - CABLE TO BE GROUNDED AT ANTENNA LEVEL AND PRIOR TO ENTERING EQUIPMENT ROOM/ PLATFORM ENTRY PANEL.
 - CABLE ALSO TO BE GROUNDED TO GROUND BAR AT TOWER BASE IF APPLICABLE.
 - USE ONLY TIN PLATED GROUNDING KITS.



4 COAX / HYBRID CABLE GROUND KIT DETAIL
SCALE: N.T.S.

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA
TELECOMMUNICATIONS, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS		DATE	BY
NO	DESCRIPTION		
0	ISSUED FOR REVIEW	05/16/23	TJS
1	ISSUED FOR FINAL	06/16/23	APD
2	REVISED PER RF COMMENTS	07/05/23	TJS
3	ISSUED FOR REVIEW	08/15/23	JJR
4	REVISED PER LANDLORDS COMMENTS	10/25/23	JJR

LOC. # 766005

RAND &
53_RELO

MDG LOC. #
5000916957

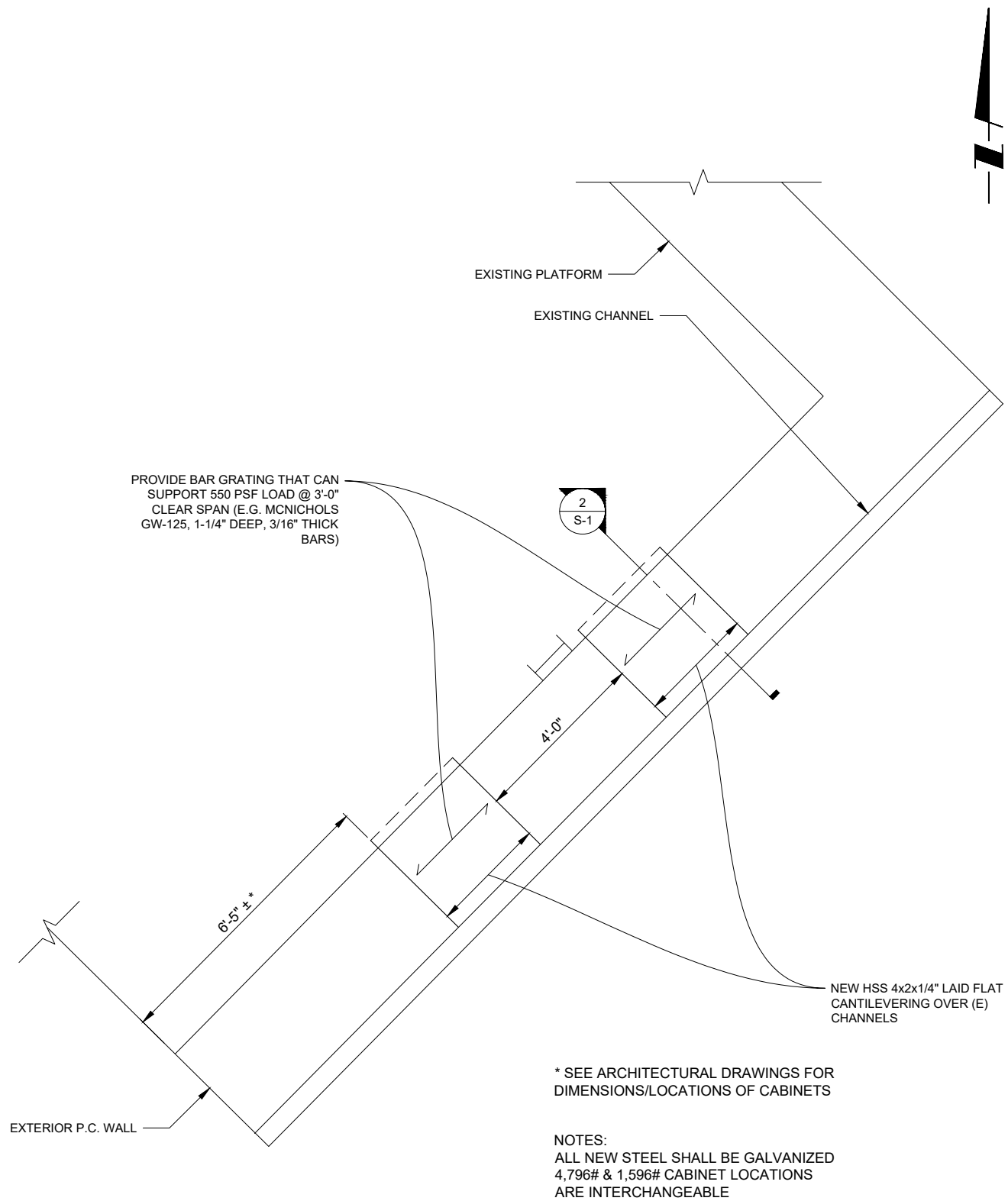
1500 W SHURE DR
ARLINGTON HEIGHTS, IL
60004

DRAWN BY:	TJS
CHECKED BY:	DSS
DATE:	05/15/23
PROJECT #:	33-3608

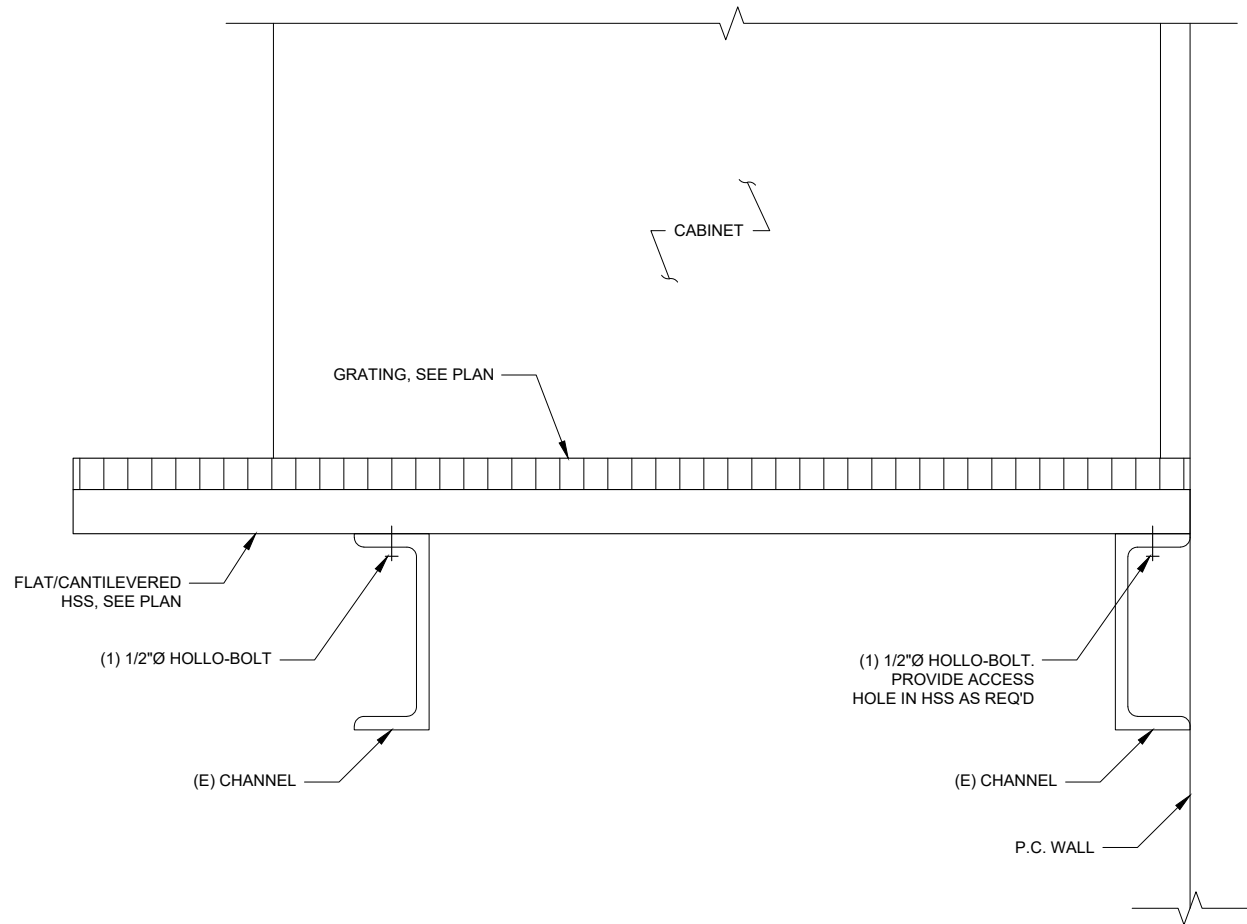
SHEET TITLE
SITE DETAILS

SHEET NUMBER

ANT-4



1 STRUCTURAL PLAN
SCALE: N.T.S.



1 SECTION
SCALE: N.T.S.

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA
STRUCTURAL ENGINEERING, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS					
NO	DESCRIPTION	DATE	BY		
0	ISSUED FOR REVIEW	05/16/23	TJS		
1	ISSUED FOR FINAL	08/16/23	APD		
2	REVISED PER RF COMMENTS	07/05/23	TJS		
3	ISSUED FOR REVIEW	08/15/23	JJR		
	REVISED PER LANDLORDS COMMENTS	10/25/23	JJR		

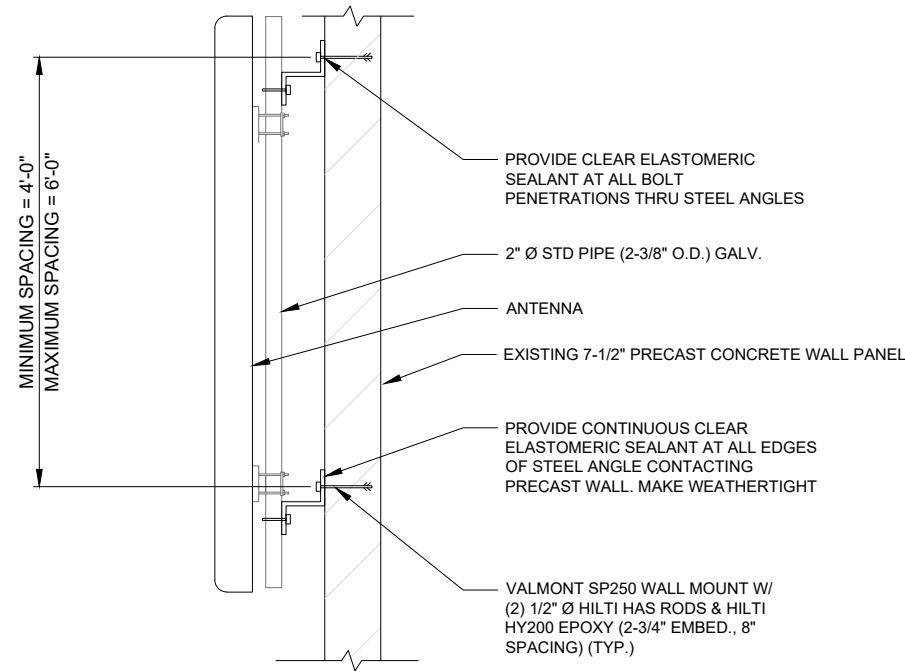
LOC. # 766005
RAND &
53_RELO
MDG LOC. #
5000916957

1500 W SHURE DR
ARLINGTON HEIGHTS, IL
60004

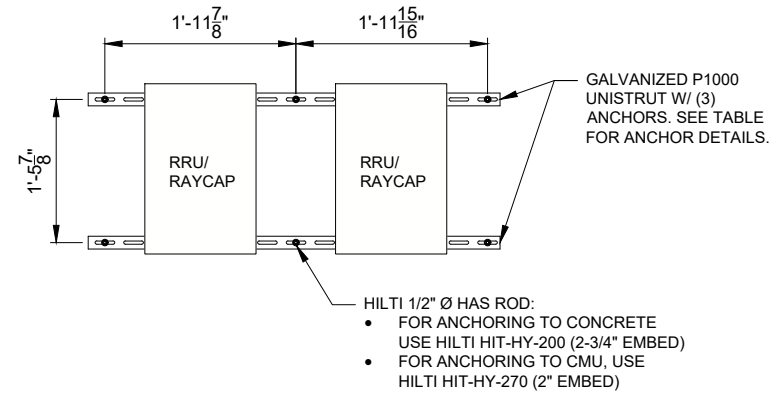
DRAWN BY:	TJS
CHECKED BY:	DSS
DATE:	05/15/23
PROJECT #:	33-3608

SHEET TITLE
STRUCTURAL PLAN
AND DETAILS

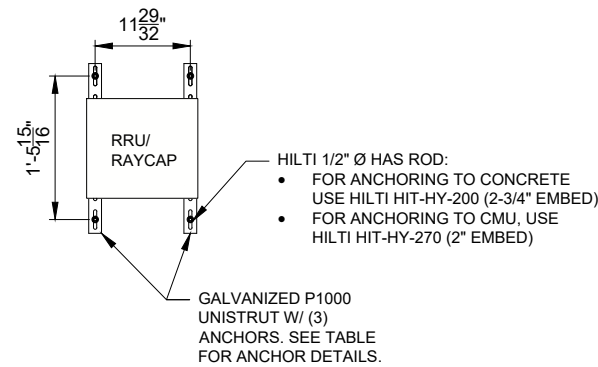
SHEET NUMBER
S-1



1 ANTENNA MOUNT DETAIL AT SECTOR
SCALE: N.T.S.



2 DOUBLE RAYCAP/RRU EQUIPMENT MOUNT DETAIL AT SECTOR
SCALE: N.T.S.



3 SINGLE RAYCAP/RRU EQUIPMENT MOUNT DETAIL AT SECTOR
SCALE: N.T.S.

REVISIONS				
NO	DESCRIPTION	DATE	BY	
-	ISSUED FOR REVIEW	05/16/23	TJS	
0	ISSUED FOR FINAL	06/16/23	APD	
1	REVISED PER RF COMMENTS	07/05/23	TJS	
2	ISSUED FOR REVIEW	08/15/23	JJR	
3	REVISED PER LANDLORDS COMMENTS	10/25/23	JJR	

LOC. # 766005

RAND &
53_RELO

MDG LOC. #
5000916957

1500 W SHURE DR
ARLINGTON HEIGHTS, IL
60004

DRAWN BY: TJS

CHECKED BY: DSS

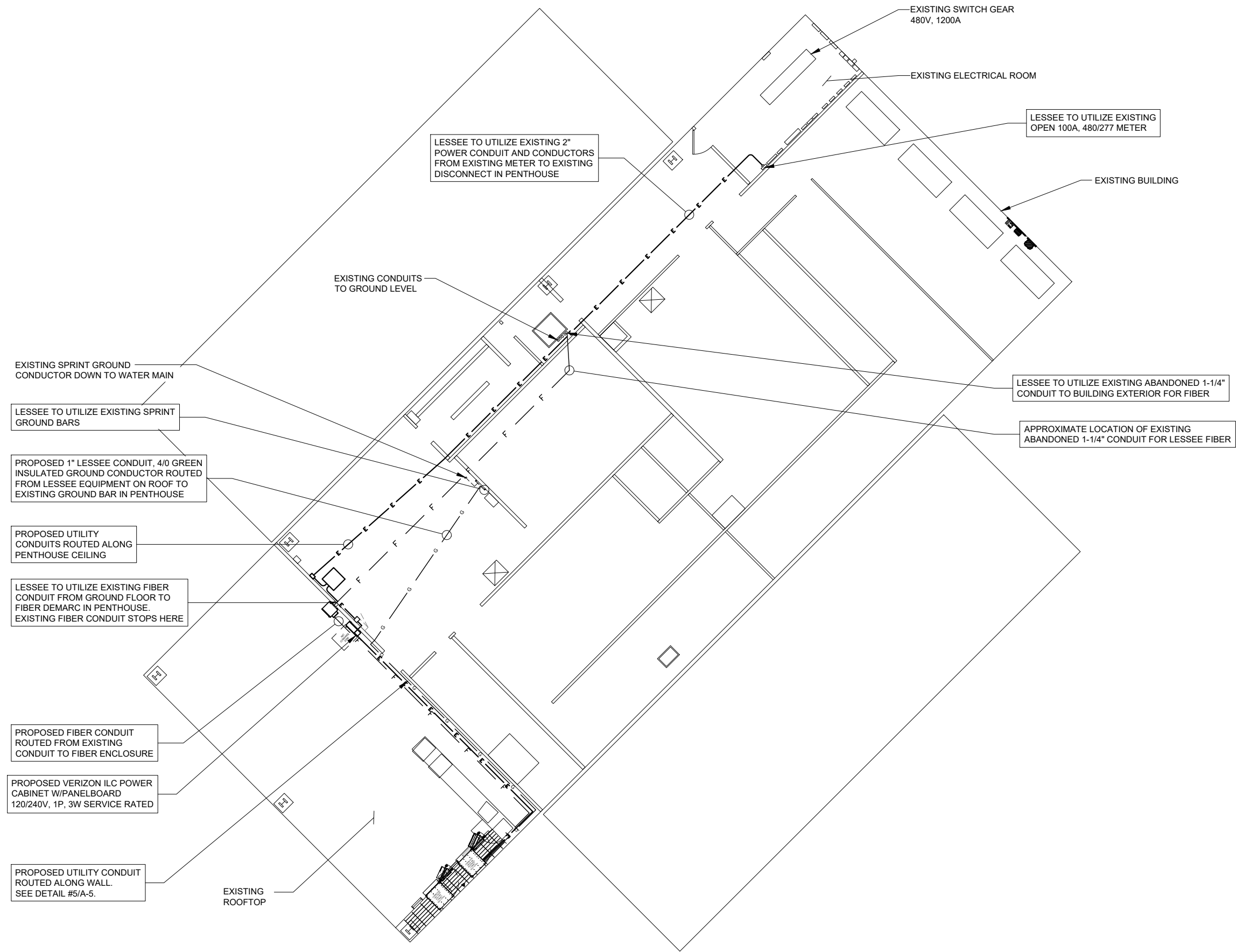
DATE: 05/15/23

PROJECT #: 33-3608

SHEET TITLE
ANTENNA &
EQUIPMENT
MOUNTING DETAILS

SHEET NUMBER

S-2



NOTE:
CONTRACTOR TO FIREPROOF ALL
PENETRATIONS. SEE DETAILS ON
SHEET A-5

1 OVERALL UTILITY ROUTING PLAN AT PENTHOUSE LEVEL
SCALE: 1/8" = 1'-0"



verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA
CONSULTING ENGINEERS, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS				
NO.	DESCRIPTION	DATE	BY	
0	ISSUED FOR REVIEW	05/16/23	TJS	
1	ISSUED FOR FINAL	08/16/23	APD	
2	REVISED PER RF COMMENTS	07/05/23	TJS	
3	ISSUED FOR REVIEW	08/15/23	JJR	
	REVISED PER LANDLORDS COMMENTS	10/25/23	JJR	

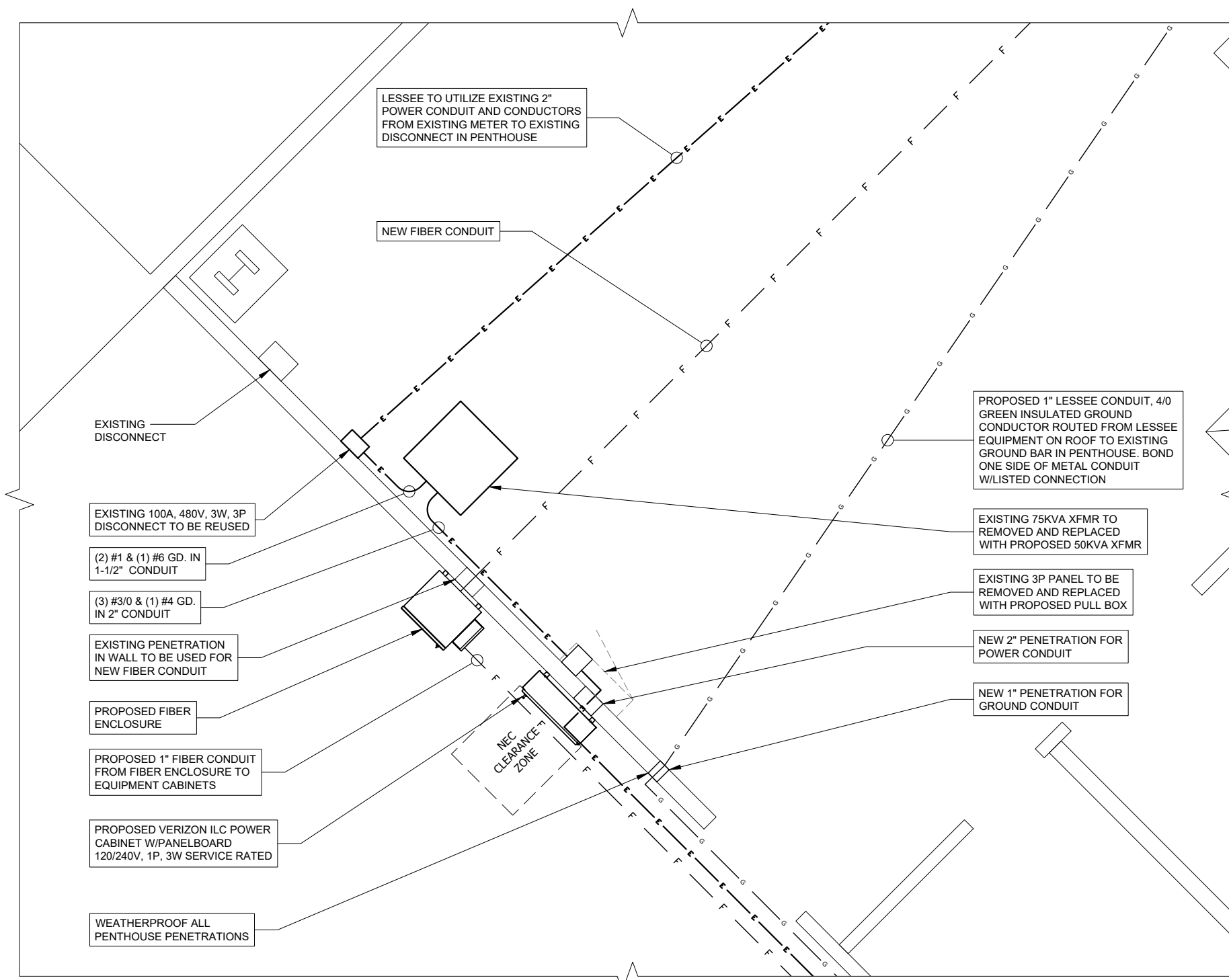
LOC. # 766005
RAND &
53_RELO
MDG LOC. #
5000916957

1500 W SHURE DR
ARLINGTON HEIGHTS, IL
60004

DRAWN BY:	TJS
CHECKED BY:	DSS
DATE:	05/15/23
PROJECT #:	33-3608

SHEET TITLE
OVERALL UTILITY
ROUTING PLAN

SHEET NUMBER
E-1



1 PARTIAL UTILITY ROUTING PLAN AT PENTHOUSE LEVEL
SCALE: 1/2" = 1'-0"

NOTE:
CONTRACTOR TO FIREPROOF ALL
PENETRATIONS. SEE DETAILS ON
SHEET A-5



verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA
ENGINEERS & ARCHITECTS, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS				
NO	DESCRIPTION	DATE	BY	
0	ISSUED FOR REVIEW	05/16/23	TJS	
1	ISSUED FOR FINAL	06/16/23	APD	
2	REVISED PER RF COMMENTS	07/05/23	TJS	
3	ISSUED FOR REVIEW	08/15/23	JJR	
	REVISED PER LANDLORDS COMMENTS	10/25/23	JJR	

LOC. # 766005
RAND &
53_RELO
MDG LOC. #
5000916957

1500 W SHURE DR
ARLINGTON HEIGHTS, IL
60004

DRAWN BY:	TJS
CHECKED BY:	DSS
DATE:	05/15/23
PROJECT #:	33-3608

SHEET TITLE
PARTIAL UTILITY
ROUTING PLAN

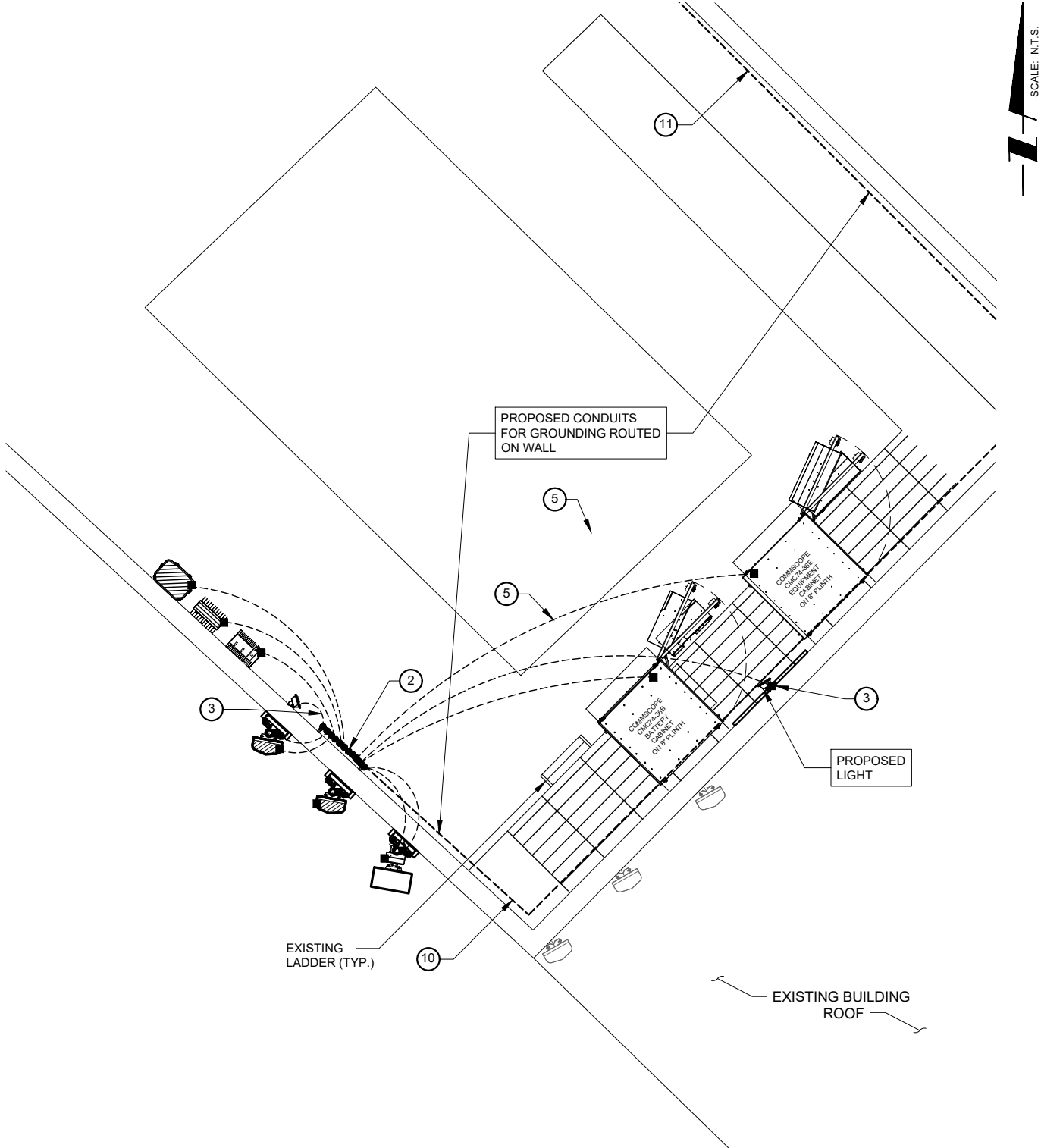
SHEET NUMBER
E-1A

GROUNDING REFERENCE NOTES

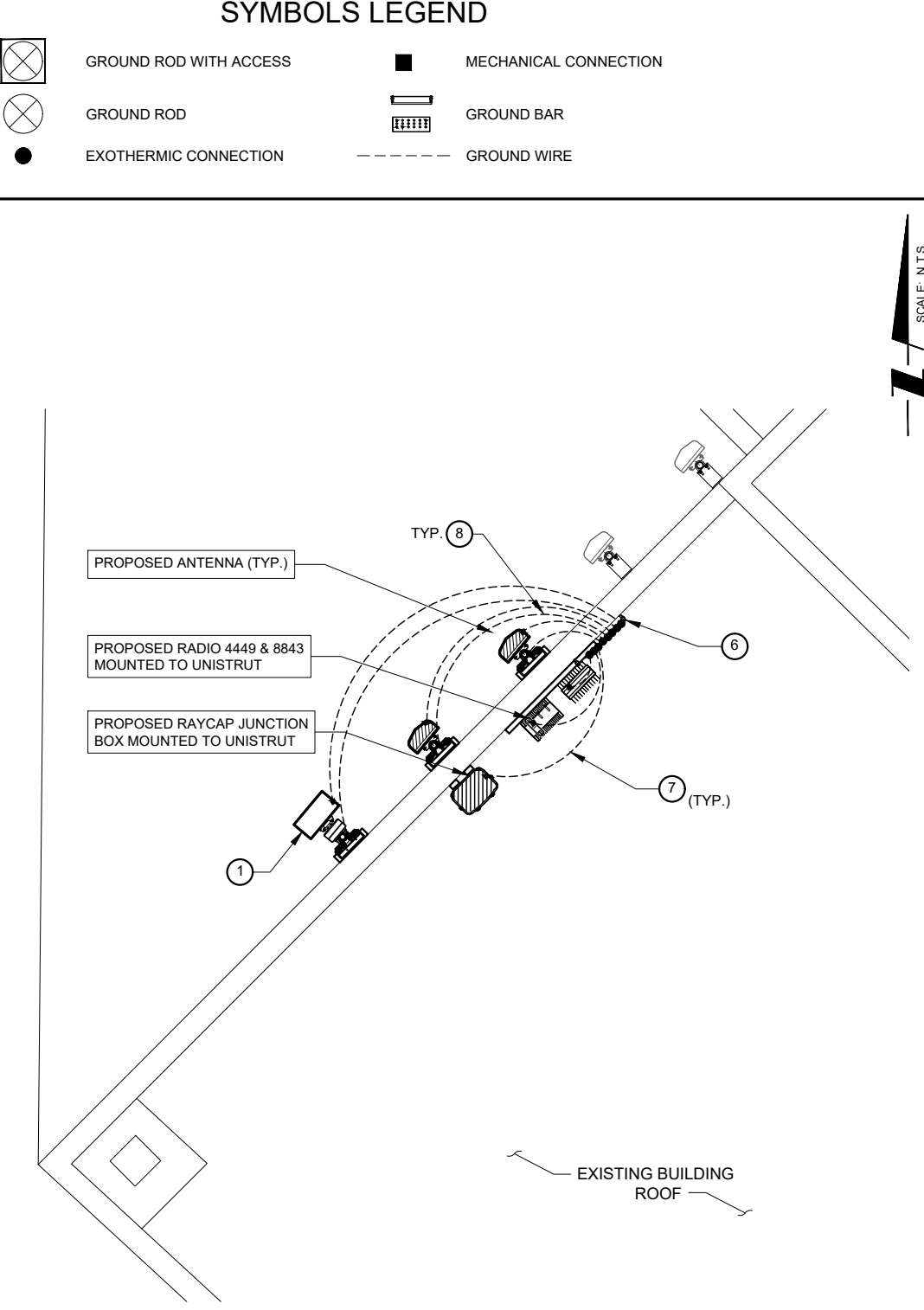
- 1
- REFER TO STRUCTURAL AND ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF ANTENNA(S), PLATFORM AND ANTENNA SUPPORT FRAMES.
- 2
- PROVIDE MASTER GROUND BAR (HARGER 1/4"x4"x24") AT STEEL PLATFORM.
- 3
- #2 AWG INSULATED GROUND WIRE FROM MASTER GROUND BAR TO LIGHT
- 4
- #2 AWG INSULATED GROUND WIRE FROM MASTER GROUND BAR TO GPS ANTENNA
- 5
- (2) #2 AWG INSULATED GROUND WIRES TO EQUIPMENT CABINET FROM MASTER GROUND BAR.

- 6
- PROVIDE SECTOR GROUND BAR (HARGER 1/4"x4x12). BOND ANTENNA CABLE GROUNDING KITS TO SECTOR GROUND BAR. CONNECTION SHALL BE RESPONSIBILITY OF THE ANTENNA CABLE INSTALLER. BOND SECTOR GROUND BAR TO MASTER GROUND BAR AT EQUIPMENT PLATFORM USING #2 AWG INSULATED HOME RUN GROUND WIRE.
- 7
- #2 AWG INSULATED GROUND WIRE CONNECTION TO RAYCAP OR RRU MODULE
- 8
- #2 AWG INSULATED GROUND WIRE FROM SECTOR GROUND BAR TO ANTENNA PIPE AND ANTENNA MOUNTING BRACKET.
- 9
- EXOTHERMIC WELD AT ANTENNA SUPPORT FRAME. SUPPORT CONDUCTOR AS REQUIRED EVERY TWO (2) FEET MINIMUM.

- 10
- 1" CONDUIT, 4/0 GREEN INSULATED GROUND CONDUCTOR ROUTED ALONG BUILDING WALL
- 11
- 1" CONDUIT, 4/0 GREEN INSULATED GROUND CONDUCTOR ROUTED ALONG EXTERIOR/INTERIOR BUILDING WALL TO EXISTING GROUND SYSTEM
- 12
- #2 AWG INSULATED GROUND WIRE CONNECTION TO PROPOSED LLC
- 13
- #2 AWG INSULATED GROUND WIRE CONNECTION TO UTILITY RACK
- 14
- #2 AWG INSULATED GROUND WIRE CONNECTION TO PROPOSED FIBER BOX



1 PROPOSED EQUIPMENT PLATFORM PLAN
SCALE: N.T.S.



2 PROPOSED ANTENNA GROUNDING PLAN AT GAMMA SECTOR (ALL SECTORS TYPICAL)
SCALE: N.T.S.

SYMBOLS LEGEND

- GROUND ROD WITH ACCESS
- GROUND ROD
- EXOTHERMIC CONNECTION
- MECHANICAL CONNECTION
- GROUND BAR
- GROUND WIRE

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA
COMMUNICATIONS, LLC
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS			BY	DATE
NO	DESCRIPTION			
0	ISSUED FOR REVIEW		TJS	05/16/23
1	ISSUED FOR FINAL		APD	06/16/23
2	REVISED PER RF COMMENTS		TJS	07/05/23
3	ISSUED FOR REVIEW		JJR	08/15/23
	REVISED PER LANDLORDS COMMENTS		JJR	10/25/23

LOC. # 766005
RAND &
53_RELO
MDG LOC. #
5000916957

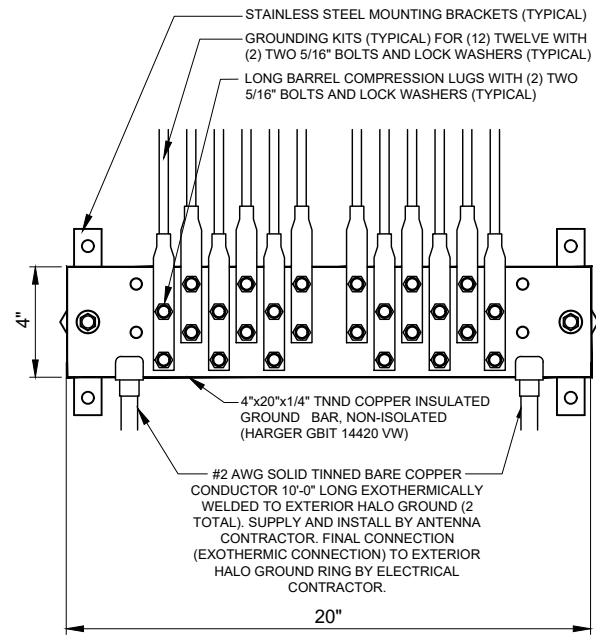
1500 W SHURE DR
ARLINGTON HEIGHTS, IL
60004

DRAWN BY:	TJS
CHECKED BY:	DSS
DATE:	05/15/23
PROJECT #:	33-3608

SHEET TITLE
GROUNDING PLAN

SHEET NUMBER

E-2

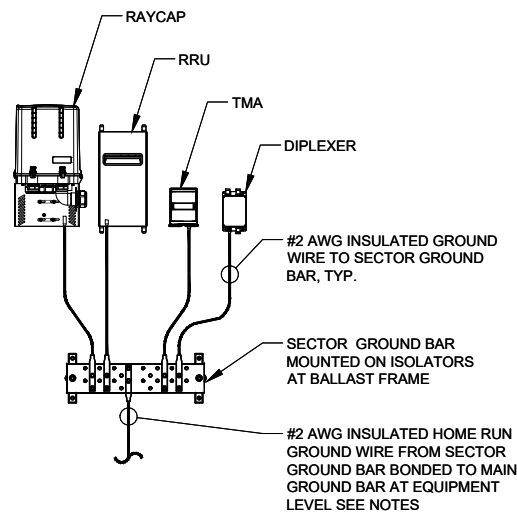


1 EXTERIOR GROUND BAR DETAIL
N.T.S.

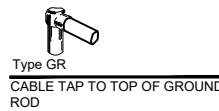
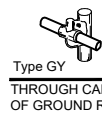
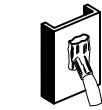
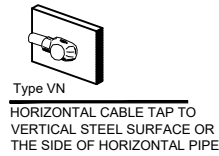
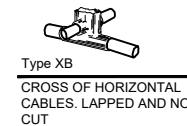
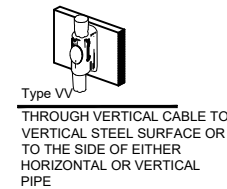
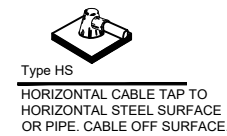
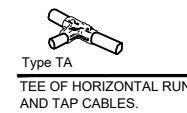
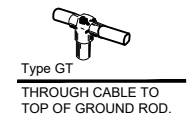
THIS DETAIL IS CONCEPTUAL TO DEMONSTRATE GROUNDING AT THE ANTENNA LEVEL. VERIFY EQUIPMENT, MOUNTING, AND AZIMUTH WITH ANT-1 SHEET & ECR.

NOTES:

- GROUND CONNECTIONS MUST BE DOUBLE HOLE CONNECTION. SPECIAL EXCEPTION ONLY TO EQUIPMENT THAT WILL NOT ALLOW FOR A DOUBLE HOLE CONNECTION.



3 TYPICAL APPURTENANCE GROUNDING AT ANTENNA LEVEL
N.T.S.



2 EXOTHERMIC WELD DETAILS
EXOTHERMIC AND HARGER ULTRAWELD OR APPROVED EQUAL

4 NOT USED
SCALE: N.T.S.



1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415



600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

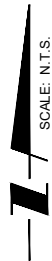
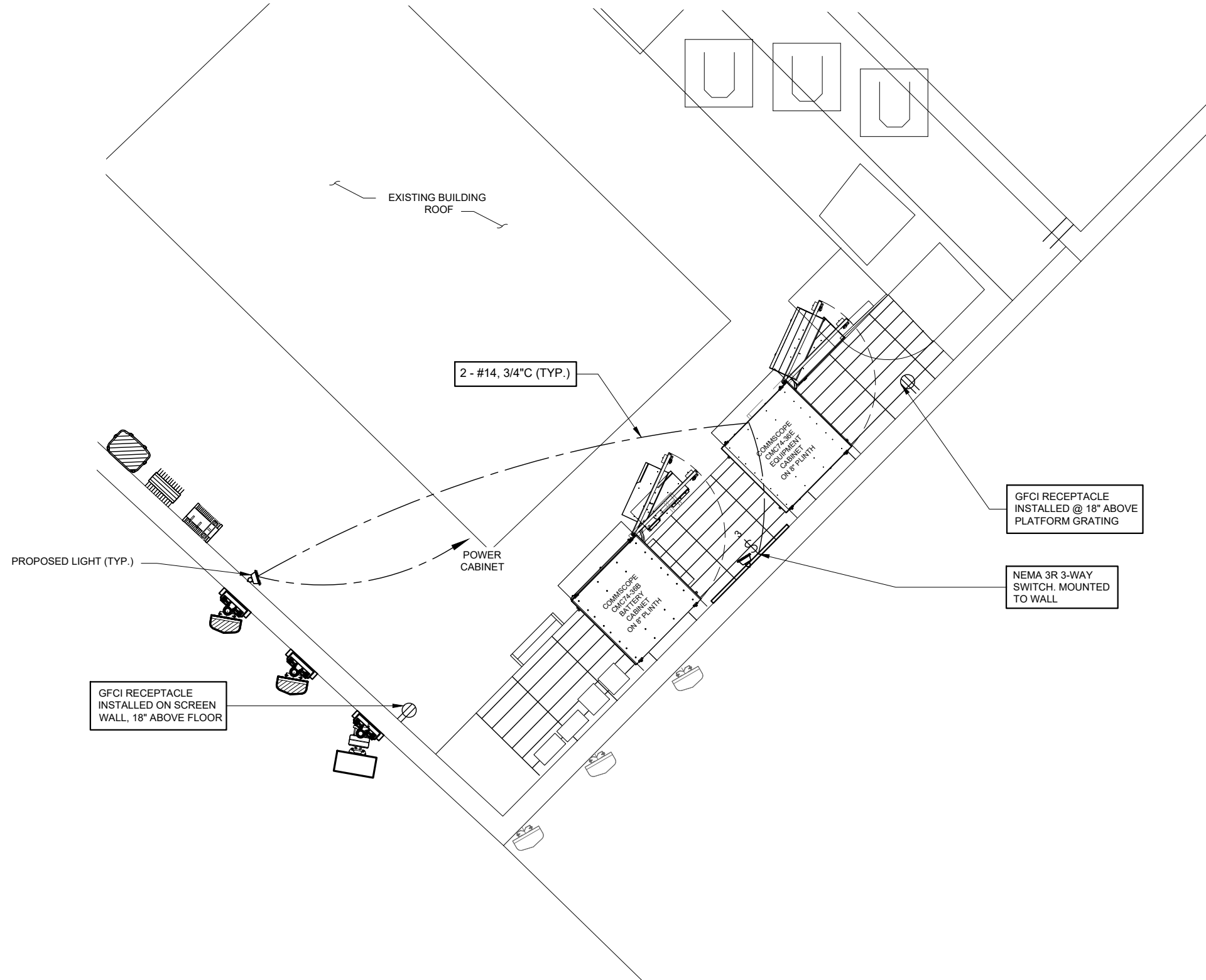
REVISIONS					
NO	DESCRIPTION	DATE	BY		
-	ISSUED FOR REVIEW	05/16/23	TJS		
0	ISSUED FOR FINAL	06/16/23	APD		
1	REVISED PER RF COMMENTS	07/05/23	TJS		
2	ISSUED FOR REVIEW	08/15/23	JJR		
3	REVISED PER LANDLORDS COMMENTS	10/25/23	JJR		

LOC. # 766005
RAND & 53_RELO
MDG LOC. # 5000916957
1500 W SHURE DR
ARLINGTON HEIGHTS, IL 60004

DRAWN BY:	TJS
CHECKED BY:	DSS
DATE:	05/15/23
PROJECT #:	33-3608

SHEET TITLE
ELECTRICAL & GROUNDING DETAILS

SHEET NUMBER
E-3



1 PLATFORM LIGHTING PLAN
SCALE: N.T.S.

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA
CONSULTING ENGINEERS, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS				
NO.	DESCRIPTION	DATE	BY	
0	ISSUED FOR REVIEW	05/16/23	TJS	
1	ISSUED FOR FINAL	06/16/23	APD	
2	REVISED PER RF COMMENTS	07/05/23	TJS	
3	ISSUED FOR REVIEW	08/15/23	JJR	
	REVISED PER LANDLORDS COMMENTS	10/25/23	JJR	

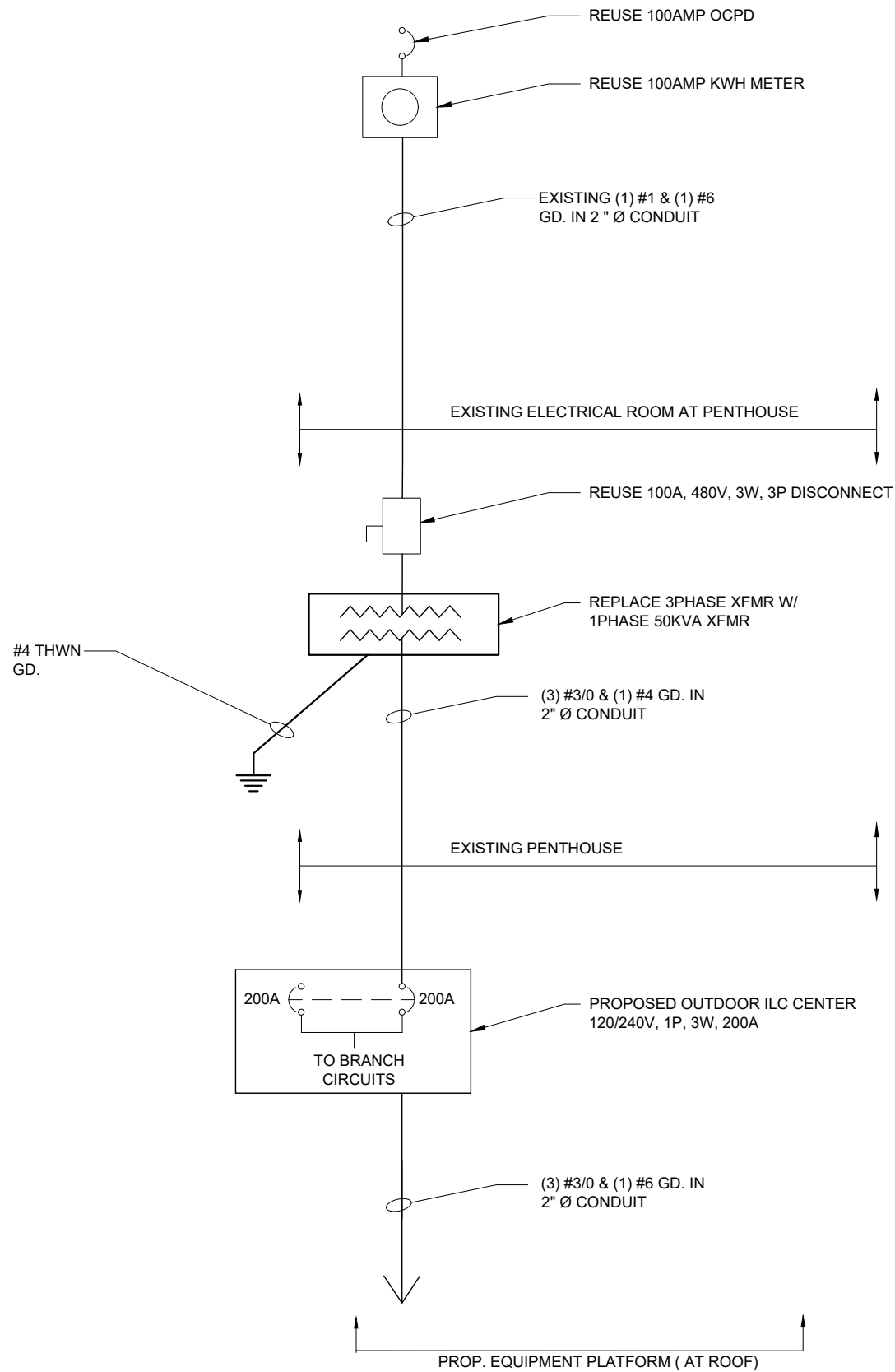
LOC. # 766005
RAND & 53_RELO
MDG LOC. # 5000916957

1500 W SHURE DR
ARLINGTON HEIGHTS, IL 60004

DRAWN BY:	TJS
CHECKED BY:	DSS
DATE:	05/15/23
PROJECT #:	33-3608

SHEET TITLE
PLATFORM LIGHTING PLAN

SHEET NUMBER
E-4



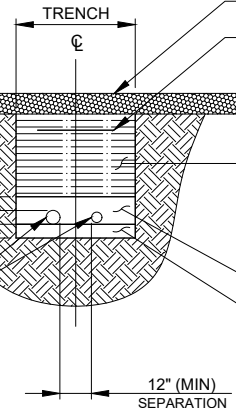
1 ONE LINE DIAGRAM
SCALE: N.T.S.



RETURN ORIGINAL MATERIAL TO TRENCH, COMPACT TO MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D1557

UNDISTURBED SOIL

CONDUITS FOR ELECTRICAL & ANTENNA SHARING WHERE APPLICABLE



RESTORE SURFACE COARSE MATERIAL AND BASE COARSE TO ORIGINAL CONDITION AFTER INSTALLATION OF UTILITIES. GRADE SURFACE TO LEVEL.

PROVIDE PANDUIT UNDERGROUND HAZARD TAPE (FOIL TYPE) "CAUTION-ELECTRICAL LINE BURIED BELOW" AT 1'-0" ABOVE SAND FOR THE ENTIRE LENGTH OF THE CONDUIT RUN

CA-17 COARSE AGGREGATE COMPACTED TO 90% STANDARD PROCTOR

COMPACTED SAND (SEE NOTE 1)

COMPACTED SAND BED (SEE NOTE 1)

3 UTILITY TRENCH DETAIL
SCALE: N.T.S.

VERIZON WIRELESS PANEL "A" SCHEDULE									
MAIN: 200A		VOLTAGE: 120/240		PHASE: 1		WIRE: 3			
TO AUTOMATIC TRANSFER SWITCH									
DESCRIPTION	BRKR.	WATTS	S/G	A	B	S/N	WATTS	BRKR.	DESCRIPTION
RECTIFIER 1	40/2	1250	1	2	3	4	1250	40/2	RECTIFIER 5
RECTIFIER 2	40/2	1250	5	6	7	8	1250	40/2	RECTIFIER 6
RECTIFIER 3	40/2	1250	9	10	11	12	1250	40/2	RECTIFIER 7
RECTIFIER 4	40/2	1250	13	14	15	16	1250	40/2	RECTIFIER 8
SPACE			17	18	19	20		20/1	SPARE
SPACE			21	22	23	24		20/1	SPARE
SPACE			25	26	27	28			SPACE
SPACE			29	30	31	32			SPACE
SPACE			33	34	35	36			SPACE
SPACE			37	38	39	40			SPACE
SPACE			41	42	43	44			SPACE
SPACE			45	46	47	48			SPACE
SPACE			49	50	51	52			SPACE
SPACE			53	54	55	56			SPACE
SPACE			57	58	59	60			SPACE
SPACE			61	62	63	64			SPACE
SPACE			65	66	67	68			SPACE
SPACE			69	70	71	72			SPACE
SPACE			73	74	75	76			SPACE
SPACE			77	78	79	80			SPACE
SPACE			81	82	83	84			SPACE
SPACE			85	86	87	88			SPACE
SPACE			89	90	91	92			SPACE
SPACE			93	94	95	96			SPACE
SPACE			97	98	99	100			SPACE
SPACE			101	102	103	104			SPACE
SPACE			105	106	107	108			SPACE
SPACE			109	110	111	112			SPACE
SPACE			113	114	115	116			SPACE
SPACE			117	118	119	120			SPACE
SPACE			121	122	123	124			SPACE
SPACE			125	126	127	128			SPACE
SPACE			129	130	131	132			SPACE
SPACE			133	134	135	136			SPACE
SPACE			137	138	139	140			SPACE
SPACE			141	142	143	144			SPACE
SPACE			145	146	147	148			SPACE
SPACE			149	150	151	152			SPACE
SPACE			153	154	155	156			SPACE
SPACE			157	158	159	160			SPACE
SPACE			161	162	163	164			SPACE
SPACE			165	166	167	168			SPACE
SPACE			169	170	171	172			SPACE
SPACE			173	174	175	176			SPACE
SPACE			177	178	179	180			SPACE
SPACE			181	182	183	184			SPACE
SPACE			185	186	187	188			SPACE
SPACE			189	190	191	192			SPACE
SPACE			193	194	195	196			SPACE
SPACE			197	198	199	200			SPACE
SPACE			201	202	203	204			SPACE
SPACE			205	206	207	208			SPACE
SPACE			209	210	211	212			SPACE
SPACE			213	214	215	216			SPACE
SPACE			217	218	219	220			SPACE
SPACE			221	222	223	224			SPACE
SPACE			225	226	227	228			SPACE
SPACE			229	230	231	232			SPACE
SPACE			233	234	235	236			SPACE
SPACE			237	238	239	240			SPACE
SPACE			241	242	243	244			SPACE
SPACE			245	246	247	248			SPACE
SPACE			249	250	251	252			SPACE
SPACE			253	254	255	256			SPACE
SPACE			257	258	259	260			SPACE
SPACE			261	262	263	264			SPACE
SPACE			265	266	267	268			SPACE
SPACE			269	270	271	272			SPACE
SPACE			273	274	275	276			SPACE
SPACE			277	278	279	280			SPACE
SPACE			281	282	283	284			SPACE
SPACE			285	286	287	288			SPACE
SPACE			289	290	291	292			SPACE
SPACE			293	294	295	296			SPACE
SPACE			297	298	299	300			SPACE
SPACE			301	302	303	304			SPACE
SPACE			305	306	307	308			SPACE
SPACE			309	310	311	312			SPACE
SPACE			313	314	315	316			SPACE
SPACE			317	318	319	320			SPACE
SPACE			321	322	323	324			SPACE
SPACE			325	326	327	328			SPACE
SPACE			329	330	331	332			SPACE
SPACE			333	334	335	336			SPACE
SPACE			337	338	339	340			SPACE
SPACE			341	342	343	344			SPACE
SPACE			345	346	347	348			SPACE
SPACE			349	350	351	352			SPACE
SPACE			353	354	355	356			SPACE
SPACE			357	358	359	360			SPACE
SPACE			361	362	363	364			SPACE
SPACE			365	366	367	368			SPACE
SPACE			369	370	371	372			SPACE
SPACE			373	374	375	376			SPACE
SPACE			377	378	379	380			SPACE
SPACE			381	382	383	384			SPACE
SPACE			385	386	387	388			SPACE
SPACE			389	390	391	392			SPACE
SPACE			393	394	395	396			SPACE
SPACE			397	398	399	400			SPACE
SPACE			401	402	403	404			SPACE
SPACE			405	406	407	408			SPACE
SPACE			409	410	411	412			SPACE
SPACE			413	414	415	416			SPACE
SPACE			417	418	419	420			SPACE
SPACE			421	422	423	424			SPACE
SPACE			425	426	427	428			SPACE
SPACE			429	430	431	432			SPACE
SPACE			433	434	435	436			SPACE
SPACE			437	438	439	440			SPACE
SPACE			441	442	443	444			SPACE
SPACE			445	446	447	448			SPACE
SPACE			449	450	451	452			SPACE
SPACE			453	454	455	456			SPACE
SPACE			457	458	459	460			SPACE
SPACE			461	462	463	464			SPACE
SPACE			465	466	467	468			SPACE
SPACE			469	470	471	472			SPACE
SPACE			473	474	475	476			SPACE
SPACE			477	478	479	480			SPACE
SPACE			481	482	483	484			SPACE
SPACE			485	486	487	488			SPACE
SPACE			489	490	491	492			SPACE
SPACE			493	494	495	496			SPACE
SPACE			497	498	499	500			SPACE
SPACE			501	502	503	504			SPACE
SPACE			505	506	507	508			SPACE
SPACE			509	510	511	512			SPACE
SPACE			513	514	515	516			SPACE
SPACE			517	518	519	520			SPACE
SPACE			521	522	523	524			SPACE
SPACE			525	526	527	528			SPACE
SPACE			529	530	531	532			SPACE
SPACE			533	534	535	536			SPACE
SPACE			537	538	539	540			SPACE
SPACE			541	542	543	544			SPACE
SPACE			545	546	547	548			SPACE
SPACE			549	550	551	552			SPACE
SPACE			553	554	555	556			SPACE
SPACE			557	558	559	560			SPACE
SPACE			561	562	563	564			SPACE
SPACE			565	566	567	568			SPACE
SPACE			569	570	571	572			SPACE
SPACE			573	574	575	576			SPACE
SPACE			577	578	579	580			SPACE
SPACE			581	582	583	584			SPACE
SPACE			585	586	587	588			SPACE
SPACE			589	590	591	592			SPACE
SPACE			593	594	595	596			SPACE
SPACE			597	598	599	600			SPACE
SPACE			601	602	603	604			SPACE
SPACE			605	606	607	608			SPACE
SPACE			609	610	611	612			SPACE
SPACE			613	614	615	616			SPACE
SPACE			617	618	619	620			SPACE
SPACE			621	622	623	624			SPACE
SPACE			625	626	627	628			SPACE
SPACE			629	630	631	632			SPACE
SPACE			633	634	635	636			SPACE
SPACE			637	638	639	640			SPACE
SPACE			641	642	643	644			SPACE
SPACE			645	646	647	648			SPACE
SPACE			649	650	651	652			SPACE
SPACE			653	654	655	656			SPACE
SPACE			657	658	659	660			SPACE
SPACE			661	662	663	664			SPACE
SPACE			665	666	667	668			SPACE
SPACE			669	670	671	672			SPACE
SPACE			673	674	675	676			SPACE
SPACE			677	678	679	680			SPACE
SPACE			681	682	683	684			SPACE
SPACE			685	686	687	688			SPACE
SPACE			689	690	691	692			SPACE
SPACE			693	694	695	696			SPACE
SPACE			697	698	699	700			SPACE
SPACE			701	702	703	704			SPACE
SPACE			705	706	707	708			SPACE
SPACE			709	710	711	712			SPACE
SPACE			713	714	715	716			SPACE
SPACE			717	718	719	720			SPACE
SPACE			721	722	723	724			SPACE
SPACE			725	726	727	728			SPACE
SPACE			729	730	731	732			SPACE
SPACE			733	734	735	736			SPACE
SPACE			737	738	739	740			SPACE
SPACE			741	742	743	744			SPACE
SPACE			745	746	747	748			SPACE
SPACE			749	750	751	752			SPACE
SPACE			753	754	755	756			SPACE
SPACE			75						

SURFACE MOUNTED NEMA 3R w/ DOOR
22K AIC BREAKERS
(CONTRACTOR SHALL VERIFY AIC RATINGS W/ LOCAL POWER CO.)

2 PANEL BOARD SCHEDULE
N.T.S.

NOTE:
1. VERIZON WIRELESS EQUIPMENT ENGINEERING TO SUPPLY BREAKER FOR RADIO AND POWER CABINETS
2. GENERAL CONTRACTOR TO SUPPLY BREAKERS NOTED WITH " * "



REVISIONS		DATE	BY	DESCRIPTION
NO	0	05/16/23	TJS	ISSUED FOR REVIEW
1	1	06/16/23	APD	ISSUED FOR FINAL
2	2	07/05/23	TJS	REVISED PER RF COMMENTS
3	3	08/15/23	JJR	ISSUED FOR REVIEW
		10/25/23	JJR	REVISED PER LANDLORDS COMMENTS

LOC. # 766005
RAND &
53_RELO
MDG LOC. #
5000916957

1500 W SHURE DR
ARLINGTON HEIGHTS, IL
60004

DRAWN BY:	TJS
CHECKED BY:	DSS
DATE:	05/15/23
PROJECT #:	33-3608

SHEET TITLE
SINGLE LINE DIAGRAM
& PANEL SCHEDULE

SHEET NUMBER

E-5

GENERAL

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.

DIVISION 1: GENERAL REQUIREMENTS

SECTION 01700 - PROJECT CLOSEOUT

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. 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 MATERIALS, LITTER AND FOREIGN SUBSTANCES. SWEEP PAVED AREAS BROOM CLEAN. REMOVE PETRO-CHEMICAL SPILLS, 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. 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.

g. LEAVE THE PROJECT CLEAN AND READY FOR OCCUPANCY

2. REMOVAL OF PROTECTION: REMOVE TEMPORARY PROTECTION AND FACILITIES INSTALLED DURING CONSTRUCTION TO PROTECT PREVIOUSLY COMPLETED INSTALLATIONS DURING THE REMAINDER OF THE CONSTRUCTION PERIOD.

DIVISION 2: SITE WORK

SECTION 02200 - EARTHWORK AND DRAINAGE

PART 1 - GENERAL

1. WORK INCLUDED: SEE SITE PLAN.

2. SEQUENCING

a. CONSTRUCT TEMPORARY CONSTRUCTION AREA ALONG EAST FENCE LINE.

b. 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

PART 2 - EXECUTION

1. 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 SITE AS REQUIRED.

b. PRIOR TO OTHER EXCAVATION AND CONSTRUCTION, GRUB ORGANIC MATERIAL TO A MINIMUM OF SIX INCHES (6") BELOW GRADE.

c. UNLESS OTHERWISE INSTRUCTED BY OWNER, 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 SITE AS REQUIRED IN ORDER THAT UPON DISTRIBUTION OF SOILS, 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. AVOID CREATING DEPRESSIONS WHERE WATER MAY POND.

d. THE CONTRACT SHALL INCLUDE GRADING, BANKING, AND DITCHING, UNLESS OTHERWISE INDICATED.

e. PLACE FILL OR STONE IN SIX INCH (6") MAXIMUM LIFTS, AND COMPACT BEFORE PLACING NEXT LIFT.

f. 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.

g. APPLY SEED, FERTILIZER, AND STRAW COVER TO ALL OTHER DISTURBED AREAS, DITCHES, AND DRAINAGE SWALES, NOT OTHERWISE RIPRAP.

h. UNDER NO CIRCUMSTANCES WILL DITCHES, SWALES, OR CULVERTS BE PLACED SO THAT THEY DIRECT WATER TOWARDS, OR PERMIT STANDING WATER IMMEDIATELY ADJACENT TO SHELTER OR EQUIPMENT. IF DESIGNS OR ELEVATIONS ARE IN CONFLICT WITH THIS, ADVISE CONSTRUCTION MANAGER IMMEDIATELY.

i. APPLY SEED, FERTILIZER, AND STRAW COVER TO ALL OTHER DISTURBED AREAS, DITCHES, AND DRAINAGE SWALES, NOT OTHERWISE RIPRAP.

j.

k. 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 THAT 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.

l. APPLY SEED AND FERTILIZER TO SURFACE CONDITIONS WHICH WILL ENCOURAGE ROOTING. RAKE AREAS TO BE SEEDED TO EVEN THE SURFACE AND LOOSEN THE SOIL.

m. SOW SEED IN TWO DIRECTIONS IN TWICE THE QUANTITY RECOMMENDED BY THE SEED PRODUCER.

n. ENSURE GROWTH OF SEEDED AND LANDSCAPED AREAS, BY WATERING, UP TO THE POINT OF RELEASE FROM THE CONTRACT. CONTINUE TO REWORK THE BARE AREAS UNTIL COMPLETE COVERAGE IS OBTAINED.

4. FIELD QUALITY CONTROL: COMPACT SOILS TO MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557. AREAS OF SETTLEMENT WILL BE EXCAVATED AND REFILLED AT CONTRACTOR'S EXPENSE. INDICATE PERCENTAGE OF COMPACTION ACHIEVED ON AS-BUILT DRAWINGS.

5. PROTECTION

a. PROTECT SEEDED AREAS FROM EROSION BY SPREADING STRAW TO A UNIFORM LOOSE DEPTH OF 1-2 INCHES, STAKE AND TIE DOWN AS REQUIRED. USE OF EROSION CONTROL MESH OR MULCH NET WILL BE AN ACCEPTABLE ALTERNATIVE.

b. PROTECT ALL EXPOSED AREAS AGAINST WASHOUTS AND SOIL EROSION. PLACE STRAW BALES AT THE INLET APPROACH TO ALL NEW OR EXISTING CULVERTS. WHERE THE SITE OR ROAD AREAS HAVE BEEN ELEVATED IMMEDIATELY ADJACENT TO THE RAIL LINE, STAKE EROSION CONTROL FABRIC FULL LENGTH IN THE SWALE TO PREVENT CONTAMINATION OF THE RAIL BALLAST. ALL EROSION CONTROL METHODS SHALL CONFORM TO APPLICABLE BUILDING CODE REQUIREMENTS.

SECTION 02830 - FENCING AND GATE(S)

PART 1 - GENERAL

1. WORK INCLUDED - SEE PLAN FOR SITE AND LOCATION OF FENCE

2. QUALITY ASSURANCE

a. ALL STEEL MATERIALS UTILIZED IN CONJUNCTION WITH THIS SPECIFICATION WILL BE GALVANIZED OR STAINLESS STEEL. WEIGHT OF ZINC COATING ON THE FABRIC SHALL NOT BE LESS THAN 12 OUNCES PER SQUARE FOOT OF MATERIAL COVERED. POSTS SHALL BE HOT-DIPPED IN GRADE "E" ZINC, 18 OUNCES PER SQUARE FOOT.

3. SEQUENCING

a. IF THE SITE AREA HAS BEEN BROUGHT UP TO SURFACE COURSE ELEVATION (PRIOR TO THE FENCE CONSTRUCTION), FENCE POST EXCAVATION SPOILS MUST BE CONTROLLED TO PRECLUDE CONTAMINATION OF SAID SURFACE COURSE.

4. SUBMITTALS

a. MANUFACTURER'S DESCRIPTIVE LITERATURE.

b. CERTIFICATE OR STATEMENT OF COMPLIANCE WITH THE SPECIFICATIONS.

PART 2 - PRODUCTS

1. FENCE MATERIAL

a. ALL FABRIC WIRE, RAILS, HARDWARE, AND OTHER STEEL MATERIALS SHALL BE HOT-DIPPED GALVANIZED.

b. FABRIC SHALL BE SEVEN-FOOT (7') HIGH OR TO MATCH EXISTING FENCE TWO-INCH CHAIN LINK MESH OF NO. 9 GAUGE (0.148") WIRE. THE FABRIC SHALL HAVE A KNUCKLED FINISH FOR THE TOP SELVAGES. FABRIC SHALL CONFORM TO THE SPECIFICATIONS OF ASTM A-392 CLASS 1.

c. ALL POSTS SHALL BE SCHEDULE - 40 MECHANICAL SERVICE PIPE AND SHALL BE TYPE 1 ASTM A-128 AND OF THE FOLLOWING DIAMETER

i. LINE 2" SCHEDULE 40 (2 3/8" O.D.)

ii. CORNER 3" SCHEDULE 40 (3 1/2" O.D.)

iii. GATE 3" SCHEDULE 40 (3 1/2" O.D.)

d. ALL TOP AND BRACE RAILS SHALL BE 1" DIAMETER SCHEDULE - 40 MECHANICAL - SERVICE PIPE.

e. GATE FRAMES AND BRACES SHALL BE 1.90 INCH DIAMETER SCHEDULE 40 MECHANICAL - SERVICE PIPE. FRAMES SHALL HAVE WELDED CORNERS.

f. GATE FRAMES SHALL HAVE A FULL-HEIGHT VERTICAL BRACE, AND A FULL-WIDTH HORIZONTAL BRACE, SECURED IN PLACE BY USE OF GATE BRACE CLAMPS.

g. GATE HINGES SHALL BE MERCHANTS METAL MODEL 64386 HINGE ADAPTER WITH MODEL 6409, 188-DEGREE ATTACHMENT.

h. 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.

i. A SIX-INCH BY 1/2-INCH DIAMETER EYEBOLT TO HOLD TENSION WIRE SHALL BE PLACED AT LINE POSTS.

j. STRETCHER BARS SHALL BE 3/16-INCH BY 3/4-INCH OR HAVE EQUIVALENT CROSS-SECTIONAL AREA.

k. ALL CORNER GATE AND PANELS SHALL HAVE A 3/8-INCH TRUSS ROD WITH TURNBUCKLES.

l. ALL POST EXCEPT GATE POSTS SHALL HAVE A COMBINATION CAP AND BARBED WIRE SUPPORTING ARM. GATE POSTS SHALL HAVE A DOME CAP.

m. OTHER HARDWARE INCLUDES BUT MAY NOT BE LIMITED TO TIE CLIPS, BAND CLIPS, AND TENSION BAND CLIPS.

n. ALL CAPS SHALL BE MALLEABLE IRON, DOME OR ACORN SHAPED AS REQUIRED BY PIPE SIZE.

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; ON 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 (15) INCH 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 TIE 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.

A. FEDERAL SPECIFICATION RR-F-191-FENCING, WIRE AND POST METAL (AND GATES, CHAIN LINK FENCE FABRIC, AND ACCESSORIES)

DIVISION 3: CONCRETE

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 ASTM 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 DRAWING 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

1. REINFORCEMENT MATERIALS

a. REINFORCEMENT STEEL, ASTM A615, 60 ksi YIELD GRADE, DEFORMED BILLET STEEL BARS, PLAIN 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 OR 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; 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:

i. COMPRESSIVE STRENGTH: 4000 psi AT 7 DAYS. SEE SHEET 2-1 FOR CAISSON CONCRETE COMPRESSIVE STRENGTH.

ii. SLUMP: 3 INCHES

PART 3 - EXECUTION

1. INSERTS, EMBEDDED COMPONENTS AND OPENINGS

a. THE CONSTRCTOR 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. PLACEMENT 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 PROCECURES 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.



1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415



TERRA
CONSTRUCTION & DEVELOPMENT, LLC
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS		NO	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	0	ISSUED FOR REVIEW	05/16/23	TJS
2	ISSUED FOR REVIEW	1	ISSUED FOR FINAL	06/16/23	APD
3	ISSUED FOR REVIEW	2	REVISED PER RF COMMENTS	07/05/23	TJS
4	ISSUED FOR REVIEW	3	REVISED PER LANDLORDS COMMENTS	08/15/23	JJR
5	ISSUED FOR REVIEW	4	REVISED PER LANDLORDS COMMENTS	10/29/23	JJR

LOC. # 766005

RAND & 53_RELO

MDG LOC. # 5000916957

1500 W SHURE DR
ARLINGTON HEIGHTS, IL 60004

DRAWN BY: TJS

CHECKED BY: DSS

DATE: 05/15/23

PROJECT #: 33-3608

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.

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 CABLING, 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.

REVISIONS						
NO	DESCRIPTION	DATE	BY	TJS	APD	TJS
0	ISSUED FOR REVIEW	06/16/23				
1	ISSUED FOR FINAL	06/16/23				
2	REVISED PER RF COMMENTS	07/05/23				
3	ISSUED FOR REVIEW	08/15/23				
	REVISED PER LANDLORDS COMMENTS	10/29/23				

LOC. # 766005

RAND &
53_RELO

MDG LOC. #
5000916957

1500 W SHURE DR
ARLINGTON HEIGHTS, IL
60004

DRAWN BY:	TJS
CHECKED BY:	DSS
DATE:	05/15/23
PROJECT #:	33-3608

SHEET TITLE
SPECIFICATIONS

SHEET NUMBER
SP-2





1 EXISTING BUILDING
SCALE: N.T.S.



2 EXISTING METER
SCALE: N.T.S.



3 EXISTING WATER MAIN
SCALE: N.T.S.



4 EXISTING STEEL PLATFORM
SCALE: N.T.S.



5 PROPOSED CABLE ROUTE
SCALE: N.T.S.



6 EXISTING DISCONNECT
SCALE: N.T.S.



7 EXISTING GROUND BAR
SCALE: N.T.S.



8 EXISTING FIBER CONDUIT DAYLIGHT OUTSIDE
SCALE: N.T.S.

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA
CONSULTING ENGINEERS, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

NO.		DESCRIPTION		DATE		BY	
0	1	ISSUED FOR REVIEW		05/16/23		TJS	
0	0	ISSUED FOR FINAL		06/16/23		APD	
1	1	REVISED PER RF COMMENTS		07/05/23		TJS	
2	2	ISSUED FOR REVIEW		08/15/23		JJR	
3	3	REVISED PER LANDLORDS COMMENTS		10/25/23		JJR	

LOC. # 766005
RAND &
53_RELO
MDG LOC. #
5000916957

1500 W SHURE DR
ARLINGTON HEIGHTS, IL
60004

DRAWN BY:	TJS
CHECKED BY:	DSS
DATE:	05/15/23
PROJECT #:	33-3608

SHEET TITLE
BUILDING
PHOTOS

SHEET NUMBER

P-1

SURVEYOR'S NOTE

THE PARENT PARCEL BOUNDARY OF THIS DRAWING IS ILLUSTRATED FROM RECORD INFORMATION AND IS APPROXIMATE.

THE TOPOGRAPHICAL SURVEY FOR THIS MAP WAS PERFORMED ON OCTOBER 29, 2019.

NOT TO BE USED AS CONSTRUCTION DRAWINGS.

ELEVATION DATUM

ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM.

CONTOURS ARE ILLUSTRATED AT 1.0' INTERVALS.

BASIS OF BEARINGS

LATITUDE AND LONGITUDE OF SITE REFERENCE POINT ARE BASED ON THE HARN (HIGH ACCURACY REFERENCE NETWORK) NAD83 (CORS 96)

BEARINGS ARE BASED ON ILLINOIS STATE PLANE, IL EAST 1201 TO ORIENT DRAWING TO TRUE NORTH, ROTATE CLOCKWISE 00°13'19.53".

EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS

THE TITLE COMMITMENT ISSUED BY NEAR NORTH NATIONAL TITLE LLC, ISSUING AGENT FOR CHICAGO TITLE INSURANCE COMPANY, AS COMMITMENT NO. IL1909132, DATED SEPTEMBER 17, 2019 LISTS THE FOLLOWING EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS, THAT ARE MATTERS OF SURVEY, AFFECTING THE PARENT PARCEL UNDER "SCHEDULE B":

SEE SHEET 2

ZONING DATA

ACCORDING TO THE SITE CANDIDATE INFORMATION PACKAGE THIS SITE IS ZONED:

M-1 (LIGHT MANUFACTURING DISTRICT)

SETBACKS:

FRONT: N/A

REAR: N/A

SIDE: N/A

PROPRIETOR

YPI ARLINGTON LLC

12377 MERIT DR. #250

DALLAS, TX 75251-3201

FLOOD PLAIN INFORMATION

WE HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE MAP AS PREPARED FOR THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, COMMUNITY PANEL NUMBER 17031C0044J DATED AUGUST 19, 2008, AND FIND THAT THE PROJECT SITE IS IN ZONE X (UNSHADED).

LEGAL DESCRIPTION

PARENT PARCEL

PARCEL 1: LOT 2 IN BILL KNAPP'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1983 AS DOCUMENT 26683318, BEING A RESUBDIVISION OF LOT 4 IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT 12, BEING A SUBDIVISION IN PART OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT RECORDED JULY 12, 1983 AS DOCUMENT 26684378 FOR THE PURPOSE OF ACCESS OVER THE SOUTH 17.5 FEET OF THE WEST 170 FEET OF LOT 1 (AS MEASURED ALONG THE SOUTH LINE OF SAID LOT 1) IN BILL KNAPP'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1983 AS DOCUMENT 26683318, IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOT 3 IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT 12, BEING A SUBDIVISION IN PART OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 13, 1978 AS DOCUMENT NO. 24533497, IN COOK COUNTY, ILLINOIS

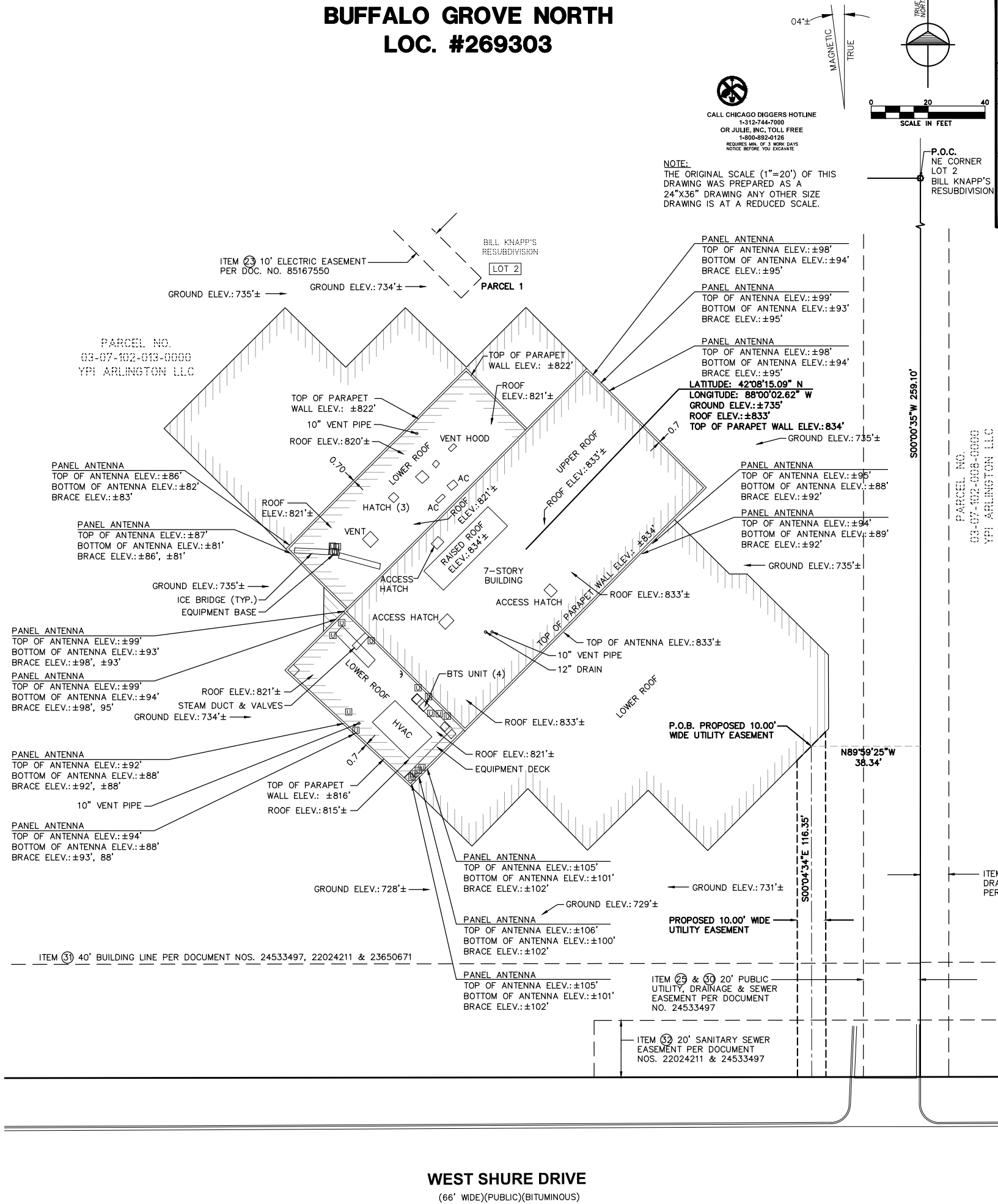
This map was made from the above legal description which was given to us as a complete description of the property. Both map and description should be compared with the Abstract of Title or Title Policy for any exceptions, easements or differences in description.

LEGAL DESCRIPTION

PROPOSED 10.00' WIDE UTILITY EASEMENT

A 20.00 foot wide easement in that part of Lot 2 of Bill Knapp's Resubdivision, being a part of Arlington Industrial & Research Center Unit 12, Lot 4, being a part of the Northwest 1/4 of Section 7, Town 49, Range 9, Cook County, Illinois, the centerline of which is described as: Commencing at a found iron at the northeast corner of said Lot 2; thence South 00°00'35" West 259.10 feet along the easterly line of said Lot 2 thence; thence North 89°59'25" West 38.34 feet to a point on the southeasterly face of a 7-story building for THE PLACE OF BEGINNING OF THIS CENTERLINE DESCRIPTION; thence South 00°04'34" East 116.35 feet to the northerly right of way of West Shure Drive (66 feet wide) for the place of ending of this centerline description. The sidelines are to be lengthened and/or shortened to terminate at aforesaid 7-story building and at said northerly right of way.

BUFFALO GROVE NORTH LOC. #269303



CALL CHICAGO DIGGERS HOTLINE
1-312-744-7000
OR JULIE, INC. TOLL FREE
1-800-892-0126
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

NOTE:
THE ORIGINAL SCALE (1"=20') OF THIS
DRAWING WAS PREPARED AS A
24"X36" DRAWING ANY OTHER SIZE
DRAWING IS AT A REDUCED SCALE.

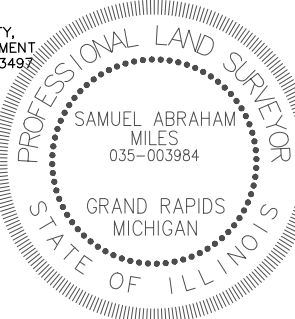
P.O.C.
NE CORNER
LOT 2
BILL KNAPP'S
RESUBDIVISION

VICINITY MAP N.T.S.

LEGEND

- ▲ - TRAVERSE POINT
- ▲ - WELL
- - HIGHWAY
- - MONUMENT
- - MONUMENT BOX
- - RIGHT OF WAY MARKER
- ✂ - XCUT
- PK - PK NAIL
- - FOUND IRON STAKE
- - SET IRON STAKE
- - SIGN
- RR - RR SIGN
- - GUY POLE
- - GUY ANCHOR
- - UTILITY POLE
- - LIGHT POLE
- - ORNAMENTAL LIGHT POLE
- - POST
- - U.G. UTILITY MARKER
- - GROUND ROD
- XX - SOIL BORING
- ME - MAILBOX
- - SATELLITE DISH
- - HAND HOLE
- - AC UNIT
- - U.G. UTILITY MARKER
- - FIRE HYDRANT
- PIV - POST INDICATOR VALVE
- - WATER VALVE
- - GAS VALVE
- - UST FILL PORT
- - GAS PUMP
- - GAS METER
- - WATER METER
- - TELEPHONE RISER
- - ELECTRIC METER
- - ELECTRIC TRANSFORMER
- - CABLE TV RISER
- - CATCH BASIN
- - ROUND CATCH BASIN
- - UTILITY MANHOLE
- - STORM MANHOLE
- - SANITARY MANHOLE
- - ELECTRIC MANHOLE
- - TELEPHONE MANHOLE
- - WATER MANHOLE
- - HANDICAP PARKING SPACE
- - SHRUB
- - TREE
- - PINE TREE
- - EXISTING CONTOURS
- - TELEPHONE UTILITY LINE
- - ELECTRIC UTILITY LINE
- - WATER UTILITY LINE
- - GAS UTILITY LINE
- - STEAM UTILITY LINE
- - STORM UTILITY LINE
- - SANITARY UTILITY LINE
- - FIBER OPTIC UTILITY LINE
- - OVERHEAD UTILITY LINE
- - FENCE LINE
- - GUARD RAIL

All utilities as shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be in exact location nor should it be assumed that they are the only utilities in the area.



I, Samuel A. Miles, do hereby certify that the drawing shown hereon is a correct representation of a survey performed at and under my direction.

All dimensions shown are in feet and decimal parts thereof.

Given under my hand and seal this 11th day of June, 2020.

Samuel A. Miles

Samuel A. Miles
Illinois Professional Land Surveyor No. 035.003984
Expires November 30, 2020

Note: This certification only applies to improvements within the lease site and easements as shown hereon.
ILLINOIS REGISTERED DESIGN FIRM
LICENSE NUMBER 184.007034
LICENSE EXPIRES: APRIL 30, 2021

**CHICAGO
SMSA**

limited partnership

d/b/a VERIZON WIRELESS

**BUFFALO
GROVE NORTH
LOC. #269303**

Survey Prepared for:



Project Manager: Tom Zimmermann

REVISIONS

NO.	DESCRIPTION	DATE
1	FINALIZE	05/19/20
2	ADDED TITLEWORK	06/11/20

williams&works
engineers | surveyors | planners

616.224.1500 phone
549 Ottawa Ave NW
http://williams-works.com
Grand Rapids, MI 49503

NW NE

SW SE

7-42-9

DATE: 10/29/19 DWG. BY: E.C.V.

SCALE: 1"=20' SURVEYED: R.P./B.P.

UPDATE: ECV061120 CHKD BY: S.A.M.

PROJECT NO.: 211005.852

SITE NAME

BUFFALO GROVE NORTH

LOCATION NUMBER

LOC. #269303

SITE ADDRESS

**1500 W SHURE DR.
ARLINGTON HEIGHT, IL
60004**

SHEET TITLE

PS-1

SHEET 1 OF 2

SURVEYOR'S NOTE

THE PARENT PARCEL BOUNDARY OF THIS DRAWING IS ILLUSTRATED FROM RECORD INFORMATION AND IS APPROXIMATE.

THE TOPOGRAPHICAL SURVEY FOR THIS MAP WAS PERFORMED ON OCTOBER 29, 2019.

NOT TO BE USED AS CONSTRUCTION DRAWINGS.

EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS

THE TITLE COMMITMENT ISSUED BY NEAR NORTH NATIONAL TITLE LLC, ISSUING AGENT FOR CHICAGO TITLE INSURANCE COMPANY, AS COMMITMENT NO. IL1909132, DATED SEPTEMBER 17, 2019 LISTS THE FOLLOWING EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS, THAT ARE MATTERS OF SURVEY, AFFECTING THE PARENT PARCEL UNDER "SCHEDULE B":

12. Memorandum of First Amendment to Site Lease Agreement recorded February 1, 2010 as document 1003203004 made by and between Emergency Service, Inc. and SprintCom, Inc.

Note: No Original Memorandum instrument was previously recorded with the County of Cook to memorialize the Agreement. **AFFECTS THE SUBJECT PROPERTY. LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT.**

13. Subordination Agreement - Lease dated July 27, 2017 and recorded October 6, 2017 as document 1727913077 made and executed among Emergency Service, Inc to Sprintcom, Inc; YPI Arlington, LLC and Royal Business Bank. Note: This document refers to 1003203004 the First Amendment to Site Lease Agreement. **AFFECTS THE SUBJECT PROPERTY BLANKET IN NATURE.**

14. Memorandum of Amendment No 3 to Site Lease Acknowledgement recorded June 15, 2018 as document number 1816649022 made by and between Emergency Radio and SprintCom, Inc. **AFFECTS THE SUBJECT PROPERTY BLANKET IN NATURE.**

16. Unrecorded lease made by One North Arlington, LLC in favor of Amcol International Corporation, fka American Colloid Company, dated September 29, 1986, demising a portion of the land, and all rights thereunder of the lessee and of any person or party claiming by, through or under said lessee. **DOCUMENT NOT PROVIDED.**

17. Unrecorded lease made by One North Arlington, LLC, in favor of State Farm Automobile insurance company, dated December 31, 2003. **DOCUMENT NOT PROVIDED.**

18. Lease made by Emergency Service, Inc., an Indiana corporation to Sprintcom, Inc., A Kansas corporation, dated October 21, 1998, a Memorandum of First Amendment to site lease acknowledgement recorded February 1, 2010 as document No. 1003203004, demising a portion of the land, which amendment extends the terms of the agreement for five years commencing November 1, 2008, with one additional 5 year renewal option, and all rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said lessee. **AFFECTS THE SUBJECT PROPERTY. LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT.**

19. Right, title and interest of Emergency Service, Inc., an Indiana corporation, in and to the land, as disclosed by their execution of the Memorandum of First Amendment to site lease acknowledgement recorded as document 1003203004, noted above, and of all parties claiming thereunder. **AFFECTS THE SUBJECT PROPERTY. LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT.**

20. Note: the following item, while appearing on this commitment, is provided solely for your information. Assignment of parking agreement recorded June 22, 1988 as document 88272894 made by and between American National Bank and Trust Company, as trustee under trust number 62164 and North Arlington Towers Partnership relating to 17 parking spaces referred in in the parking agreement letter dated April 27, 1987 from Bill Knapp to Richard H. Levy for the use of Ronald J. Benach, as agent. **BENEFITS THE SUBJECT PROPERTY WITH 17 PARKING SPACES ON LOT 1. LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.**

21. Reciprocal easement for an access road as set forth in the easement Agreement executed by and between LaSalle National Bank, as trustee under trust agreement dated August 24, 1977 known as trust number 53022 and Dundee Wilke Venture, an Illinois general partnership (beneficiary) and Bill Knapp's Properties, Inc., a Michigan corporation, recorded July 12, 1983 as document 26684378, and the terms and provisions relating thereto. Rights of the adjoining owner or owners to the concurrent use of said easement. (Easement is 35 feet in even width, the centerline of which is described as follows: beginning at the intersection of the a line common to lots 1 and 2 in Bill Knapp's Resubdivision, with the west line of said subdivision and running thence easterly along said common line, a distance of 170 feet to a point of termination. Said easement to intersect the west line of said subdivision) **AFFECTS THE SUBJECT PROPERTY AS SHOWN. SAME AS PARCEL 2.**

22. Note: the following item, while appearing on this commitment/policy, is provided solely for your information. the following environmental disclosure document(s) for transfer of real property appear of record which include a description of the land insured or a part thereof:
Document number: 90344744 date of recording: July 18, 1990
Document number:90344745 recorded on July 18, 1990
Document number:0010341579 recorded on April 26, 2001
AFFECTS THE SUBJECT PROPERTY BLANKET IN NATURE.

23. Easement in favor of the Illinois Bell Telephone Company and the Commonwealth Edison Company, and their respective successors and assigns, to install, operate and maintain the equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded/ filed as document no.85167550, affecting the north line of lot 2 as shown on Exhibit A attached. **AFFECTS THE SUBJECT PROPERTY AS SHOWN.**

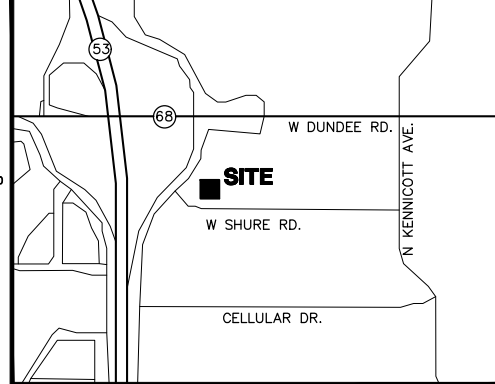
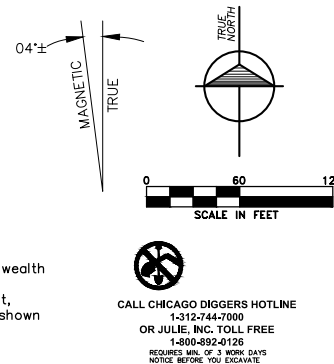
24. Order establishing freeway and route location decision, both recorded August 29, 1962 as documents 18576703 and 18576704, respectively, purporting to give notice by the Department of Public Works and Buildings, Division of Highways, State of Illinois, of the intent of said body to establish a freeway on, over, across or contiguous to the land in a manner which will permit access between said freeway and abutting lands only at entrances provided for said purposes. (Affects underlying) **AFFECTS THE SUBJECT PROPERTY.**

25. We have examined the plat of Bill Knapp's Resubdivision, being a Resubdivision of Lot 4 in Arlington Industrial and Research Center Unit 12, being a subdivision in part of the northwest 1/4 of Section 7, Township 42 North, Range 11 East of the Third Principal Meridian, according to the plat therefore recorded July 13, 1978 as document 24533497, relative thereto, we note the following:

(A) Easement over the land in favor of Northern Illinois Gas Company, its successors and assigns, for the installation, maintenance, relocation, renewal and removal of gas mains and appurtenances thereto, as shown on the plat of resubdivision aforesaid recorded July 12, 1983 as document 26683318.

(B) Easement over the land for the purpose of installing and maintaining all equipment necessary for the purpose of serving the subdivision and other land with telephone and electric service, together with right to overhang aerial service wires and also with right of access thereto, as granted to the the Illinois Bell Telephone Company, the Commonwealth Edison Company and Cablenet and as shown on the plat of resubdivision recorded July 12, 1983 as document 26683318.

BUFFALO GROVE NORTH LOC. #269303



VICINITY MAP

N.T.S.

LEGEND

- ▲ - TRAVERSE POINT
- △ - WELL
- ⊙ - HIGHWAY
- ⊕ - MONUMENT
- ⊞ - MONUMENT BOX
- ⊞ - RIGHT OF WAY MARKER
- ⊞ - SET WOODSTAKE
- ⊞ - XCUT
- ⊞ - PK NAIL
- ⊞ - FOUND IRON STAKE
- ⊞ - SET IRON STAKE
- ⊞ - SIGN
- ⊞ - RR SIGN
- ⊞ - GUY POLE
- ⊞ - GUY ANCHOR
- ⊞ - UTILITY POLE
- ⊞ - LIGHT POLE
- ⊞ - ORNAMENTAL LIGHT POLE
- ⊞ - POST
- ⊞ - U.G. UTILITY MARKER
- ⊞ - GROUND ROD
- ⊞ - SOIL BORING
- ⊞ - MAILBOX
- ⊞ - SATELLITE DISH
- ⊞ - HAND HOLE
- ⊞ - AC UNIT
- ⊞ - U.G. UTILITY MARKER
- ⊞ - FIRE HYDRANT
- ⊞ - POST INDICATOR VALVE
- ⊞ - WATER VALVE
- ⊞ - GAS VALVE
- ⊞ - UST FILL PORT
- ⊞ - GAS PUMP
- ⊞ - GAS METER
- ⊞ - WATER METER
- ⊞ - TELEPHONE RISER
- ⊞ - ELECTRIC METER
- ⊞ - ELECTRIC TRANSFORMER
- ⊞ - CABLE TV RISER
- ⊞ - CATCH BASIN
- ⊞ - ROUND CATCH BASIN
- ⊞ - UTILITY MANHOLE
- ⊞ - STORM MANHOLE
- ⊞ - SANITARY MANHOLE
- ⊞ - ELECTRIC MANHOLE
- ⊞ - TELEPHONE MANHOLE
- ⊞ - WATER MANHOLE
- ⊞ - HANDICAP PARKING SPACE
- ⊞ - SHRUB
- ⊞ - TREE
- ⊞ - PINE TREE
- ⊞ - EXISTING CONTOURS
- ⊞ - TELEPHONE UTILITY LINE
- ⊞ - ELECTRIC UTILITY LINE
- ⊞ - WATER UTILITY LINE
- ⊞ - GAS UTILITY LINE
- ⊞ - STEAM UTILITY LINE
- ⊞ - STORM UTILITY LINE
- ⊞ - SANITARY UTILITY LINE
- ⊞ - FIBER OPTIC UTILITY LINE
- ⊞ - OVERHEAD UTILITY LINE
- ⊞ - FENCE LINE
- ⊞ - GUARD RAIL

All utilities as shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be in exact location nor should it be assumed that they are the only utilities in the area.



I, Samuel A. Miles, do hereby certify that the drawing shown hereon is a correct representation of a survey performed at and under my direction.

All dimensions shown are in feet and decimal parts thereof.

Given under my hand and seal this 11th day of June, 2020.

Samuel A. Miles
Samuel A. Miles
Illinois Professional Land Surveyor No. 035.003984
Expires November 30, 2020

Note: This certification only applies to improvements within the lease site and easements as shown hereon.

ILLINOIS REGISTERED FIRM
LICENSE NUMBER 184.007034
LICENSE EXPIRES: APRIL 30, 2021

CHICAGO SMSA

limited partnership

d/b/a VERIZON WIRELESS

BUFFALO GROVE NORTH LOC. #269303

Survey Prepared for:



REVISIONS

NO.	DESCRIPTION	DATE
1	FINALIZE	05/19/20
2	ADDED TITELWORK	06/11/20

williams&works

engineers | surveyors | planners
616.224.1500 phone
549 Ottawa Ave NW
http://williams-works.com
Grand Rapids, MI 49503

NW	NE
SW	SE
7-42-9	

DATE: 10/29/19	DWG. BY: E.C.V.
SCALE: 1"=60'	SURVEYED: R.P./B.P.
UPDATE: EC061120	CHKD BY: S.A.M.
PROJECT NO.: 211005.852	

SITE NAME

BUFFALO GROVE NORTH

LOCATION NUMBER

LOC. #269303

SITE ADDRESS

1500 W SHURE DR.
ARLINGTON HEIGHT, IL
60004

SHEET TITLE

PS-2

SHEET 2 OF 2



WEST > Upper Midwest > Illinois/Wisconsin > Northern IL > RAND&53_RELO

RF Submit by: Mcdaniel, Jessie - jessie.mcdaniel@verizonwireless.com - 6/29/2023, 2:46:29 PM

EE Submit by: Tutt, Bradley - bradley.tutt@verizonwireless.com - 4/14/2023, 11:36:17 AM

Project Details

FUZE Project ID: 17073197
Project Name: TRADITIONAL RELO
Project Alt Name: RAND&53_RELO LSub6 New Build
Project Type: Initial Build
Modification Type:
Designed Sector Carrier 4G: 26
Designed Sector Carrier 5G: 3
Additional Sector Carrier 4G: N/A
Additional Sector Carrier 5G: N/A
FP Solution Type & Tech Type: MCR;4G_700,4G_850,4G_AWS,4G_PCS,5G_L-Sub6
Carrier Aggregation: false
MPT Id:
eCIP-O: false
Suffix:

Location Information

Site ID: 617344184
E-NodeB ID: 2039200,203390
MDG Location ID: 5000916957
PSLC: 766005
Switch Name:
Tower Owner:
Tower Type: Rooftop
Site Type: MACRO
Site Sub Type: TRADITIONAL
Street Address: 1500 W Shure Drive
City: Arlington Heights
State: IL
Zip Code: 60004
County: Cook
Latitude: 42.137539 / 42° 8' 15.1404" N
Longitude: -88.000764 / 88° 0' 2.7504" W

RFDS Project Scope:

Antenna Summary

Added															
700	850	1900	AWS	CBRS	L-Sub6	Make	Model	Centerline	Tip Height	Azimuth	RET	4xRx	Inst. Type	Quantity	Item ID
				LTE		ERICSSON	KRE10528/1	93	93.3	50(19)		false	PHYSICAL	1	
LTE	LTE 5G	LTE	LTE			COMMScope	NHH-65C-R2B	95	99	50(0001) 50(01)		false	PHYSICAL	2	000000001900056293
				LTE		ERICSSON	KRE10528/1	94	94.3	190(20) 310(21)		false	PHYSICAL	2	
					5G	Ericsson	AIR6449	97	98.3	50(0001)		false	PHYSICAL	1	
					5G	Ericsson	AIR6449	98	99.3	190(0002) 310(0003)		false	PHYSICAL	2	
LTE	LTE 5G	LTE	LTE			COMMScope	NHH-65C-R2B	96	100	190(0002) 190(02) 310(0003) 310(03)		false	PHYSICAL	4	000000001900056293
Removed															
700	850	1900	AWS	CBRS	L-Sub6	Make	Model	Centerline	Tip Height	Azimuth	RET	4xRx	Inst. Type	Quantity	Item ID
No data available.															
Retained															
700	850	1900	AWS	CBRS	L-Sub6	Make	Model	Centerline	Tip Height	Azimuth	RET	4xRx	Inst. Type	Quantity	Item ID
No data available.															

Added: 12 Removed: 0 Retained: 0

Equipment Summary

Added															
Equipment Type	Location	700	850	1900	AWS	CBRS	L-Sub6	Make	Model	Cable Length	Cable Size	Install Type	Quantity	Item ID	
RRU	Tower					LTE		Ericsson	4408 B48 DC			PHYSICAL	3	0000000019000068	
RRU	Tower	LTE	LTE 5G					Ericsson	4449			PHYSICAL	3	0000000019000068	
RRU	Tower			LTE	LTE			Ericsson	8843			PHYSICAL	3	0000000019000068	
RRU	Tower						5G	Ericsson	AIR6449			PHYSICAL	3		
OVP Box	Tower							RAYCAPINC-001	RVZDC-3315-PF-48		1-5/8 inch	PHYSICAL	3	0000000019004422	
OVP Box	Ground (Outdoor)							RAYCAP	RVZDC-4520-RM-48			PHYSICAL	2	0000000019004410	
Other	Ground (Outdoor)							COMMScope	760246443			PHYSICAL	1	0000000019000006	
Alarm	Ground (Outdoor)							ASENTRIA	1900070746			PHYSICAL	1	1900070746	
Alarm	Ground (Outdoor)							ASENTRIA	1900076600			PHYSICAL	1	1900076600	
Alarm	Ground (Outdoor)							ASENTRIA	1900076812			PHYSICAL	1	1900076812	
Alarm	Tower							RAYCAPINC-001	3315-ALM-RS485			PHYSICAL	3	0000000019000070	
Alarm	Ground (Outdoor)							ASENTRIA	S3406CRANCAB1			PHYSICAL	1	0000000019000077	
BBU	Ground (Outdoor)							Ericsson	KDU1370015/11			PHYSICAL	1	0000000019000081	
BBU	Ground (Outdoor)							Ericsson	KDU137848/11			PHYSICAL	1	000000001900185	
Battery	Ground (Outdoor)							COMMScope	760250540			PHYSICAL	1	0000000019000064	
Cell Site Routers	Ground (Outdoor)							NOKIAOFAME-001	3HE15386AA			PHYSICAL	1	000000001900182	
Hybrid Cable	Tower							COMMScopePET-001	HFT1206-24SV4-xxxG			PHYSICAL	3		
OVP Box	Ground (Outdoor)							RAYCAP	1900410978			PHYSICAL	2	1900410978	
OVP Box	Shelter							RAYCAP	3315-ALM-RS485			PHYSICAL	3	0000000019000070	
Power Plants	Ground (Outdoor)							ABB	109163473			PHYSICAL	6	000000001900438	
Power Plants	Ground (Outdoor)							COMMScope	760237263			PHYSICAL	2	0000000019000063	
Power Plants	Ground (Outdoor)							COMMScope	760242451			PHYSICAL	1	0000000019000063	
Shelter/Cabinets	Ground (Outdoor)							COMMScope	760250058			PHYSICAL	1	0000000019000064	
Shelter/Cabinets	Ground (Outdoor)							COMMScope	760250933			PHYSICAL	2	0000000019000063	

Shelter/Cabinets	Ground (Outdoor)								COMMSCOPE	SK-BSP-STDV-FIU				PHYSICAL	4	000000001900078
Upconverter	Ground (Outdoor)								JOHNMEZZAL-002	PB-19-SYS-16-BB				PHYSICAL	1	000000001900400
Upconverter	Ground (Outdoor)								JOHNMEZZAL-002	PB-PSU-162-BB				PHYSICAL	6	000000001900400
Upconverter	Ground (Outdoor)								JOHNMEZZAL-002	PB-PSU-COV-BB				PHYSICAL	2	000000001900400
Removed																
Equipment Type	Location	700	850	1900	AWS	CBRS	L-Sub6	Make	Model	Cable Length	Cable Size	Install Type	Quantity	Item ID		
No data available.																
Retained																
Equipment Type	Location	700	850	1900	AWS	CBRS	L-Sub6	Make	Model	Cable Length	Cable Size	Install Type	Quantity	Item ID		
No data available.																

Service Info

CBS 3.5 GHz

Sector
Azimuth
Cell / ENode B ID
Antenna Model
Antenna Make
Antenna Centerline(Ft)
Mechanical Down-Tilt(Deg.)
Electrical Down-Tilt
Tip Height
Regulatory Power
DLEARFCN
Channel Bandwidth(MHz)
Total ERP (W)
TMA Make
TMA Model
RRU Make
RRU Model
Number of Tx, Rx Lines
Position
Transmitter Id
Source

CAND		
19	19	19
50	50	50
203390	203390	203390
KRE105281/1	KRE105281/1	KRE105281/1
ERICSSON	ERICSSON	ERICSSON
93	93	93
0	0	0
8	8	8
93.3	93.3	93.3
28.03	28.03	28.03
55790	55890	55990
10	10	10
38.44	38.44	38.44
Ericsson	Ericsson	Ericsson
4408 B48 DC	4408 B48 DC	4408 B48 DC
4.4	4.4	4.4
15259281	15259284	15259287
ATOLL_API	ATOLL_API	ATOLL_API
19	20	20
50	190	190
203390	203390	203390
KRE105281/1	KRE105281/1	KRE105281/1
ERICSSON	ERICSSON	ERICSSON
93	94	94
0	0	0
8	8	8
93.3	94.3	94.3
28.03	28.03	28.03
56090	55790	55890
10	10	10
38.44	38.44	38.44
Ericsson	Ericsson	Ericsson
4408 B48 DC	4408 B48 DC	4408 B48 DC
4.4	4.4	4.4
15259290	15259282	15259285
ATOLL_API	ATOLL_API	ATOLL_API
20	20	21
190	190	310
203390	203390	203390
KRE105281/1	KRE105281/1	KRE105281/1
ERICSSON	ERICSSON	ERICSSON
94	94	94
0	0	0
8	8	8
94.3	94.3	94.3
28.03	28.03	28.03
55990	56090	55790
10	10	10
38.44	38.44	38.44
Ericsson	Ericsson	Ericsson
4408 B48 DC	4408 B48 DC	4408 B48 DC
4.4	4.4	4.4
15259288	15259291	15259283
ATOLL_API	ATOLL_API	ATOLL_API
21		
310		
203390		

KRE105281/1	21	21
	310	310
ERICSSON	203390	203390
94	KRE105281/1	KRE105281/1
0		
8	ERICSSON	ERICSSON
94.3	94	94
28.03	0	0
55890	8	8
10	94.3	94.3
38.44	28.03	28.03
	55990	56090
	10	10
Ericsson	38.44	38.44
4408 B48 DC		
4.4	Ericsson	Ericsson
	4408 B48 DC	4408 B48 DC
15259286	4.4	4.4
ATOLL_API		
	15259289	15259292
	ATOLL_API	ATOLL_API

700 MHz LTE

Sector
Azimuth
Cell / ENode B ID
Antenna Model
Antenna Make
Antenna Centerline(Ft)
Mechanical Down-Tilt(Deg.)
Electrical Down-Tilt
Tip Height
Regulatory Power
DLEARFCN
Channel Bandwidth(MHz)
Total ERP (W)
TMA Make
TMA Model
RRU Make
RRU Model
Number of Tx, Rx Lines
Position
Transmitter Id
Source

CAND		
01	02	03
50	190	310
203390	203390	203390
NHH-65C-R2B	NHH-65C-R2B	NHH-65C-R2B
COMMSCOPE	COMMSCOPE	COMMSCOPE
95	96	96
0	0	0
4	2	2
99	100	100
147.16	147.83	147.83
5230	5230	5230
10	10	10
1329.84	1330.45	1330.45
Ericsson	Ericsson	Ericsson
4449	4449	4449
4.4	4.4	4.4
15258617	15258620	15258623
ATOLL_API	ATOLL_API	ATOLL_API

850 MHz LTE

Sector
Azimuth
Cell / ENode B ID
Antenna Model
Antenna Make
Antenna Centerline(Ft)
Mechanical Down-Tilt(Deg.)
Electrical Down-Tilt
Tip Height
Regulatory Power
DLEARFCN
Channel Bandwidth(MHz)
Total ERP (W)
TMA Make
TMA Model
RRU Make
RRU Model
Number of Tx, Rx Lines
Position
Transmitter Id
Source

CAND		
01	02	03
50	190	310
203390	203390	203390
NHH-65C-R2B	NHH-65C-R2B	NHH-65C-R2B
COMMSCOPE	COMMSCOPE	COMMSCOPE
95	96	96
0	0	0
4	2	2
99	100	100
382.66	382.66	382.66
2561	2561	2561
10	10	10
860.99	860.99	860.99
Ericsson	Ericsson	Ericsson
4449	4449	4449
4.4	4.4	4.4
15258614	15258615	15258616
ATOLL_API	ATOLL_API	ATOLL_API

850 MHz SGNR

Sector
Azimuth
Cell / ENode B ID
Antenna Model
Antenna Make
Antenna Centerline(Ft)
Mechanical Down-Tilt(Deg.)
Electrical Down-Tilt
Tip Height
Regulatory Power
DLEARFCN
Channel Bandwidth(MHz)
Total ERP (W)
TMA Make
TMA Model
RRU Make
RRU Model
Number of Tx, Rx Lines
Position
Transmitter Id
Source

CAND		
0001	0002	0003
50	190	310
2039200	2039200	2039200
NHH-65C-R2B	NHH-65C-R2B	NHH-65C-R2B
COMMSCOPE	COMMSCOPE	COMMSCOPE
95	96	96
0	0	0
4	2	2
99	100	100
382.66	382.66	382.66
2561	2561	2561
10	10	10
860.99	860.99	860.99
Ericsson	Ericsson	Ericsson
4449	4449	4449
4.4	4.4	4.4
15258614	15258615	15258616
ATOLL_API	ATOLL_API	ATOLL_API

1900 MHz LTE		CAND		
Sector		01	02	03
Azimuth		50	190	310
Cell / ENode B ID		203390	203390	203390
Antenna Model		NHH-65C-R2B	NHH-65C-R2B	NHH-65C-R2B
Antenna Make		COMMSCOPE	COMMSCOPE	COMMSCOPE
Antenna Centerline(Ft)		95	96	96
Mechanical Down-Tilt(Deg.)		0	0	0
Electrical Down-Tilt		2	1	2
Tip Height		99	100	100
Regulatory Power		719.1	719.1	719.1
DLEARFCN		925	925	925
Channel Bandwidth(MHz)		5	5	5
Total ERP (W)		1972.42	1972.42	1972.42
TMA Make				
TMA Model				
RRU Make		Ericsson	Ericsson	Ericsson
RRU Model		8843	8843	8843
Number of Tx, Rx Lines		4,4	4,4	4,4
Position				
Transmitter Id		15258618	15258621	15258624
Source		ATOLL_API	ATOLL_API	ATOLL_API
2100 MHz LTE		CAND		
Sector		01	02	03
Azimuth		50	190	310
Cell / ENode B ID		203390	203390	203390
Antenna Model		NHH-65C-R2B	NHH-65C-R2B	NHH-65C-R2B
Antenna Make		COMMSCOPE	COMMSCOPE	COMMSCOPE
Antenna Centerline(Ft)		95	96	96
Mechanical Down-Tilt(Deg.)		0	0	0
Electrical Down-Tilt		2	1	2
Tip Height		99	100	100
Regulatory Power		228.31	228.31	228.31
DLEARFCN		2050	2050	2050
Channel Bandwidth(MHz)		20	20	20
Total ERP (W)		2504.96	2504.96	2504.96
TMA Make				
TMA Model				
RRU Make		Ericsson	Ericsson	Ericsson
RRU Model		8843	8843	8843
Number of Tx, Rx Lines		4,4	4,4	4,4
Position				
Transmitter Id		15258619	15258622	15258625
Source		ATOLL_API	ATOLL_API	ATOLL_API

nl-Sub6		CAND		
Sector		0001	0002	0003
Azimuth		50	190	310
Cell / ENode B ID				
Antenna Model		AIR6449	AIR6449	AIR6449
Antenna Make		Ericsson	Ericsson	Ericsson
Antenna Centerline(Ft)		97	98	98
Mechanical Down-Tilt(Deg.)		0	0	0
Electrical Down-Tilt		6	6	6
Tip Height		98.3	99.3	99.3
Regulatory Power		1365.07	1365.07	1365.07
DLEARFCN		648672	648672	648672
Channel Bandwidth(MHz)		60	60	60
Total ERP (W)		23713.74	23713.74	23713.74
TMA Make				
TMA Model				
RRU Make		Ericsson	Ericsson	Ericsson
RRU Model		AIR6449	AIR6449	AIR6449
Number of Tx, Rx Lines		2,2	2,2	2,2
Position				
Transmitter Id		15258636	15258637	15258638
Source		ATOLL_API	ATOLL_API	ATOLL_API
Service Comments				

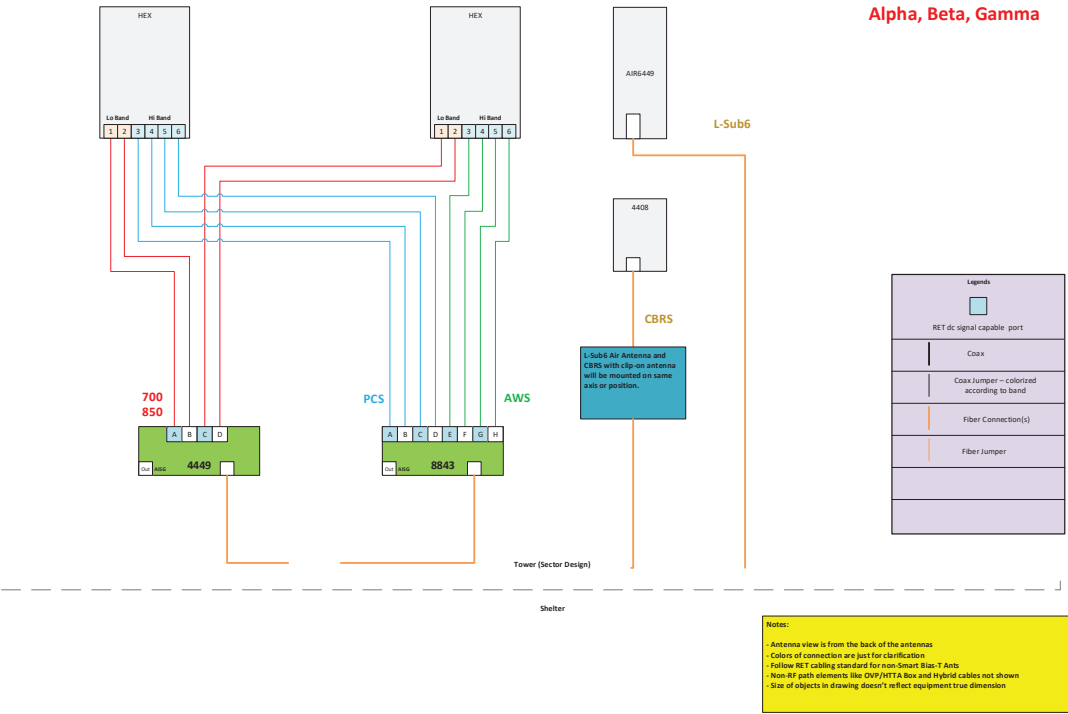
Callsigns Per Antenna

Sector	Antenna Make	Antenna Model	Ant CL Height AGL	Tip Height	Azimuth (TN)	Elec Tilt	Mech Tilt	Gain	Beam Width	Regulatory Power	Callsigns							
											700	850	1900	2100	28 GHz	31 GHz	39 GHz	
No data available.																		

Callsigns

Callsign	Market	Radio Code	Market Number	Block	State	County	Licensee Name	Wholly Owned	Total MHZ	Freq Range 1	Freq Range 2	Freq Range 3	Freq Range 4	Regulatory Power	Threshold (W)	POPs /Sq MI	Status	Action	Approved for Insvc
WRHD640	Chicago, IL	UU	PEA003	M9	17031	Cook	Cellico Partnership	Yes	100.000	38400.000-38500.000	.000-.000	.000-.000	.000-.000		0	5580.63	Active		Yes
WOJQ691	Great Lakes	WU	REA003	C	17031	Cook	Cellico Partnership	Yes	22.000	746.000-757.000	776.000-787.000	.000-.000	.000-.000	147.83	1000	5580.63	Active	added	Yes
KNKA200	Chicago, IL	CL	CMA003	B	17031	Cook	Chicago SMSA LP	No	25.000	835.000-845.000	880.000-890.000	846.500-849.000	891.500-894.000	382.66-PSD	400	5580.63	Active	added	Yes
WRBA757	Chicago, IL	UU	BTA078	L2	17031	Cook	Cellico Partnership	Yes	125.000	27925.000-28050.000	.000-.000	.000-.000	.000-.000		0	5580.63	Active		Yes
CBRS_CALI	UNLICENSED	3.5 GHz	UNLICENSED	UNLICENSED	UNLICENSED	Cook	UNLICENSED	UNLICENSED	UNLICENSED	UNLICENSED-UNLICENSED	UNLICENSED-UNLICENSED	UNLICENSED-UNLICENSED	UNLICENSED-UNLICENSED	28.03	0	5580.63	Active	added	No
WRNE599	Chicago, IL	PM	PEA003	A4	17031	Cook	Cellico Partnership	Yes	20.000	3760.000-3780.000	.000-.000	.000-.000	.000-.000		1640	5580.63	Active		No
WRNE598	Chicago, IL	PM	PEA003	A3	17031	Cook	Cellico Partnership	Yes	20.000	3740.000-3760.000	.000-.000	.000-.000	.000-.000	1365.07	1640	5580.63	Active	added	Yes
WRHD632	Chicago, IL	UU	PEA003	M10	17031	Cook	Cellico Partnership	Yes	100.000	38500.000-38600.000	.000-.000	.000-.000	.000-.000		0	5580.63	Active		Yes
WRHD637	Chicago, IL	UU	PEA003	M6	17031	Cook	Cellico Partnership	Yes	100.000	38100.000-38200.000	.000-.000	.000-.000	.000-.000		0	5580.63	Active		Yes
WRNE603	Chicago, IL	PM	PEA003	B3	17031	Cook	Cellico Partnership	Yes	20.000	3840.000-3860.000	.000-.000	.000-.000	.000-.000		1640	5580.63	Active		Yes
WRLD571	D17031 - Cook, IL	PL	D17031	0	17031	Cook	Verizon Wireless Network Procurement LP	Yes	100.000	3550.000-3650.000	.000-.000	.000-.000	.000-.000	28.03	501	5580.63	Active	added	Yes
WRLD572	D17031 - Cook, IL	PL	D17031	0	17031	Cook	Verizon Wireless Network Procurement LP	Yes	100.000	3550.000-3650.000	.000-.000	.000-.000	.000-.000	28.03	501	5580.63	Active	added	Yes
WRHD639	Chicago, IL	UU	PEA003	M8	17031	Cook	Cellico Partnership	Yes	100.000	38300.000-38400.000	.000-.000	.000-.000	.000-.000		0	5580.63	Active		Yes
WRNE597	Chicago, IL	PM	PEA003	A2	17031	Cook	Cellico Partnership	Yes	20.000	3720.000-3740.000	.000-.000	.000-.000	.000-.000	1365.07	1640	5580.63	Active	added	Yes
WRBA756	Chicago, IL	UU	BTA078	L1	17031	Cook	Cellico Partnership	Yes	75.000	27850.000-27925.000	.000-.000	.000-.000	.000-.000		0	5580.63	Active		Yes
WQGB264	Chicago, IL	AW	CMA003	A	17031	Cook	Cellico Partnership	Yes	20.000	1710.000-1720.000	2110.000-2120.000	.000-.000	.000-.000	228.31	1640	5580.63	Active	added	Yes
WRNE601	Chicago, IL	PM	PEA003	B1	17031	Cook	Cellico Partnership	Yes	20.000	3800.000-3820.000	.000-.000	.000-.000	.000-.000		1640	5580.63	Active		Yes
KNLF207	Chicago	CW	MTA003	B	17031	Cook	Cellico Partnership	Yes	10.000	1880.000-1885.000	1960.000-1965.000	.000-.000	.000-.000	719.1	1640	5580.63	Active	added	Yes
WRNE600	Chicago, IL	PM	PEA003	A5	17031	Cook	Cellico Partnership	Yes	20.000	3780.000-3800.000	.000-.000	.000-.000	.000-.000		1640	5580.63	Active		No
WRHD631	Chicago, IL	UU	PEA003	M1	17031	Cook	Cellico Partnership	Yes	100.000	37600.000-37700.000	.000-.000	.000-.000	.000-.000		0	5580.63	Active		Yes
WRHD633	Chicago, IL	UU	PEA003	M2	17031	Cook	Cellico Partnership	Yes	100.000	37700.000-37800.000	.000-.000	.000-.000	.000-.000		0	5580.63	Active		Yes

WRLD569	D17031 - Cook, IL	PL	D17031	0	17031	Cook	Verizon Wireless Network Procurement LP	Yes	100.000	3550.000-3650.000	.000-.000	.000-.000	.000-.000	28.03	501	5580.63	Active	added	Yes
WRLD570	D17031 - Cook, IL	PL	D17031	0	17031	Cook	Verizon Wireless Network Procurement LP	Yes	100.000	3550.000-3650.000	.000-.000	.000-.000	.000-.000	28.03	501	5580.63	Active	added	Yes
WQGA952	Chicago-Gary-Kenosha, IL-IN-WI	AW	BEA064	B	17031	Cook	Cellico Partnership	Yes	20.000	1720.000-1730.000	2120.000-2130.000	.000-.000	.000-.000	228.31	1640	5580.63	Active	added	Yes
WRNE602	Chicago, IL	PM	PEA003	B2	17031	Cook	Cellico Partnership	Yes	20.000	3820.000-3840.000	.000-.000	.000-.000	.000-.000		1640	5580.63	Active		Yes
WRHD634	Chicago, IL	UU	PEA003	M3	17031	Cook	Cellico Partnership	Yes	100.000	37800.000-37900.000	.000-.000	.000-.000	.000-.000		0	5580.63	Active		Yes
WRHD636	Chicago, IL	UU	PEA003	M5	17031	Cook	Cellico Partnership	Yes	100.000	38000.000-38100.000	.000-.000	.000-.000	.000-.000		0	5580.63	Active		Yes
WRHD638	Chicago, IL	UU	PEA003	M7	17031	Cook	Cellico Partnership	Yes	100.000	38200.000-38300.000	.000-.000	.000-.000	.000-.000		0	5580.63	Active		Yes
WRHD635	Chicago, IL	UU	PEA003	M4	17031	Cook	Cellico Partnership	Yes	100.000	37900.000-38000.000	.000-.000	.000-.000	.000-.000		0	5580.63	Active		Yes
WRNE596	Chicago, IL	PM	PEA003	A1	17031	Cook	Cellico Partnership	Yes	20.000	3700.000-3720.000	.000-.000	.000-.000	.000-.000	1365.07	1640	5580.63	Active	added	Yes



CONSULTANT TEAM

PROJECT CONSULTANT:

TERRA CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
(847) 698-6400

STRUCTURAL:
(TOWER ANALYSIS)

HUTTER TRANKINA ENGINEERING
32 W 273 ARMY TRAIL RD, SUITE #100
WAYNE, IL 60184
(630) 513-6711

STRUCTURAL ANALYSIS DATE:

06/20/2023

VICINITY MAP

N.T.S.

REGIONAL MAP

N.T.S.

PROJECT TYPE

PROPOSED VERIZON ANTENNAS TO BE MOUNTED ON TEMPORARY COLT.

PROJECT INFORMATION

SITE COORDINATES:

LATITUDE: 42° 08' 15.57" N
LONGITUDE: 87° 59' 58.81" W

ADDRESS:

1500 SHURE DRIVE
ARLINGTON HEIGHTS, IL 60004

JURISDICTION:

VILLAGE OF ARLINGTON HEIGHTS

OCCUPANCY:

UNINHABITED

CONSTRUCTION TYPE:

COLT

PROPERTY OWNER:

VILLAGE OF ARLINGTON HEIGHTS

TOWER OWNER:

VERIZON WIRELESS
1701 GOLF ROAD,
TOWER 2 SUITE 400
ROLLING MEADOWS, IL 60008

APPLICANT:

VERIZON WIRELESS
1701 GOLF ROAD,
TOWER 2 SUITE 400
ROLLING MEADOWS, IL 60008

REAL ESTATE MANAGER:

ALLEN WAITES (630) 291-7845

CONSTRUCTION MANAGER:

JEREMIAH SAURIOL (847) 706-1765

verizon

1701 GOLF ROAD, TOWER 2, SUITE 400
ROLLING MEADOWS, ILLINOIS 60008
PHONE: (847) 619-5397 FAX: (847) 706-7415

MGD LOCATION NUMBER: 5000926022

SITE NAME: RAND & 53_TEMP_ASSET

1500 SHURE DRIVE
ARLINGTON HEIGHTS, IL 60004

OPERATES 24 HOURS
A DAY 365 DAYS A YEAR

CALL JULIE TOLL FREE
1(800) 892-0123
48 HOURS BEFORE
YOU DIG

6/30/2023
Exp 11/30/2023

SHEET

DRAWING INDEX

REVISION

T-1

TITLE SHEET

1,2,3

A-1

SITE PLAN

1

A-2

ENLARGED SITE PLAN

1

ANT-1

SITE ELEVATION

-

ANT-1A

ANTENNA ORIENTATION (PLAN VIEWS)

-

ANT-2

ANTENNA INFORMATION

3

E-1

GROUNDING DETAILS

-

22" x 34" IS FULL SCALE | 11" x 17" IS HALF SCALE

ATTACHMENTS

RFFS (BY OTHERS)

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	06/06/23	JJR
2	UPDATE PER REVISED COMPOUND SIZE/DISCONNECT LOCATION	06/22/23	JJR
3	ISSUED FOR FINAL	06/22/23	APD
	REVISED PER NEW RFFS	06/30/23	TJS

MGD LOC. #
5000926022

RAND & 53
TEMP_ASSET

1500 SHURE DR.
ARLINGTON HEIGHTS, IL 60004

DRAWN BY: JJR

CHECKED BY: DS

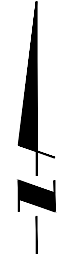
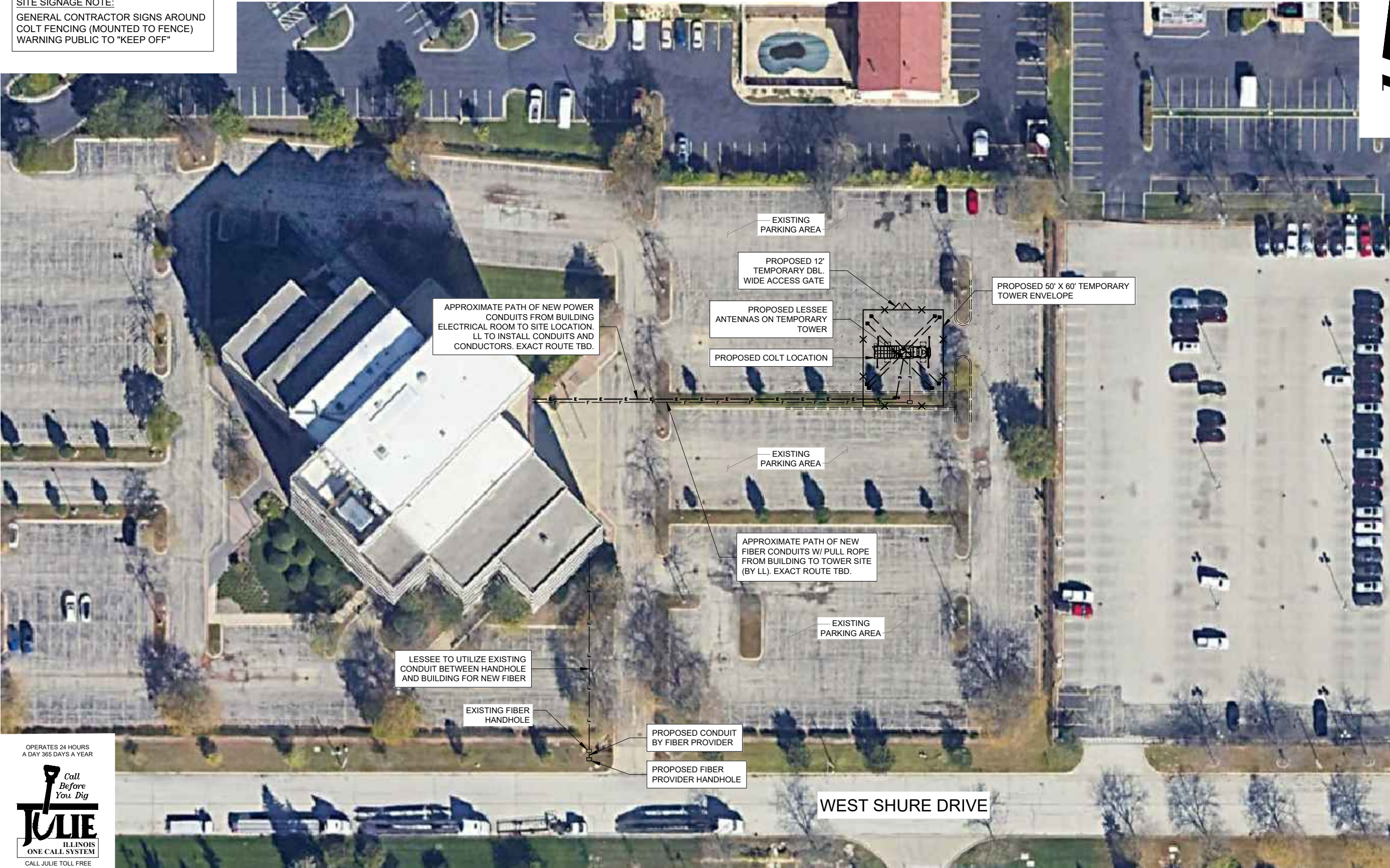
DATE: 04/19/23

PROJECT #: 194-072

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

SITE SIGNAGE NOTE:
GENERAL CONTRACTOR SIGNS AROUND
COLT FENCING (MOUNTED TO FENCE)
WARNING PUBLIC TO "KEEP OFF"



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

THIS SITE PLAN WAS CREATED OFF OF
FIELD MEASUREMENTS BY THE DESIGNER,
AS BOUNDARY SURVEY WAS NOT SUPPLIED
FOR PURPOSES OF SITE LAYOUT.

1 SITE PLAN
SCALE: 1" = 50'

POWER INFORMATION:

PRIMARY POWER:
PROVIDED BY LANDLORD

FIBER INFORMATION:

FIBER:
PROVIDED BY LANDLORD

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA
CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS			NO.	DESCRIPTION	DATE	BY
ISSUED FOR REVIEW			1	UPDATE PER REVISED COMPOUND SIZE/DISCONNECT LOCATION	06/06/23	JJR
ISSUED FOR FINAL			2		06/22/23	APD
REVISED PER NEW RFDS			3		06/30/23	TJS

MGD LOC. #
5000926022

RAND & 53
TEMP_ASSET

1500 SHURE DR.
ARLINGTON HEIGHTS, IL 60004

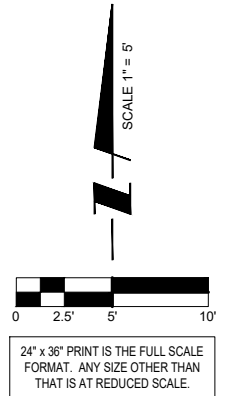
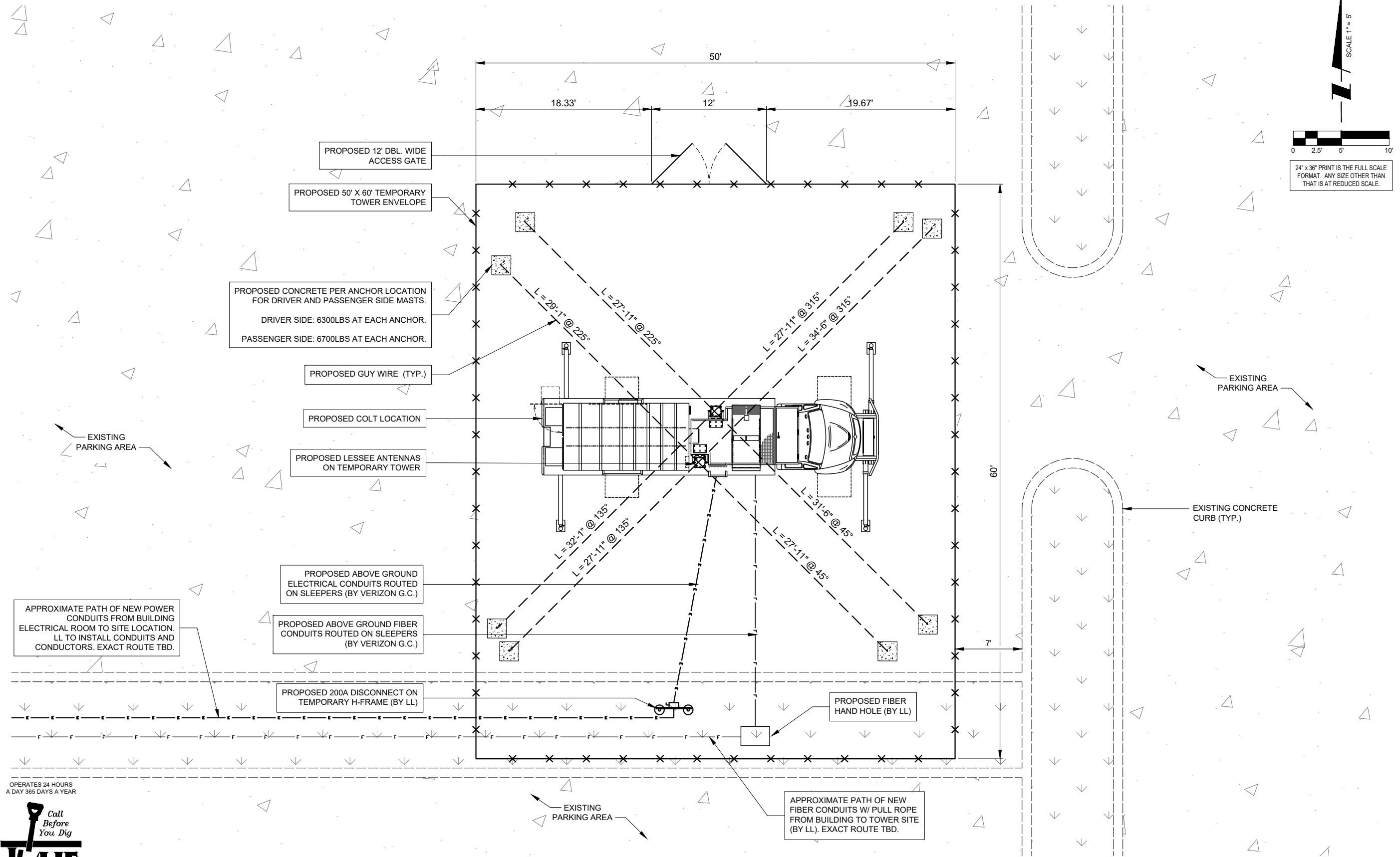
DRAWN BY:	JJR
CHECKED BY:	DS
DATE:	04/19/23
PROJECT #:	194-072

SHEET TITLE

SITE PLAN

SHEET NUMBER

A-1



REVISIONS		NO.	DESCRIPTION	BY	DATE
1	ISSUED FOR REVIEW	JJR	05/08/23		
2	UPDATE PER REVISED COMPOUND SIZE/DISCONNECT LOCATION	JJR	06/22/23		
3	ISSUED FOR FINAL	APD	06/22/23		
	REVISED PER NEW RFDS	TJS	06/30/23		

MGD LOC. #
5000926022

RAND & 53
TEMP_ASSET

1500 SHURE DR.
ARLINGTON HEIGHTS, IL 60004

DRAWN BY: JJR

CHECKED BY: DS

DATE: 04/19/23

PROJECT #: 194-072

SHEET TITLE
ENLARGED
SITE PLAN

SHEET NUMBER

A-2

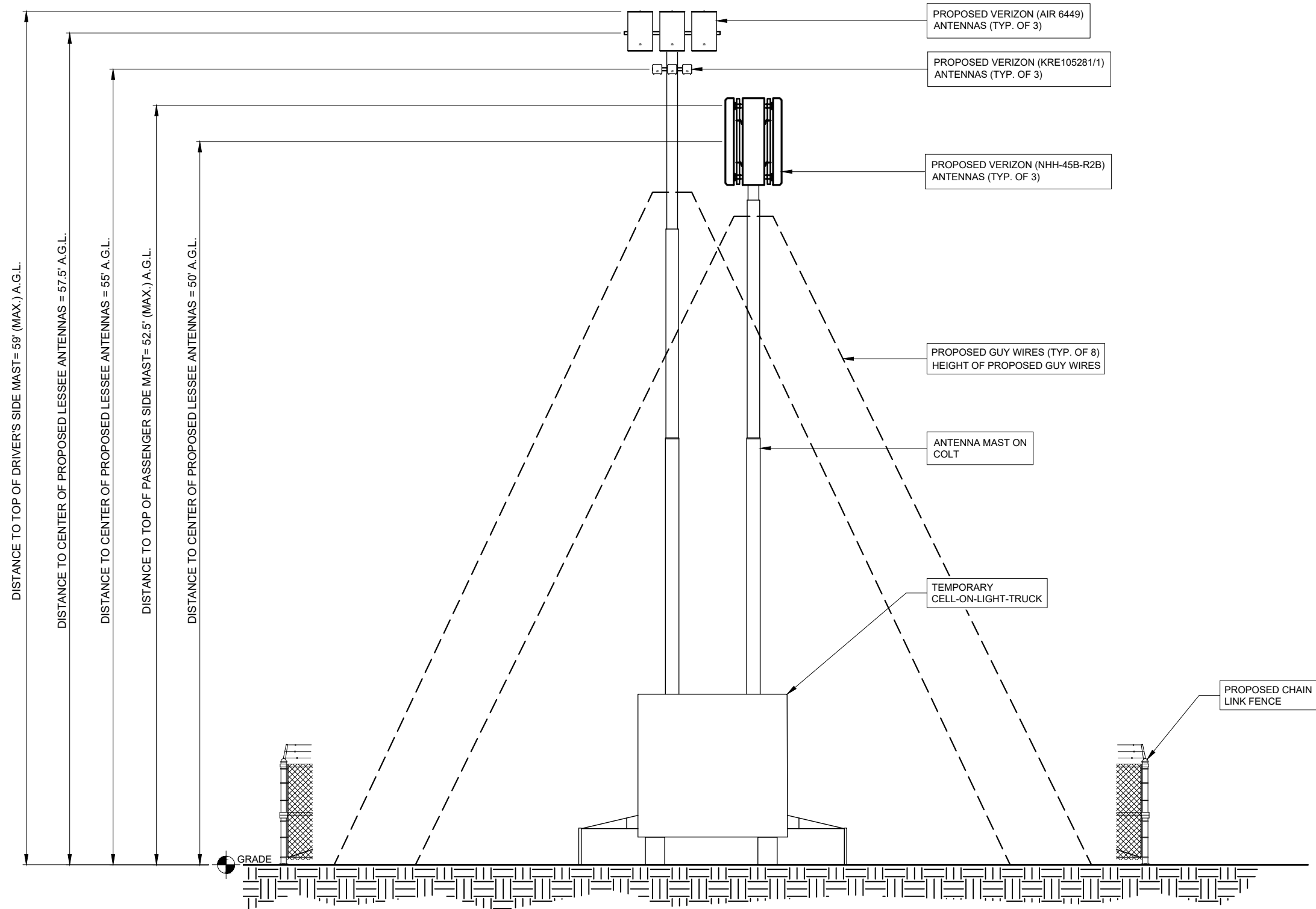
POWER INFORMATION:
PRIMARY POWER:
PROVIDED BY LANDLORD

FIBER INFORMATION:
FIBER:
PROVIDED BY LANDLORD

1 ENLARGED SITE PLAN
SCALE: 1" = 5'

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



1 SITE ELEVATION
SCALE: 1/4" = 1'-0"

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA
CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS				
NO.	DESCRIPTION	DATE	BY	
-	ISSUED FOR REVIEW	05/08/23	JJR	
1	UPDATE PER REVISED COMPOUND SIZE/DISCONNECT LOCATION	06/22/23	JJR	
2	ISSUED FOR FINAL	06/22/23	APD	
3	REVISED PER NEW RFDS	06/30/23	TJS	

MGD LOC. #
5000926022

RAND & 53
TEMP_ASSET

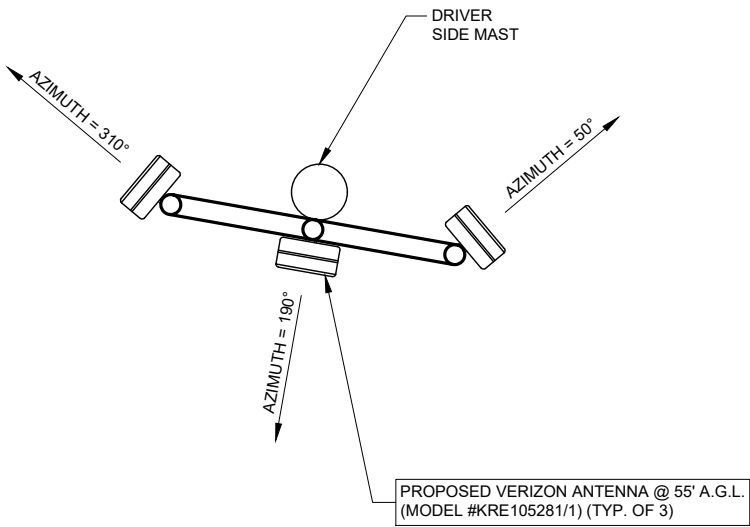
1500 SHURE DR.
ARLINGTON HEIGHTS, IL 60004

DRAWN BY:	JJR
CHECKED BY:	DS
DATE:	04/19/23
PROJECT #:	194-072

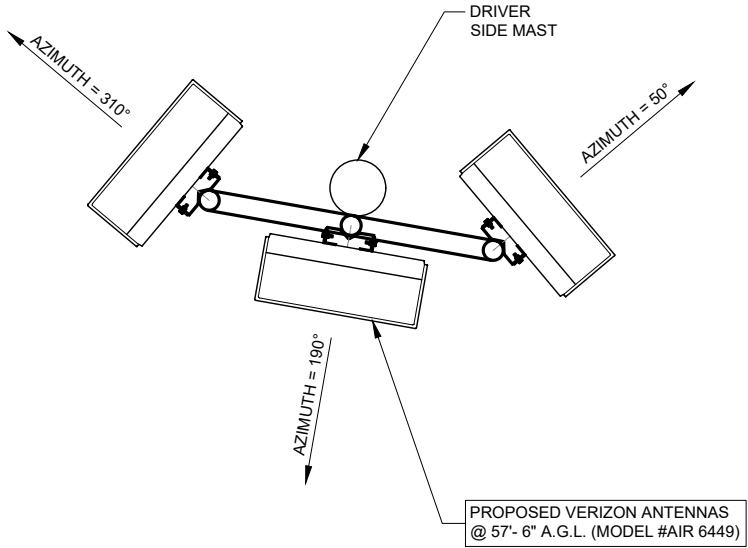
SHEET TITLE
SITE ELEVATION

SHEET NUMBER

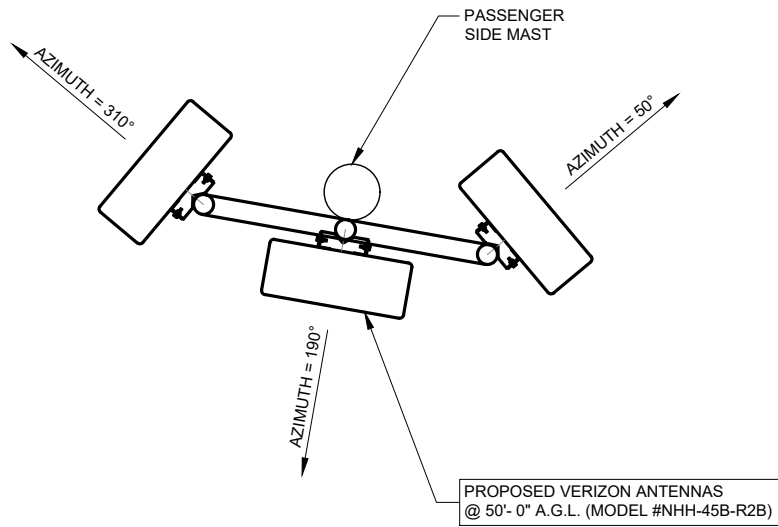
ANT-1



1 DRIVER SIDE MAST:
ELEVATION @ 55'-0"
SCALE: 1" = 1'-0"



2 DRIVER SIDE MAST:
ELEVATION @ 57'-6"
SCALE: 1" = 1'-0"



3 PASSENGER SIDE MAST:
ELEVATION @ 50'-0"
SCALE: 1" = 1'-0"

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA
CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

NO.		REVISIONS		DATE	BY
		DESCRIPTION			JJR
1		ISSUED FOR REVIEW		05/08/23	
2		UPDATE PER REVISED COMPOUND SIZE/DISCONNECT LOCATION		05/22/23	
3		ISSUED FOR FINAL		06/22/23	
		REVISED PER NEW RFDS		06/30/23	

MGD LOC. #
5000926022

RAND & 53
TEMP_ASSET

1500 SHURE DR.
ARLINGTON HEIGHTS, IL 60004

DRAWN BY:	JJR
CHECKED BY:	DS
DATE:	04/19/23
PROJECT #:	194-072

SHEET TITLE
ANTENNA ORIENTATION
(PLAN VIEWS)

SHEET NUMBER

ANT-1A



WEST > Upper Midwest > Illinois/Wisconsin > Elgin-1 > RAND&53_Temp_Asset
Mcdaniel, Jessie - jessie.mcdaniel@verizonwireless.com - 20230627_102037

Project Details		Location Information	
Carrier Aggregation	N	Site Id	617386575
Ecp	N	Search Ring#	
Project Name	COW SPECIAL EVENT	E-NodeB ID#	null
Project Alt Name	COW SPECIAL EVENT	PSLC#	0
Project Id	17064021	Switch Name	Elgin-1
Designed Sector Carrier 4G	24	Tower Type	
Designed Sector Carrier 5G	6	Site Type	TEMPORARY
Additional Sector Carrier 4G	0	Street Address	1500 Shure Drive
Additional Sector Carrier 5G	0	City	Arlington Heights
Suffix		State	IL
FP Solution Type & Tech Type	MCR:4G_700:4G_850:5G_850:4G_AWS:4G_CBR5:5G_L-Sub6:4G_PCS	Zip Code	60004
		County	Cook
		Latitude	42.13765
		Longitude	-87.99967

1 RFDS TITLE SHEET
N.T.S.

Non Antenna Summary											
Added Non Antenna											
Equipment Type	Location	700	850	1900	AWS	CBRS	L-Sub6	Make	Model	Install Type	Quantity
Hybrid Cable	Tower							N/A	1x1 Hybrid Jumper	PHYSICAL	6
Diplexer	Ground (Outdoor)							Commscope	CDX1923Q-DS-43	PHYSICAL	3
Coaxial Cables	Tower							N/A	1/2" Coax	PHYSICAL	18
RRU	Tower							Ericsson	4408 B48 DC	PHYSICAL	3
RRU	Tower							Ericsson	8843	PHYSICAL	3
RRU	Tower	LTE	5G,LTE					Ericsson	4449	PHYSICAL	3
RRU	Tower						5G	Ericsson	AIR6449	PHYSICAL	3

Removed Non Antenna														
Equipment Type	Location	700	850	1900	AWS	AWS3	CBRS	LAA	L-Sub	28GHz	31GHz	39GHz	Make	Model

Retained Non Antenna														
Equipment Type	Location	700	850	1900	AWS	AWS3	CBRS	LAA	L-Sub	28GHz	31GHz	39GHz	Make	Model

Added: 39 Removed: 0 Retained: 0

3 EQUIPMENT SUMMARY
N.T.S.

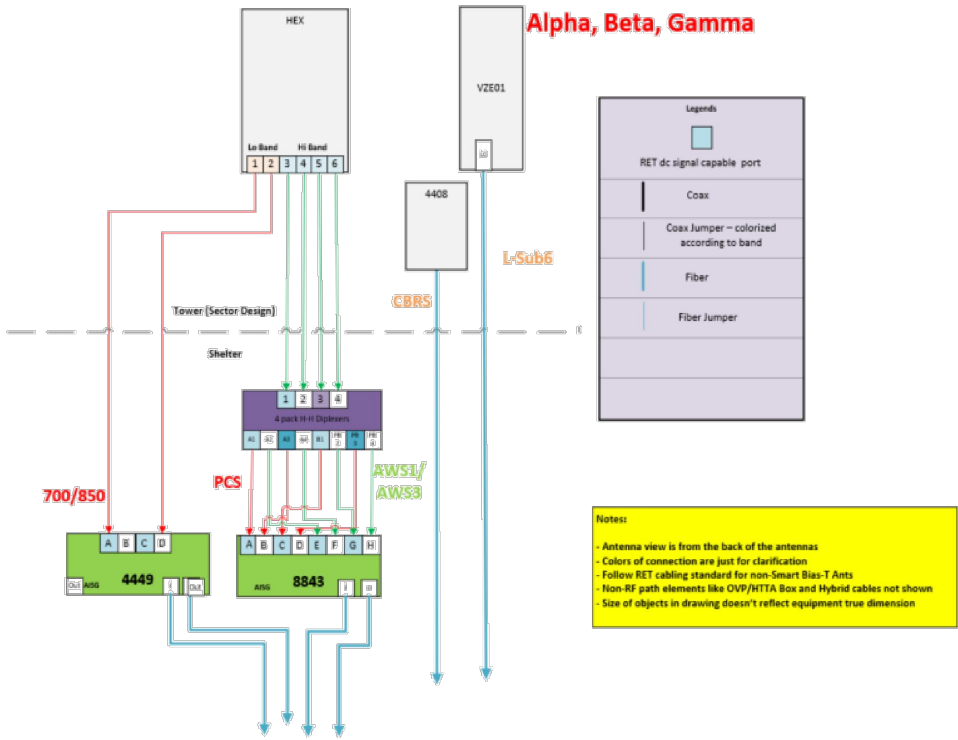
Antenna Summary												
Added Antenna												
700	850	1900	AWS	CBRS	L-Sub6	Make	Model	Center line	Tip Height	Azimuth	Install Type	Quantity
LTE	5G,LTE	LTE	LTE			COMMSCOPE	NHH-45B-R2B	50	53	50(1),190(2),310(3)	PHYSICAL	3
				LTE		ERICSSON	KRE105281/1	55	55.3	50(19),190(20),310(21)	PHYSICAL	3
					5G	Ericsson	AIR6449	57.6	58.9	50(1),190(2),310(3)	PHYSICAL	3

Removed Antenna														
700	850	1900	AWS	AWS3	CBRS	LAA	L-Sub	28GHz	31GHz	39GHz	Make	Model	Center line	Tip Height

Retained Antenna														
700	850	1900	AWS	AWS3	CBRS	LAA	L-Sub	28GHz	31GHz	39GHz	Make	Model	Center line	Tip Height

Added: 9 Removed: 0 Retained: 0

2 ANTENNA SUMMARY
N.T.S.



4 CABLE DIAGRAM
N.T.S.



REVISIONS		NO.	DESCRIPTION	DATE	BY
	ISSUED FOR REVIEW	1	UPDATE PER REVISED COMPOUND SIZE/DISCONNECT LOCATION	06/06/23	JJR
	ISSUED FOR FINAL	2	ISSUED FOR FINAL	06/22/23	APD
	REVISED PER NEW RFDS	3	REVISED PER NEW RFDS	06/30/23	TJS

MGD LOC. #
5000926022

RAND & 53
TEMP_ASSET

1500 SHURE DR.
ARLINGTON HEIGHTS, IL 60004

DRAWN BY:	JJR
CHECKED BY:	DS
DATE:	04/19/23
PROJECT #:	194-072

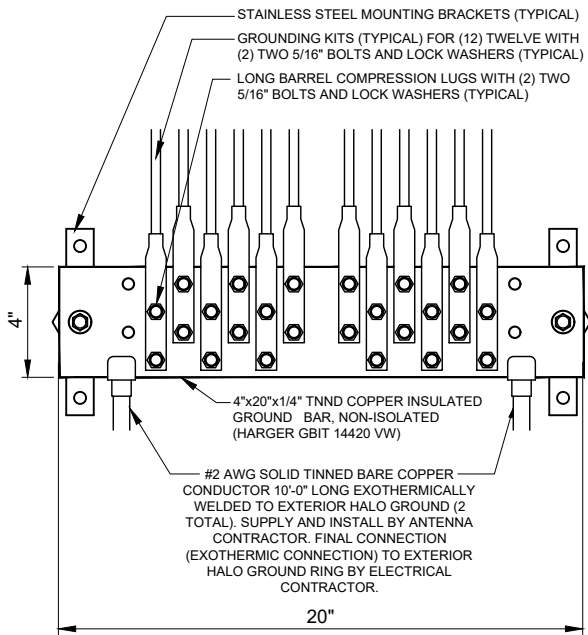
SHEET TITLE
ANTENNA
INFORMATION

SHEET NUMBER

ANT-2

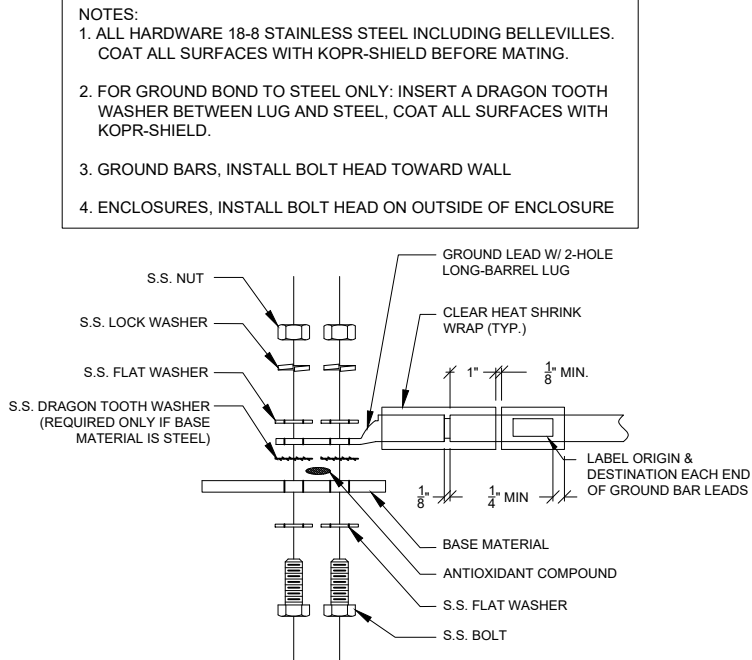
GROUNDING ELECTRODE SYSTEM NOTES:

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). ALL ELECTRICAL & MECHANICAL GROUND CONNECTIONS SHALL HAVE ANTI-OXIDANT COMPOUND APPLIED TO CONNECTION
3. 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.
4. 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.
5. 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.
6. GROUND TEST: GROUND TESTS SHALL BE PERFORMED AS REQUIRED BY LESSEE STANDARD PROCEDURES. GROUND GRID RESISTANCE SHALL NOT EXCEED 5 OHMS.
7. CONTRACTOR SHALL SUBMIT THE GROUND RESISTANCE TEST REPORT AS FOLLOWS:
ONE (1) COPY TO OWNER REPRESENTATIVE
ONE (1) COPY TO ENGINEER
ONE (1) COPY TO KEEP INSIDE EQUIPMENT ENCLOSURE

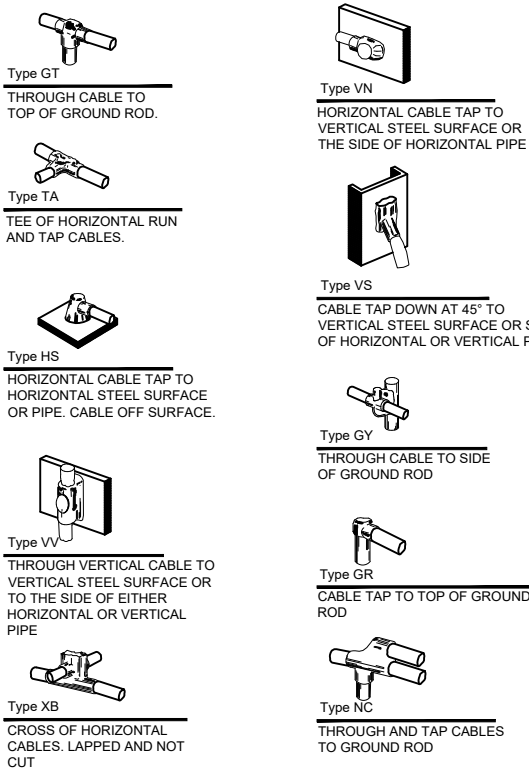


1 EXTERIOR GROUND BAR DETAIL
N.T.S.

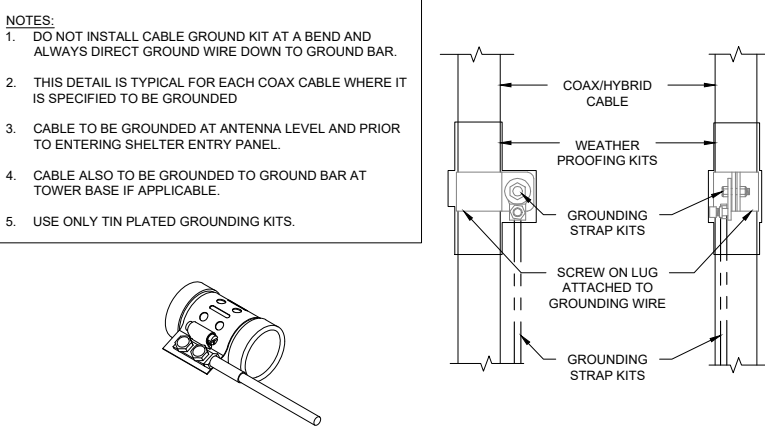
NOTE:
DO NOT ATTACH GROUND BARS ON ANY OF THE TANKS COATED SURFACES



2 GROUND LUG INSTALLATION DETAIL
N.T.S.

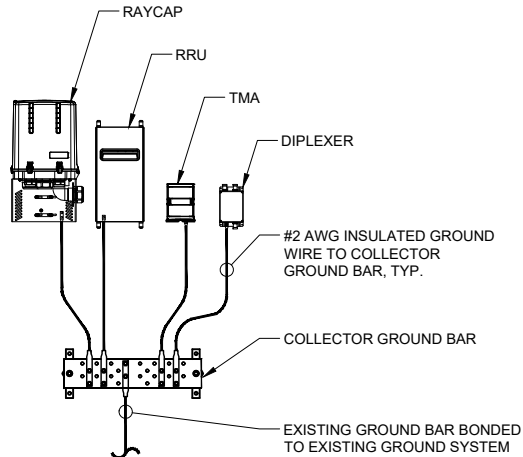


3 EXOTHERMIC WELD DETAILS
EXOTHERMIC AND HARGER ULTRAWELD OR APPROVED EQUAL



4 COAX / HYBRID CABLE GROUND KIT DETAIL
N.T.S.

- NOTES:
1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
2. THIS DETAIL IS TYPICAL FOR EACH COAX CABLE WHERE IT IS SPECIFIED TO BE GROUNDED
3. CABLE TO BE GROUNDED AT ANTENNA LEVEL AND PRIOR TO ENTERING SHELTER ENTRY PANEL.
4. CABLE ALSO TO BE GROUNDED TO GROUND BAR AT TOWER BASE IF APPLICABLE.
5. USE ONLY TIN PLATED GROUNDING KITS.



- NOTES:
1. DETAIL IS CONCEPTUAL ONLY. PLEASE SEE ECR AND LAYOUT SHEETS FOR ACTUAL EQUIPMENT CONFIGURATION.
2. GROUND CONNECTIONS MUST BE DOUBLE HOLE CONNECTION. SPECIAL EXCEPTION ONLY TO EQUIPMENT THAT WILL NOT ALLOW FOR A DOUBLE HOLE CONNECTION.

5 TYPICAL APPURTENANCE GROUNDING
SCALE: N.T.S.

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA
CONSULTING ENGINEERS, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

NO.		BY		DATE		DESCRIPTION	
		JJR		06/06/23		ISSUED FOR REVIEW	
1		JJR		06/22/23		UPDATE PER REVISED COMPOUND SIZE/DISCONNECT LOCATION	
2		APD		06/22/23		ISSUED FOR FINAL	
3		TJS		06/30/23		REVISED PER NEW RFDS	

MGD LOC. #
5000926022

RAND & 53
TEMP_ASSET

1500 SHURE DR.
ARLINGTON HEIGHTS, IL 60004

DRAWN BY:	JJR
CHECKED BY:	DS
DATE:	04/19/23
PROJECT #:	194-072

SHEET TITLE
GROUNDING
DETAILS

SHEET NUMBER

E-1



WEST > Upper Midwest > Illinois/Wisconsin > Elgin-1 > RAND&53_Temp_Asset
Mcdaniel, Jessie - jessie.mcdaniel@verizonwireless.com - 20230627_102037

Project Details		Location Information	
Carrier Aggregation	N	Site Id	617386575
Ecip	N	Search Ring#	
Project Name	COW SPECIAL EVENT	E-NodeB ID#	null
Project Alt Name	COW SPECIAL EVENT	PSLC#	0
Project Id	17064021	Switch Name	Elgin-1
Designed Sector Carrier 4G	24	Tower Type	
Designed Sector Carrier 5G	6	Site Type	TEMPORARY
Additional Sector Carrier 4G	0	Street Address	1500 Shure Drive
Additional Sector Carrier 5G	0	City	Arlington Heights
Suffix		State	IL
FP Solution Type & Tech Type	MCR;4G_700;4G_850;5G_850;4G_AWS;4G_CBRS;5G_L-Sub6;4G_PCS	Zip Code	60004
		County	Cook
		Latitude	42.13765
		Longitude	-87.99967

Project Scope	

Non Antenna Summary											
Added Non Antenna											
Equipment Type	Locatio	700	850	1900	AWS	CBRS	L-Sub6	Make	Model	Install Type	Quantit
Hybrid Cable	Tower							N/A	1x1 Hybrid Jumper	PHYSICAL	6
Diplexer	Ground (Outdoor							Commscope	CDX1923Q-DS-43	PHYSICAL	3
Coaxial Cables	Tower							N/A	1/2" Coax	PHYSICAL	18
RRU	Tower					LTE		Ericsson	4408 B48 DC	PHYSICAL	3
RRU	Tower			LTE	LTE			Ericsson	8843	PHYSICAL	3
RRU	Tower	LTE	5G,LTE					Ericsson	4449	PHYSICAL	3
RRU	Tower						5G	Ericsson	AIR6449	PHYSICAL	3

Removed Non Antenna															
Equipm ent Type	Locat ion	700	850	1900	AWS	AWS3	CBRS	LAA	L-Sub	28GHz	31GHz	39GHz	Make	Model	Quant ity

Retained Non Antenna															
Equipm ent Type	Locat ion	700	850	1900	AWS	AWS3	CBRS	LAA	L-Sub	28GHz	31GHz	39GHz	Make	Model	Quant ity

Added: 39	Removed: 0	Retained: 0
-----------	------------	-------------

Antenna Summary												
Added Antenna												
700	850	1900	AWS	CBRS	L-Sub6	Make	Model	Center line	Tip Height	Azimuth	Install Type	Quantity
LTE	5G,LTE	LTE	LTE			COMMSCOPE	NHH-45B-R2B	50	53	50(1),190(2),310(3)	PHYSICAL	3
				LTE		ERICSSON	KRE105281/1	55	55.3	50(19),190(20),310(21)	PHYSICAL	3
					5G	Ericsson	AIR6449	57.6	58.9	50(1),190(2),310(3)	PHYSICAL	3

Removed Antenna																	
700	850	1900	AWS	AWS3	CBRS	LAA	L-Sub	28GHz	31GHz	39GHz	Make	Model	Centerline	Tip Height	Azimuth	Install Type	Quantity

Retained Antenna																	
700	850	1900	AWS	AWS3	CBRS	LAA	L-Sub	28GHz	31GHz	39GHz	Make	Model	Centerline	Tip Height	Azimuth	Install Type	Quantity

Added: 9	Removed: 0	Retained: 0
----------	------------	-------------

Services			
1900 LTE	CAND		
Sector	01	02	03
Azimuth	50	190	310
Cell/Enodeb-Id			
Antenna Model	NHH-45B-R2B	NHH-45B-R2B	NHH-45B-R2B
Antenna Make	COMMSCOPE	COMMSCOPE	COMMSCOPE
Centerline	50	50	50
DLEARFCN	925	925	925
Mech Down-tilt	0	0	0
Elect Down-tilt	2	1	2
Tip Height	53	53	53
Regulatory Power	1111.70 (W/MHz) EIRP	1111.70 (W/MHz) EIRP	1111.70 (W/MHz) EIRP
Cell Max Power	47.78 dBm	47.78 dBm	47.78 dBm
TMA Make			
TMA Model			
RRU Make	Ericsson	Ericsson	Ericsson
RRU Model	8843	8843	8843
Number of Tx,Rx	4 , 4	4 , 4	4 , 4
Position			
Transmitter Id	16806590	16806593	16806596
Source	VZNPP	VZNPP	VZNPP
Bandwidth	5	5	5
Ant. Dimensions H x W x D(inch)	72.0 x 17.99 x 7.0	72.0 x 17.99 x 7.0	72.0 x 17.99 x 7.0
Weight(lb)	73.44	73.44	73.44

Services				
700 LTE	CAND			
Sector	01	02	03	
Azimuth	50	190	310	
Cell/Enodeb-Id				
Antenna Model	NHH-45B-R2B	NHH-45B-R2B	NHH-45B-R2B	
Antenna Make	COMMSCOPE	COMMSCOPE	COMMSCOPE	
Centerline	50	50	50	
DLEARFCN	5230	5230	5230	
Mech Down-tilt	0	0	0	
Elect Down-tilt	4	2	2	
Tip Height	53	53	53	
Regulatory Power	167.40 (W/MHz) ERP	167.40 (W/MHz) ERP	167.40 (W/MHz) ERP	
Cell Max Power	47.78 dBm	47.78 dBm	47.78 dBm	
TMA Make				
TMA Model				
RRU Make	Ericsson	Ericsson	Ericsson	
RRU Model	4449	4449	4449	
Number of Tx,Rx	4 , 4	4 , 4	4 , 4	
Position				
Transmitter Id	16806589	16806592	16806595	
Source	VZNPP	VZNPP	VZNPP	
Bandwidth	10	10	10	
Ant. Dimensions H x W x D(inch)	72.0 x 17.99 x 7.0	72.0 x 17.99 x 7.0	72.0 x 17.99 x 7.0	
Weight(lb)	73.44	73.44	73.44	

Services				
850 LTE	CAND			
Sector	01	02	03	
Azimuth	50	190	310	
Cell/Enodeb-Id				
Antenna Model	NHH-45B-R2B	NHH-45B-R2B	NHH-45B-R2B	
Antenna Make	COMMSCOPE	COMMSCOPE	COMMSCOPE	
Centerline	50	50	50	
DLEARFCN	2561	2561	2561	
Mech Down-tilt	0	0	0	
Elect Down-tilt	4	2	2	
Tip Height	53	53	53	
Regulatory Power	392.48 (W/MHz) ERPSD	392.48 (W/MHz) ERPSD	392.48 (W/MHz) ERPSD	
Cell Max Power	44.7 dBm	44.7 dBm	44.7 dBm	
TMA Make				
TMA Model				
RRU Make	Ericsson	Ericsson	Ericsson	
RRU Model	4449	4449	4449	
Number of Tx,Rx	4 , 4	4 , 4	4 , 4	
Position				
Transmitter Id	16806610	16806611	16806612	
Source	VZNPP	VZNPP	VZNPP	
Bandwidth	10	10	10	
Ant. Dimensions H x W x D(inch)	72.0 x 17.99 x 7.0	72.0 x 17.99 x 7.0	72.0 x 17.99 x 7.0	
Weight(lb)	73.44	73.44	73.44	

Services				
850 NR	CAND			
Sector	0001	0002	0003	
Azimuth	50	190	310	
Cell/Enodeb-Id				
Antenna Model	NHH-45B-R2B	NHH-45B-R2B	NHH-45B-R2B	
Antenna Make	COMMSCOPE	COMMSCOPE	COMMSCOPE	
Centerline	50	50	50	
DLEARFCN	2561	2561	2561	
Mech Down-tilt	0	0	0	
Elect Down-tilt	4	2	2	
Tip Height	53	53	53	
Regulatory Power	392.48 (W/MHz) ERPSD	392.48 (W/MHz) ERPSD	392.48 (W/MHz) ERPSD	
Cell Max Power	44.7 dBm	44.7 dBm	44.7 dBm	
TMA Make				
TMA Model				
RRU Make	Ericsson	Ericsson	Ericsson	
RRU Model	4449	4449	4449	
Number of Tx,Rx	4 , 4	4 , 4	4 , 4	
Position				
Transmitter Id	16806610	16806611	16806612	
Source	VZNPP	VZNPP	VZNPP	
Bandwidth	10	10	10	
Ant. Dimensions H x W x D(inch)	72.0 x 17.99 x 7.0	72.0 x 17.99 x 7.0	72.0 x 17.99 x 7.0	
Weight(lb)	73.44	73.44	73.44	

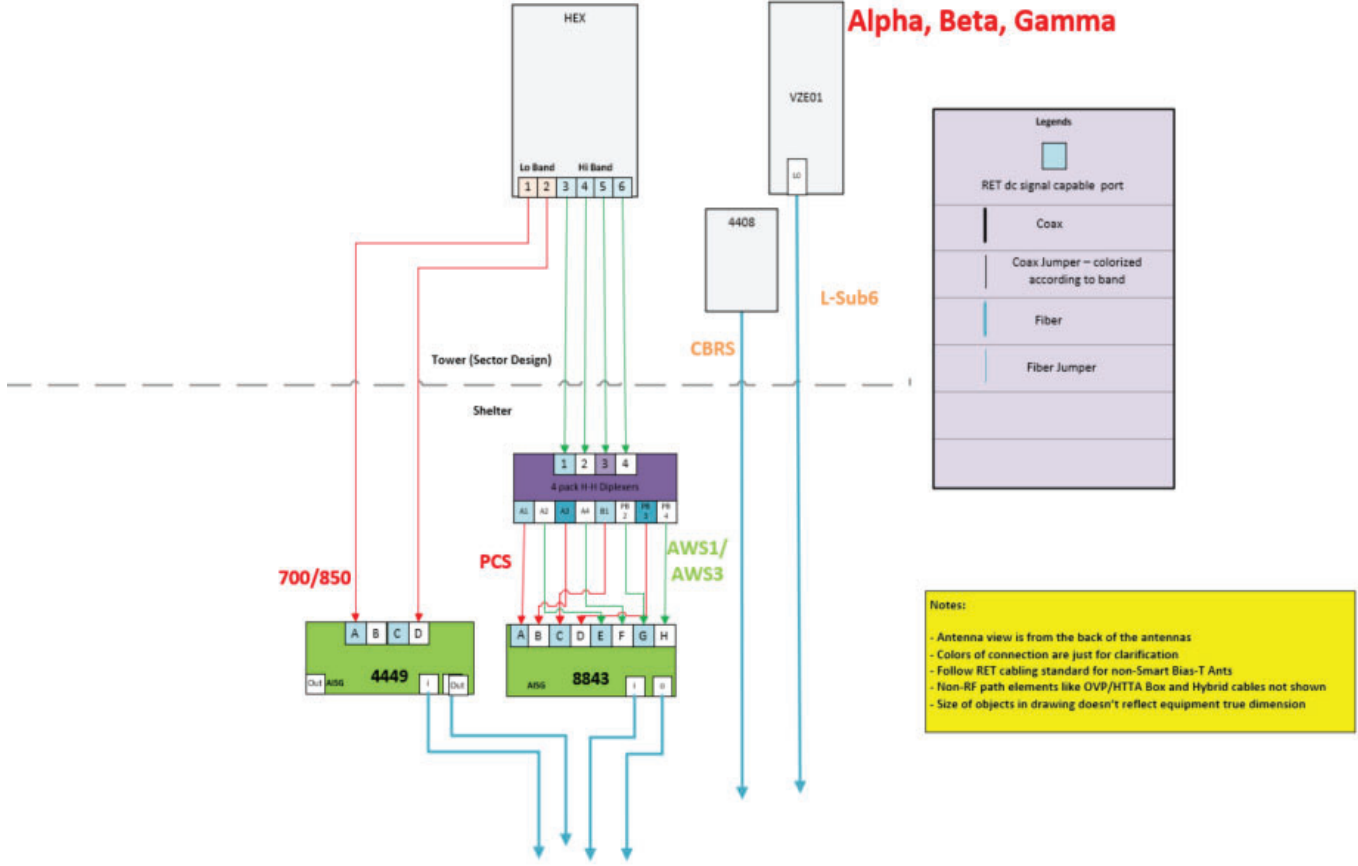
Services				
AWS LTE	CAND			
Sector	01	02	03	
Azimuth	50	190	310	
Cell/Enodeb-Id				
Antenna Model	NHH-45B-R2B	NHH-45B-R2B	NHH-45B-R2B	
Antenna Make	COMMSCOPE	COMMSCOPE	COMMSCOPE	
Centerline	50	50	50	
DLEARFCN	2050	2050	2050	
Mech Down-tilt	0	0	0	
Elect Down-tilt	2	1	2	
Tip Height	53	53	53	
Regulatory Power	327.21 (W/MHz) EIRP	327.21 (W/MHz) EIRP	327.21 (W/MHz) EIRP	
Cell Max Power	47.78 dBm	47.78 dBm	47.78 dBm	
TMA Make				
TMA Model				
RRU Make	Ericsson	Ericsson	Ericsson	
RRU Model	8843	8843	8843	
Number of Tx,Rx	4 , 4	4 , 4	4 , 4	
Position				
Transmitter Id	16806591	16806594	16806597	
Source	VZNPP	VZNPP	VZNPP	
Bandwidth	20	20	20	
Ant. Dimensions H x W x D(inch)	72.0 x 17.99 x 7.0	72.0 x 17.99 x 7.0	72.0 x 17.99 x 7.0	
Weight(lb)	73.44	73.44	73.44	

Services						
CBAND NR	CAND					
Sector	0001	0002	0003			
Azimuth	50	190	310			
Cell/Enodeb-Id						
Antenna Model	AIR6449	AIR6449	AIR6449			
Antenna Make	Ericsson	Ericsson	Ericsson			
Centerline	57.6	57.6	57.6			
DLEARFCN	648672	648672	648672			
Mech Down-tilt	0	0	0			
Elect Down-tilt	6	6	6			
Tip Height	58.9	58.9	58.9			
Regulatory Power	1365.07 (W/MHz) EIRP	1365.07 (W/MHz) EIRP	1365.07 (W/MHz) EIRP			
Cell Max Power	50.8 dBm	50.8 dBm	50.8 dBm			
TMA Make						
TMA Model						
RRU Make	Ericsson	Ericsson	Ericsson			
RRU Model	AIR6449	AIR6449	AIR6449			
Number of Tx,Rx	2 , 2	2 , 2	2 , 2			
Position						
Transmitter Id	16806613	16806614	16806615			
Source	VZNPP	VZNPP	VZNPP			
Bandwidth	60	60	60			
Ant. Dimensions H x W x D(inch)	30.8 x 16.1 x 10.8	30.8 x 16.1 x 10.8	30.8 x 16.1 x 10.8			
Weight(lb)	88.0	88.0	88.0			

Services						
CBRS LTE	CAND					
Sector	19	20	21			
Azimuth	50	190	310			
Cell/Enodeb-Id						
Antenna Model	KRE105281/1	KRE105281/1	KRE105281/1			
Antenna Make	ERICSSON	ERICSSON	ERICSSON			
Centerline	55	55	55			
DLEARFCN	55790, 55890, 55990, 56090	55790, 55890, 55990, 56090	55790, 55890, 55990, 56090			
Mech Down-tilt	0	0	0			
Elect Down-tilt	8, 8, 8, 8	8, 8, 8, 8	8, 8, 8, 8			
Tip Height	55.3	55.3	55.3			
Regulatory Power	28.03 (W/MHz) EIRPSD	28.03 (W/MHz) EIRPSD	28.03 (W/MHz) EIRPSD			
Cell Max Power	37.0 dBm	37.0 dBm	37.0 dBm			
TMA Make						
TMA Model						
RRU Make	Ericsson	Ericsson	Ericsson			
RRU Model	4408 B48 DC	4408 B48 DC	4408 B48 DC			
Number of Tx,Rx	4 , 4	4 , 4	4 , 4			
Position						
Transmitter Id	16806598, 16806599, 16806600, 16806601	16806602, 16806603, 16806604, 16806605	16806606, 16806607, 16806608, 16806609			
Source	VZNPP	VZNPP	VZNPP			
Bandwidth	10, 10, 10, 10	10, 10, 10, 10	10, 10, 10, 10			
Ant. Dimensions H x W x D(inch)	7.87 x 7.87 x 0.98	7.87 x 7.87 x 0.98	7.87 x 7.87 x 0.98			
Weight(lb)	1.76	1.76	1.76			

Callsigns Per Antenna																			
Sector	Make	Model	Ant CL Height AG	Ant Tip Height	Azimuth	Elect Down-tilt	Mech Down-tilt	Gain	Bandwidth	Regulatory Power	700	850	1900	2100	28 GHz	31 GHz	39 GHz		
20	ERICSSON	KRE105281/1	55	55.3	190	8	0	8.848	62	28.03									
19	ERICSSON	KRE105281/1	55	55.3	50	8	0	8.848	62	28.03									
0003	COMMSCOPE	NH4-45B-R2B	50	53	310	2	0	15.09	42.75	392.48		KNKA200							
21	ERICSSON	KRE105281/1	55	55.3	310	8	0	8.848	62	28.03									
02	COMMSCOPE	NH4-45B-R2B	50	53	190	2	0	15.09	42.75	392.48		KNKA200							
01	COMMSCOPE	NH4-45B-R2B	50	53	50	2	0	17.531	44.5	1111.7			KNLF207						
03	COMMSCOPE	NH4-45B-R2B	50	53	310	2	0	14.365	47.5	167.4	WQJQ691								
20	ERICSSON	KRE105281/1	55	55.3	190	8	0	8.848	62	28.03									
19	ERICSSON	KRE105281/1	55	55.3	50	8	0	8.848	62	28.03									
21	ERICSSON	KRE105281/1	55	55.3	310	8	0	8.848	62	28.03									
0002	Ericsson	AIR6449	57.6	58.9	190	8	0	22.95	95	1365.07									
03	COMMSCOPE	NH4-45B-R2B	50	53	310	2	0	17.531	44.5	1111.7			KNLF207						
03	COMMSCOPE	NH4-45B-R2B	50	53	310	2	0	15.09	42.75	392.48		KNKA200							
0002	COMMSCOPE	NH4-45B-R2B	50	53	190	2	0	15.09	42.75	392.48		KNKA200							
01	COMMSCOPE	NH4-45B-R2B	50	53	50	4	0	14.399	47.5	167.4	WQJQ691								
02	COMMSCOPE	NH4-45B-R2B	50	53	190	2	0	14.365	47.5	167.4	WQJQ691								
19	ERICSSON	KRE105281/1	55	55.3	50	8	0	8.848	62	28.03									
21	ERICSSON	KRE105281/1	55	55.3	310	8	0	8.848	62	28.03									
0001	COMMSCOPE	NH4-45B-R2B	50	53	50	4	0	15.184	43	392.48		KNKA200							
0001	Ericsson	AIR6449	57.6	58.9	50	6	0	22.95	95	1365.07									
01	COMMSCOPE	NH4-45B-R2B	50	53	50	4	0	15.184	43	392.48		KNKA200							
20	ERICSSON	KRE105281/1	55	55.3	190	8	0	8.848	62	28.03									
0003	Ericsson	AIR6449	57.6	58.9	310	6	0	22.95	95	1365.07									
02	COMMSCOPE	NH4-45B-R2B	50	53	190	1	0	17.982	39.75	327.21				WQGA952.WQ B264					
20	ERICSSON	KRE105281/1	55	55.3	190	8	0	8.848	62	28.03									
21	ERICSSON	KRE105281/1	55	55.3	310	8	0	8.848	62	28.03									
02	COMMSCOPE	NH4-45B-R2B	50	53	190	1	0	17.458	44.5	1111.7			KNLF207						
01	COMMSCOPE	NH4-45B-R2B	50	53	50	2	0	18.149	39.25	327.21				WQGA952.WQ B264					
03	COMMSCOPE	NH4-45B-R2B	50	53	310	2	0	18.149	39.25	327.21				WQGA952.WQ B264					
19	ERICSSON	KRE105281/1	55	55.3	50	8	0	8.848	62	28.03									

Callsigns																			
Callsign	Market	Radio Code	Market #	Block	State	County	License Name	Wholly Owner	Total MHz	Freq Range 1	Freq Range 2	Freq Range 3	Freq Range 4	Regulator y Power	Threshold (W)	POPs/Sq. mil	Status	Action	Approve for Insvc
WQJQ891	Great Lakes	WU	REA003	C	IL	17031	Celco Partnershi	Yes	22.000	746.000 - 757.000/0 00 - .000	776.000 - 787.000/0 00 - .000	746.000 - 757.000/0 00 - .000	776.000 - 787.000/0 00 - .000	167.4	1000	5580.63	proposed	added	1
KNKA200	Chicago, IL	CL	CMA003	B	IL	17031	Chicago SMSA LP	No	25.000	835.000 - 845.000/84 6.500 - 849.000	880.000 - 890.000/89 1.500 - 894.000	835.000 - 845.000/84 6.500 - 849.000	880.000 - 890.000/89 1.500 - 894.000	392.48	400	5580.63	proposed	added	1
KNLF207	Chicago	CW	MTA003	B	IL	17031	Celco Partnershi	Yes	10.000	1880.000 - 1885.000/ 000 - .000	1960.000 - 1965.000/ 000 - .000	1880.000 - 1885.000/ 000 - .000	1960.000 - 1965.000/ 000 - .000	1111.7	1640	5580.63	proposed	added	1
CBRS_CALLIGN	UNLICENSED	3.5 GHz	UNLICENSED	UNLICENSED	IL	UNLICENSED	UNLICENSED	UNLICENSED	UNLICENSED	UNLICENSED - UNLICENSED - UNLICENSED	UNLICENSED - UNLICENSED - UNLICENSED	- / -	- / -	28.03		5580.63	proposed	- / -	
WRLD569	D17031 - Cook, IL	PL	D17031	0	IL	17031	Verizon Wireless Network Procurement tLP	Yes	100.000	3550.000 - 3650.000/ 000 - .000	.000 - .000/000 - .000	3550.000 - 3650.000/ 000 - .000	.000 - .000/000 - .000	28.03	501	5580.63	proposed	added	1
WRLD571	D17031 - Cook, IL	PL	D17031	0	IL	17031	Verizon Wireless Network Procurement tLP	Yes	100.000	3550.000 - 3650.000/ 000 - .000	.000 - .000/000 - .000	3550.000 - 3650.000/ 000 - .000	.000 - .000/000 - .000	28.03	501	5580.63	proposed	added	1
WRLD570	D17031 - Cook, IL	PL	D17031	0	IL	17031	Verizon Wireless Network Procurement tLP	Yes	100.000	3550.000 - 3650.000/ 000 - .000	.000 - .000/000 - .000	3550.000 - 3650.000/ 000 - .000	.000 - .000/000 - .000	28.03	501	5580.63	proposed	added	1
WRLD572	D17031 - Cook, IL	PL	D17031	0	IL	17031	Verizon Wireless Network Procurement tLP	Yes	100.000	3550.000 - 3650.000/ 000 - .000	.000 - .000/000 - .000	3550.000 - 3650.000/ 000 - .000	.000 - .000/000 - .000	28.03	501	5580.63	proposed	added	1
WQGB264	Chicago, IL	AIW	CMA003	A	IL	17031	Celco Partnershi	Yes	20.000	1710.000 - 1720.000/ 000 - .000	2110.000 - 2120.000/ 000 - .000	1710.000 - 1720.000/ 000 - .000	2110.000 - 2120.000/ 000 - .000	327.21	1640	5580.63	proposed	added	1
WRNE596	Chicago, IL	PM	PEA003	A1	IL	17031	Celco Partnershi	Yes	20.000	3700.000 - 3720.000/ 000 - .000	.000 - .000/000 - .000	3700.000 - 3720.000/ 000 - .000	.000 - .000/000 - .000	1365.07	1640	5580.63	proposed	added	1
WRNE597	Chicago, IL	PM	PEA003	A2	IL	17031	Celco Partnershi	Yes	20.000	3720.000 - 3740.000/ 000 - .000	.000 - .000/000 - .000	3720.000 - 3740.000/ 000 - .000	.000 - .000/000 - .000	1365.07	1640	5580.63	proposed	added	1
WRNE598	Chicago, IL	PM	PEA003	A3	IL	17031	Celco Partnershi	Yes	20.000	3740.000 - 3760.000/ 000 - .000	.000 - .000/000 - .000	3740.000 - 3760.000/ 000 - .000	.000 - .000/000 - .000	1365.07	1640	5580.63	proposed	added	1
WQGA952	Chicago-Geary-Kenosha , IL-IN-WI	AIW	BEA064	B	IL	17031	Celco Partnershi	Yes	20.000	1720.000 - 1730.000/ 000 - .000	2120.000 - 2130.000/ 000 - .000	1720.000 - 1730.000/ 000 - .000	2120.000 - 2130.000/ 000 - .000	327.21	1640	5580.63	proposed	added	1





Conceptual Plan Review Committee
1/10/2024

Item: Doctors Subdivision - 2010-2020 S. Arlington Heights Rd. - T1831

Department: Planning & Community Development Department

Requested Action

–
Amendment to Planned Unit Development (PUD) Ordinance #70-089 and #02-019 to modify a previously approved parking variation.

Variations Required

–
1. Chapter 28, Section 10.4-2, to allow 127 parking stalls where code requires 200 parking stalls.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed amendment to Planned Unit Development Ordinance #70-089 and #02-019 to modify a previously approved parking variation, along with the following variation:

? Chapter 28, Section 10.4-2, to allow 127 parking stalls where code requires 200 parking stalls.

The Staff Development Committee is generally supportive of this application, subject to the site providing sufficient parking to accommodate demand, along with resolution of the following:

1. The petitioner shall proceed with implementation of a long-term shared parking agreement with the neighboring property owner to the south (2020 S. Arlington Heights Road), along with an allowance to expand the parking areas in general conformance with the expanded parking concept from the 2002 PUD amendment.
2. If warranted, which shall be at the discretion of the Village, the petitioner shall expand the parking in general conformance to the 2002 expanded parking concept.
3. The petitioner shall evaluate, propose, and implement (if required by the Village) a reconfiguration of the front parking area on the subject property to

improve circulation and increase the parking supply.

4. Petitioner shall provide a parking analysis from a certified traffic engineer that includes a three-day survey of the parking on the subject property, the property to the south, and street parking on Seegers Road. This analysis shall include an estimate for future parking demand based on full occupancy of the subject property with medical offices.

5. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

6. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report

Aerial

Project Narrative

Plat of Survey

Type

Board or Commission Report

Exhibits

Exhibits

Exhibits



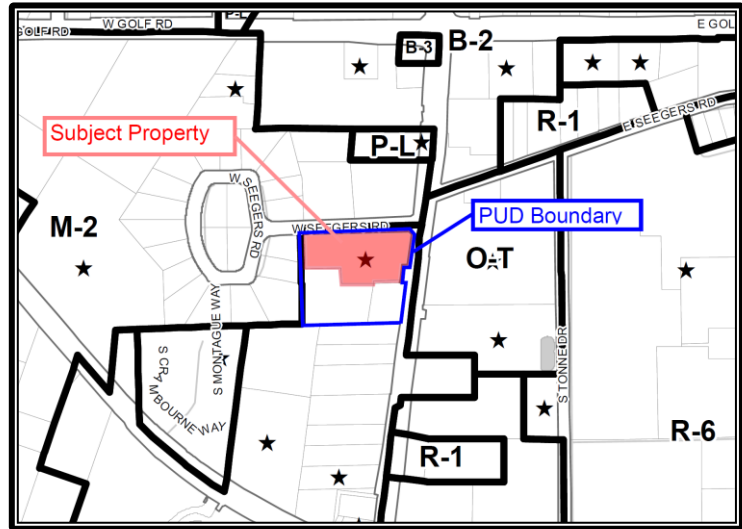
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Temp File Number: T1831
Project Title: Doctor's Subdivision PUD
 Amendment
Location: 2010-2020 S. Arlington Heights Rd.
PIN: 08-16-200-070 through -073

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: January 10, 2024
Date Prepared: January 5, 2024

Petitioner: Samuel A. Orticelli, Esq.
Address: 432 Tremingham Way
 Venice, FL 34293

Existing Zoning: B-2: General Business District
Comprehensive Plan: Offices Only



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	M-2: Limited Heavy Manufacturing District	Multi-tenant office building	Institutional, R&D, Manufacturing, Warehousing
South	B-2: General Business District	Multi-tenant office building	Offices Only
East	O-T: Office Transitional District	Multi-tenant office complex (vacant)	Mixed-Use
West	M-2: Limited Heavy Manufacturing District	Multi-tenant Office/Light Industrial buildings	R&D, Manufacturing, Warehousing

Requested Action:

- Amendment to Planned Unit Development (PUD) Ordinance #70-089 and #02-019 to modify a previously approved parking variation.

Variations Required:

- Chapter 28, Section 10.4-2, to allow 127 parking stalls where code requires 200 parking stalls.

Project Background:

The subject property is located at the southwest corner of Arlington Heights Road and Seegers Road and is occupied by an approximately 40,000 square foot multi-tenant office building that was constructed in the 1970's. The structure is primarily tenanted by medical office users, which comprise approximately 61% of the existing floor area within the building. The remaining floor area is either leased to standard office users (21.3%) or is vacant (17.7%). Several of the existing medical office tenants are expected to vacate the building in 2024 as their leases are set to expire.

The site contains two separate parking areas; the first is located at the front of the building and contains 65 parking stalls with access from both Arlington Heights Road and Seegers Road. The second parking area contains 62 parking stalls and is located at the rear of the building with access from Seegers Road. At its intersection with Arlington Heights Road, Seegers Road provides two outbound lanes of non-signalized full access (a separate right turn lane and left turn lane), as well as one inbound lane of travel.

The petitioner purchased the property in 2021 and would like to have the ability to lease any space within the building to a medical office tenant. However, the subject property operates at a parking deficit, and without a variation being granted, only standard office users would be allowed. As such, they are intending to submit a Plan Commission application requesting approval of a parking variation. Because the property is part of a Planned Unit Development (PUD), the parking variation can only be granted as part of a PUD amendment.

Zoning and Comprehensive Plan

The subject property is zoned B-2, General Business District and the original PUD on the property was approved in 1970 via Ordinance 70-089. This PUD was to occur as a two phased development with the present building on the site consisting of Phase I, and the second phase to involve either a second building to the south, or a building addition to the Phase I building along the southern side. Phase II was never constructed, however, the PUD was subdivided in 1975 to create a singular lot for the subject property (Lot 1 – 2010 S. Arlington Heights Road), and a second lot for the Phase II site (Lot 2 – 2020 S. Arlington Heights Road). In 2002, the PUD was amended to allow development of the Phase II site with an office building for non-medical office tenants, and a parking variation was granted to the Phase II site to allow 157 parking stalls where 203 were required. The second building in the PUD was subsequently constructed on Lot 2 and is currently occupied by the Occupational Safety and Health Administration (OSHA). Between the two sites, a total of 281 parking spaces are provided.

The Comprehensive Plan classifies the subject property as appropriate for "Offices Only" and the existing and proposed medical office uses on the subject property are compatible with this designation.

Building, Site and Landscaping:

The petitioner is not proposing any site or building modifications as part of their request. The Village will inspect all on-site landscaping as part of any Plan Commission review process, and missing or deteriorated landscaping must be replaced.

Parking and Traffic:

Per Chapter 28, Section 6.12-1(2)a, the petitioner is required to provide a detailed traffic and parking study prepared by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, and parking. Based upon a preliminary review, the Staff Development Committee is not aware of any traffic issues related to this PUD, and so a detailed traffic

study may not be necessary. However, in order to justify the parking variation, a detailed parking study must be provided, which surveys the existing parking usage on the 2010 and 2020 S. Arlington Heights Road sites over a three-day period, as well as the adjacent street parking located along Seegers Road. Furthermore, the study shall estimate future parking demand based on full occupancy of the 2010 South Arlington Heights Road site with entirely medical office users.

It should be noted that during the 2002 PUD amendment that granted entitlements for construction of the OSHA building, a condition of approval was added to require both lots within the PUD to pursue a reciprocal shared parking agreement. Detailed negotiations took place in 2002, but no shared parking agreement was reached. Should the requested parking variation be approved, both lots within the PUD will operate with a significant parking deficit and shared parking would allow the PUD to maximize the parking areas on each site. In anticipation of a shared parking agreement, the 2002 PUD amendment included a conceptual site plan showing how additional parking areas could be constructed within the PUD if both properties agreed to allow shared parking, increasing the overall combined parking supply by 19 parking stalls. Furthermore, the petitioner should evaluate and implement modifications to the parking supply within the front parking lot on the subject property, which would enhance circulation and allow a slight increase to the parking supply in that area.

As noted above, the petitioner has requested the following parking variation:

- **Chapter 28, Section 10.4-2, to allow 127 parking stalls where code requires 200 parking stalls**

The detailed parking calculations are included in Exhibit I at the end of this report. In order to justify the request, the requested variation must comply with the following standards for approval:

- **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
- **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
- **The proposed variation is in harmony with the spirit and intent of this Chapter.**
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

The petitioner has submitted an initial response to the variation approval criteria, which shall be evaluated upon receipt of a complete application and analysis of the parking data.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed amendment to Planned Unit Development Ordinance #70-089 and #02-019 to modify a previously approved parking variation, along with the following variation:

- **Chapter 28, Section 10.4-2, to allow 127 parking stalls where code requires 200 parking stalls.**

The Staff Development Committee is generally supportive of this application, subject to the site providing sufficient parking to accommodate demand, along with resolution of the following:

1. The petitioner shall proceed with implementation of a long-term shared parking agreement with the neighboring property owner to the south (2020 S. Arlington Heights Road), along with an allowance to expand the parking areas in general conformance with the expanded parking concept from the 2002 PUD amendment.
2. If warranted, which shall be at the discretion of the Village, the petitioner shall expand the parking in general conformance to the 2002 expanded parking concept.
3. The petitioner shall evaluate, propose, and implement (if required by the Village) a reconfiguration of the front parking area on the subject property to improve circulation and increase the parking supply.
4. Petitioner shall provide a parking analysis from a certified traffic engineer that includes a three-day survey of the parking on the subject property, the property to the south, and street parking on Seegers Road. This analysis shall include an estimate for future parking demand based on full occupancy of the subject property with medical offices.
5. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
6. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

January 5, 2024

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1831

Exhibit I – Existing & Proposed Parking

Proposed Parking:

Tenant	Suite	Use	Square Footage	Parking Ratio	Parking Required
Any Future Medical Office User	41/45	Medical Office	4,144	1 space per 200 sq. ft.	21
Any Future Medical Office User	100	Medical Office	1,329	1 space per 200 sq. ft.	7
Any Future Medical Office User	101	Medical Office	5,909	1 space per 200 sq. ft.	30
Any Future Medical Office User	110	Medical Office	2,742	1 space per 200 sq. ft.	14
Any Future Medical Office User	121	Medical Office	2,742	1 space per 200 sq. ft.	14
Any Future Medical Office User	141	Medical Office	1,349	1 space per 200 sq. ft.	7
Any Future Medical Office User	200	Medical Office	1,565	1 space per 200 sq. ft.	8
Any Future Medical Office User	209	Medical Office	3,150	1 space per 200 sq. ft.	16
Any Future Medical Office User	210	Medical Office	2,313	1 space per 200 sq. ft.	12
Any Future Medical Office User	215	Medical Office	1,229	1 space per 200 sq. ft.	6
Any Future Medical Office User	218	Medical Office	1,231	1 space per 200 sq. ft.	6
Any Future Medical Office User	219	Medical Office	1,416	1 space per 200 sq. ft.	7
Any Future Medical Office User	225	Medical Office	1,223	1 space per 200 sq. ft.	6
Any Future Medical Office User	235	Medical Office	1,745	1 space per 200 sq. ft.	9
Any Future Medical Office User	240	Medical Office	1,762	1 space per 200 sq. ft.	9
Any Future Medical Office User	300	Medical Office	6,229	1 space per 200 sq. ft.	31
PARKING REQUIRED					200
PARKING PROVIDED					127
SURPLUS / (DEFICIT)					-73

Parking Calculations Based on Current Site Occupancy:

Tenant	Suite	Use	Square Footage	Parking Ratio	Parking Required
Vacant	41/45	Vacant	4,144	1 space per 200 sq. ft.	21
Northwest Adult Medicine	100	Medical Office	1,329	1 space per 200 sq. ft.	7
Nihon Medical Clinic, S.C.	101	Medical Office	5,909	1 space per 200 sq. ft.	30
Signature Medical Group	110	Medical Office	2,742	1 space per 200 sq. ft.	14
McNelis Family Eye Care Ltd.	121	Medical Office	2,742	1 space per 200 sq. ft.	14
Midwest Professional Medical Care Inc.	141	Medical Office	1,349	1 space per 200 sq. ft.	7
Vacant	200	Vacant	1,565	1 space per 200 sq. ft.	8
Accumed Center/Patel	209	Medical Office	3,150	1 space per 200 sq. ft.	16
Exponent, Inc.	210	Prof. Office	2,313	1 space per 300 sq. ft.	8
Chicago Family Wellness	215	Medical Office	1,229	1 space per 200 sq. ft.	6
Dr. Edward Shim DDS, Ltd.	218	Medical Office	1,231	1 space per 200 sq. ft.	6
Vacant	219	Vacant	1,416	1 space per 200 sq. ft.	7
Prisms Group, LLC	225	Medical Office	1,223	1 space per 200 sq. ft.	6
SIWA Enterprises, Inc	235	Medical Office	1,745	1 space per 200 sq. ft.	9
Advanced Reproductive Center	240	Medical Office	1,762	1 space per 200 sq. ft.	9
Advanced Sleep Therapy, Ltd.	300	Prof. Office	6,229	1 space per 300 sq. ft.	21
PARKING REQUIRED					186
PARKING PROVIDED					127
SURPLUS / (DEFICIT)					-59

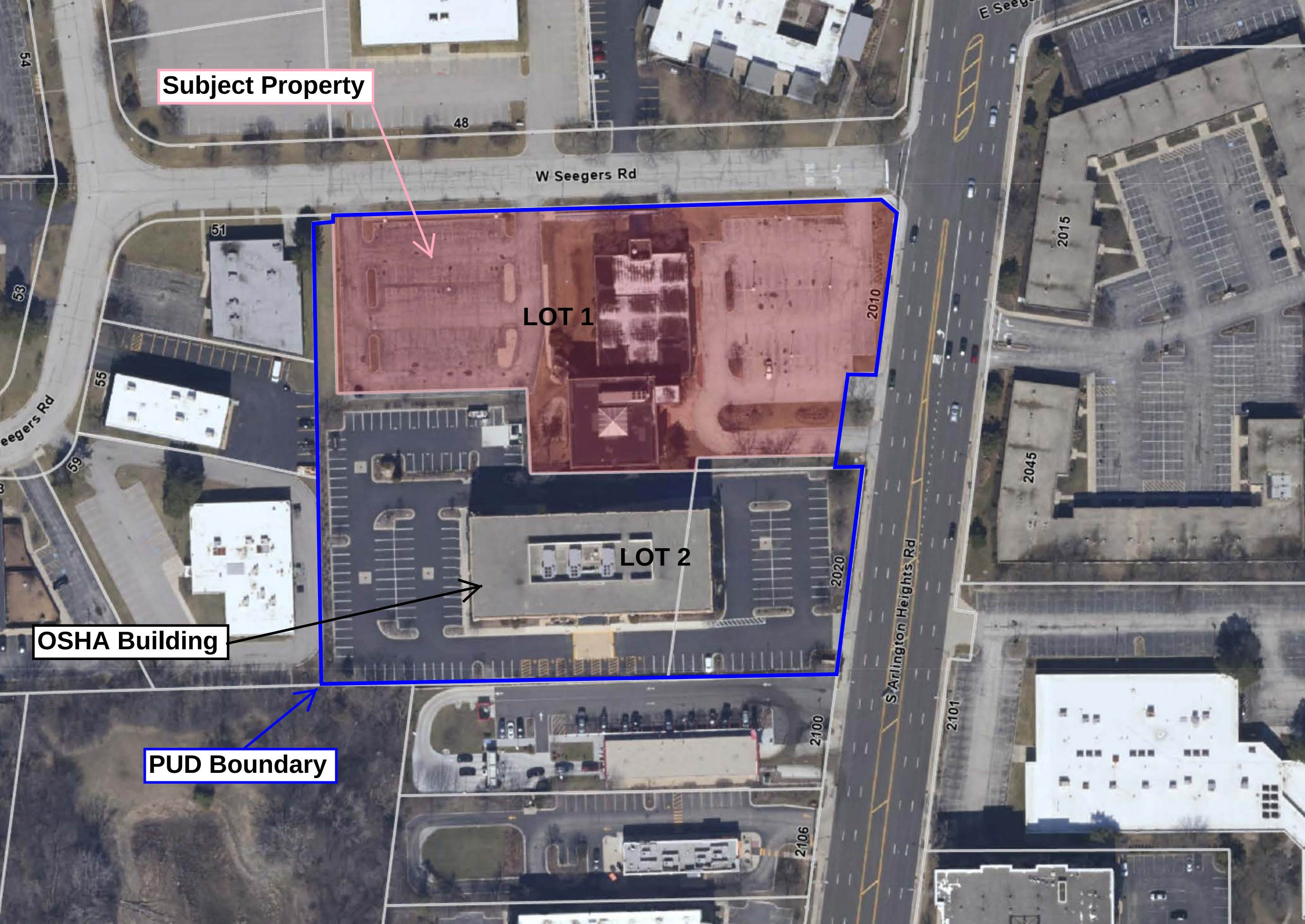
Subject Property

LOT 1

LOT 2

OSHA Building

PUD Boundary



2010 Arlington Heights Road
Application for Zoning Variance
Project Narrative

SG Arlington Heights MOB LLC, a Georgia limited liability company (the “**Owner**”), is the owner of 2010 Arlington Heights Road (“**Lot 1**”), having acquired it in December of 2021. The Owner is seeking an amendment to PUD Ordinances #70-089 and #02-019 to approve a variance to allow 127 parking stalls which currently exist on Lot 1 where the Village contends that the Zoning Code requires a minimum of 200 parking stalls.

The background and history of Lot 1 is that it, along with a parcel immediately to the south of Lot 1 (referred to herein as “**Lot 2**”), were the subject of a planned unit development approved by Ordinance #70-089 (the “**Original PUD**”). The Original PUD provided that the required parking for the proposed development, for which plans were submitted and presumably are on file with the Village, was reduced from 257 stalls to 241 stalls. There is no indication in the Original PUD as to how the number of 257 stalls was determined. However, Ordinance #02-019 (the “**First PUD Amendment**”) was passed in March of 2002 and allowed a reduction in the required parking stalls for Lot 2, from 203 stalls to 157 stalls. There was no mention of whether this requirement would affect the number of parking stalls required for Lot 1, or whether the 241 required stalls identified in the Original PUD would be either increased or decreased. Consequently, after adoption of the First PUD Amendment, there existed uncertainty as to what the Original PUD required with regard to parking stalls on Lot 1. The Village has stated that since Lot 1 is located in a B-2 zoning district, the Zoning Code requires that there be 1 parking stall for each 200 square feet of rentable space if the use is a medical clinic, and 1 parking stall for each 300 square feet of rentable space if the use is an office use. The Owner contends that Ordinance 18-010, passed on April 16, 2018, amends Chapter 28 of the Arlington Heights Municipal Code and specifically Section 28-10 to provide that “For all buildings and structures erected and all uses of land established after the effective date of this Section, accessory parking and loading facilities shall be provided as required by the regulations of the districts in which such buildings or uses are located. *However, where a building permit has been issued prior to the effective date of this Section, and provided that construction is begun within six months of such effective date and diligently pursued to completion, parking and loading facilities as required hereinafter need not be provided.*” The Owner further contends that a PUD may provide for parking requirements that vary from the requirements of the Zoning Code for a B-2 District, and that in this case a variance is justified and appropriate for the reasons that follow.

To the best knowledge of the Owner, since the time of its construction, the building on Lot 1 has always been a medical office/clinic building. When Lot 1 was acquired by the Owner in December of 2021, the Owner obtained a Zoning Report from The Planning & Zoning Resource Company (the “**Zoning Report**”) and an appraisal from Newmark Valuation and Advisory (the “**Appraisal**”). The Appraisal reported that the building appeared to be legally conforming with zoning. The Zoning Report erroneously stated that the parking spaces required were 157 total spaces (this is the requirement for Lot 2 not Lot 1) but it also stated that “per information provided by the Village of Arlington Heights, there are no open zoning code violations on file for the subject property.” The Zoning Report also included a copy of a letter dated September 30, 2021 from Mr. Bill Enright, Assistant Director Planning and Community Development for the Village of Arlington Heights stating that as of that date there were no open zoning code

violations. Clearly the Owner did all reasonable due diligence before purchasing the property and was unaware of any zoning problems until recently when the property manager attempted to get a business license for a new tenant. In addition, the building is a multi-tenant building, and currently there is and from time to time there has been space in the building that has been occupied by non-medical clinic users. Throughout the period of ownership of Lot 1 by the Owner, there has never been a complaint about a lack of parking by any tenant or by the owner of any neighboring property. In addition, it should be noted that the Appraisal states that “analysis of the site and current use indicates that there is not an area of the site that is not in use and would be viewed as excess/surplus land.” Although these facts would presumably lead to a finding that the 1 space per 200 square feet of rentable space requirement should be relaxed, Owner is seeking an amendment to the PUD allowing the existing parking based on the presumption that all space in the building will ultimately be occupied by medical clinic users.

It should be noted that Owner received a certified rent roll from the previous owner when Owner acquired the property which showed 38,864 total rentable square feet in the building. During preliminary discussions with Village representatives, Owner provided a current rent roll that shows 40,078 total rentable square feet. The Owner states that the discrepancy between the older certified rent roll and the current rent roll is due to measurements taken by some of the newer tenants at the time their lease commenced and that the small discrepancies were a difference in “usable” vs. “rentable” square footage. Owner desires to submit its request for a variance/amendment using the 40,078 square feet as the total rentable square feet in the building, and assuming 100% occupancy by medical clinic users, so that the number of required spaces per existing Code would be 200 spaces, and the deficit of spaces given that there are and have been 127 spaces is 73 spaces.

The Zoning Code requires that to receive a variance, a Petitioner must provide support for four factors, as follows: **(1) The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.** The use of this property primarily as a medical office building has not changed since it was first occupied and developed in the 1970’s. It is clearly compatible with uses and zoning of nearby properties since the use on Lot 2 was approved in the First PUD Amendment. **(2) The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.** The unique circumstances of the Original PUD and the subsequent First PUD Amendment create doubt as to the appropriate number of required stalls for Lot 1. In addition, the vacancies in the building have existed for many months and will likely remain vacant unless a variance/amendment is granted, since all potential tenants expect the Owner to certify that the building is in compliance with all zoning laws, and Owner expects to rent vacancies to medical clinic users. **(3) The proposed variation is in harmony with the spirit and intent of this chapter.** Assuming the spirit and intent of the zoning provisions are to foster business and occupancy of existing buildings, without disruption to the general public or undesirable situations such as overcrowded parking areas of existing buildings, this hardship criteria is definitely met. **(4) The variance requested is the minimum variance necessary to allow reasonable use of the property.** Given that this building has been used as a medical office building since its initial occupancy (40 years ago), there is no room for further expansion of parking areas without running afoul of other zoning requirements such as front, rear or side yard setback requirements, approval of the existing parking through a variance/amendment is

necessary to maintain the current tenants and allow for leasing of the vacant space to similar medical tenants.

OFFICE:
P.O. Box 43559
Chicago, IL 60643
Tel: (773) 779-1700
Fax: (773) 779-9143
E-mail: lrpasassoc@yahoo.com

ALTA/NSPS LAND TITLE SURVEY

L.R. Pass & Associates, P.C.
Professional Land Surveyors

BOUNDARY SURVEYS
MORTGAGE SURVEYS
CONDOMINIUMS
TOPOGRAPHY
LAND DEVELOPMENTS
LEGAL DESCRIPTIONS
CONSTRUCTION LAYOUT

A. This survey correctly shows the size, location and type of all buildings, structures and other improvements, and visible items on the Property and that all buildings and improvements are within the boundary lines and applicable setback lines of the Property.

B. All utilities serving the Property enter through adjoining public streets and/or easements of record; that except as shown, there are no visible easements or right of way across said Property.

C. Except as shown, there are no visible (a) improvements, easements, right of way, party walls, drainage ditches, streams or conflicts, (b) party walls or encroachments on adjoining property, streets, alleys, or right of way by any of such buildings structures, or other improvements, (c) encroachments on the Property by buildings, structures, or other improvements situated on adjoining property, or (d) encroachments on any easement, building setback line or other restricted area by any buildings, structures or other improvements on the Property.

D. Said described property is located within an area having a Zone Designation by the Federal Emergency Management Agency, on Flood Insurance Rate Map No. 17031C0211J, with a date of identification of 08-19-2008, for Community Number 170069, in DUPAGE County, State of ILLINOIS, which is the current Flood Insurance Rate Map of the community in which said Property is situated; ZONE X

E. The property has direct physical access to SEEGRS RD, ARLINGTON HEIGHTS RD. a public street or highway;

F. The number of striped parking spaces located on the subject property is 107 STALLS, and to the extent possible, are graphically shown hereon.

G. All set back, side yard and rear yard lines and requirements shown or set forth on all recorded plats and documents, and those set forth in applicable zoning ordinances, are plotted hereon and are noted hereon in tabular form.

H. The undersigned has received and examined a copy of Title Insurance Commitment No(s). 21000150357, dated AUGUST 04, 2021, issued by STEWART TITLE GUARANTY COMPANY for the Property as well as a copy of each easement, covenant and restriction listed therein, and the location of any matter shown thereon, to the extent it can be located, has been plotted on the Survey or otherwise noted as to their effect on the subject property, and the property described hereon is the same as the property described in said Title Insurance Commitment.

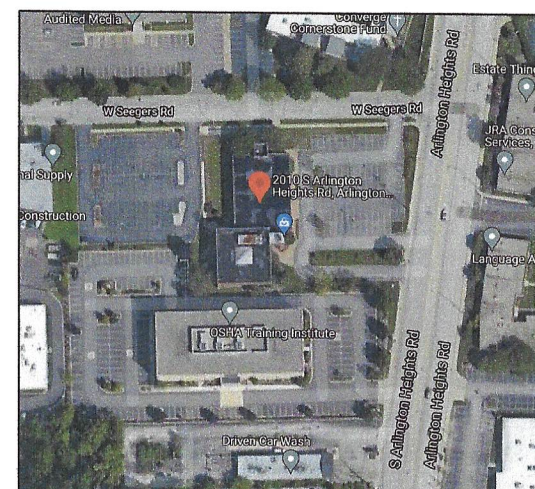
SURVEY CERTIFICATE REQUIREMENTS:

A. Certified to:
-SG ARLINGTON HEIGHTS MOB LLC
-FIRST CAROLINA BANK, AND ITS SUCCESSORS AND ASSIGNS
-STEWART TITLE GUARANTY COMPANY

B. The survey certificate must provide as follows:

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2021 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11, 13, 14, 16, 17, 18, 19 and 20 of table A thereof.

DATE OF PLAT OR MAP: OCTOBER 21, 2021
LEON R. PASS, P.L.S. #3083

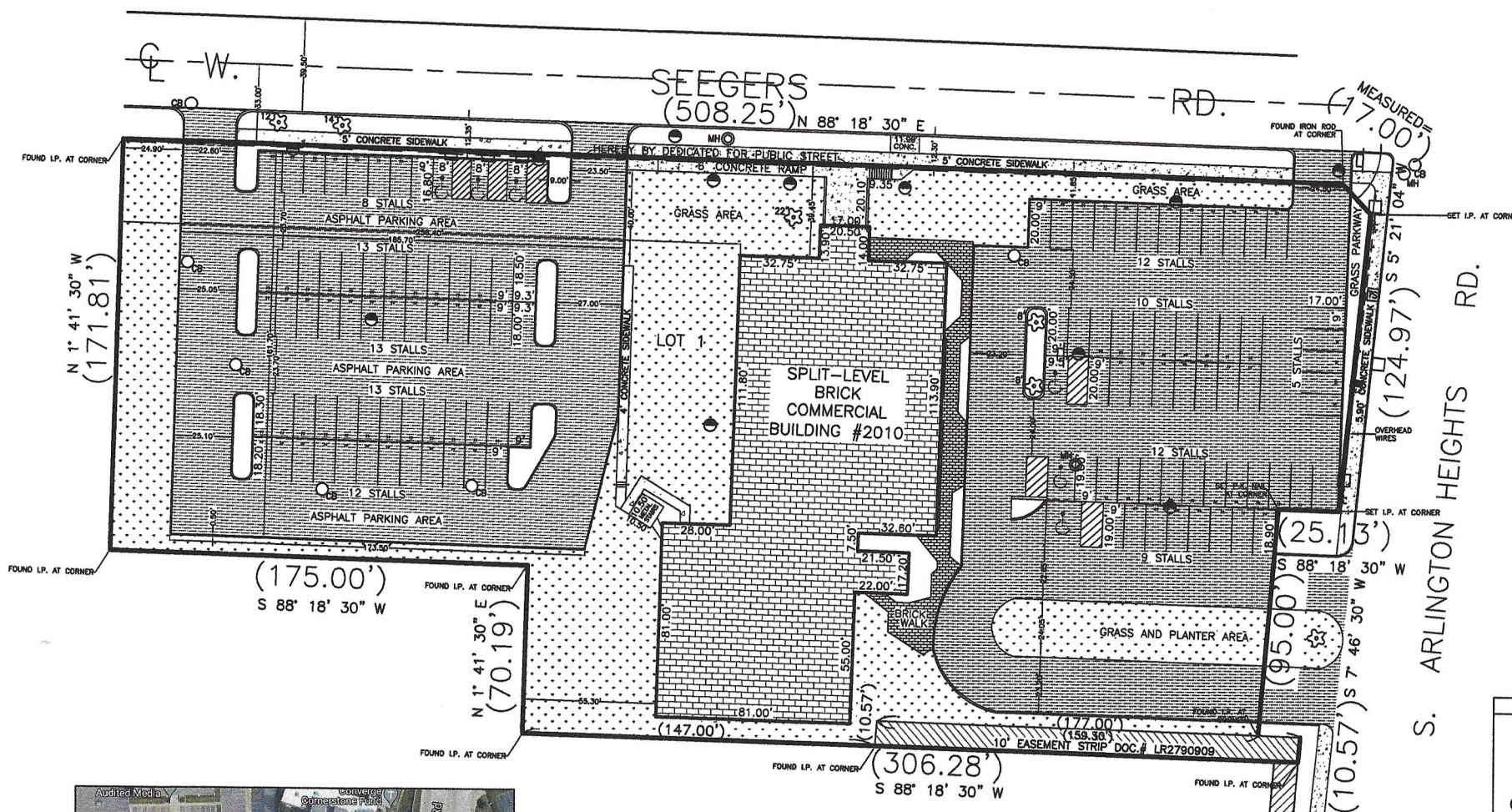


VICINITY MAP

PRINTED NAME: LEON R. PASS
SIGNED: Leon R. Pass
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 3083

LOT 1 IN DOCTOR'S SUBDIVISION OF PART OF LOT 6 IN THE SUBDIVISION OF JOSEPH A. BARNES' FARM IN SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION RECORDED AS DOCUMENT 94176541), IN COOK COUNTY, ILLINOIS.

(COMMONLY KNOWN AS: 2010 S. ARLINGTON RD; ARLINGTON HEIGHTS, ILLINOIS.)
(PIN: 08-16-200-071,&-070-0000)
ZONED: B-2



PERIMETER: 1,538.53 FT. (MORE OR LESS)
AREA: 122,996.50 SQ. FT. (MORE OR LESS)
ACREAGE: 2.8236 (MORE OR LESS)

SCALE 1"=30'

LEGEND	
MANHOLE	MAN HOLE
CATCH BASIN	CATCH BASIN
CHW	CHW
GAS	GAS
WATER VALVE	WATER VALVE
TELEPHONE	TELEPHONE
FIRE HYDRANT	FIRE HYDRANT
LIGHT POLE	LIGHT POLE
POWER POLE w/ LIGHT	POWER POLE w/ LIGHT
POWER POLE	POWER POLE
INLET	INLET
SIGN	SIGN
BILLBOARD	BILLBOARD
COMMONWEALTH EDISON	COMMONWEALTH EDISON
TREE	TREE
HEDGES/BUSHES	HEDGES/BUSHES
BASKETBALL RIMS	BASKETBALL RIMS
FLAG POLE	FLAG POLE
STONE STRUCTURE	STONE STRUCTURE
PARKING METER	PARKING METER
DEPRESSED CURB	DEPRESSED CURB

LEGEND	
MAG NAIL SET	MAG NAIL SET
SET IRON PIPE	SET IRON PIPE
IRON PIPE FOUND	IRON PIPE FOUND
CUT CROSS- FOUND OR SET	CUT CROSS- FOUND OR SET
PROPERTY LINE	PROPERTY LINE
RECORDED DATA	RECORDED DATA
MEASURED DIMENSION	MEASURED DIMENSION
NOTCH	NOTCH
WIRE FENCE	WIRE FENCE
WOOD FENCE	WOOD FENCE
CHAIN LINK FENCE (C.L.F.)	CHAIN LINK FENCE (C.L.F.)
WROUGHT IRON FENCE (W.I.F.)	WROUGHT IRON FENCE (W.I.F.)
5 NAILS (SET)	5 NAILS (SET)

L.R. Pass & Associates, P.C.

Professional Land Surveyors

P.O. Box 43559

Tel.: (773) 779-1700 Chicago, Illinois 60643 Fax: (773) 779-9143

E-mail: lrpasassoc@yahoo.com

Weener Nathan Phillips, LLP.
Attorneys at Law

				DRAWN BY: D.J.	DATE: 10-25-21
				CHECKED BY: L.R.P.	DATE: 10-25-21
				BOOK NO.: G.P.	SURVEYOR: S.S.
1	10/21/21	S.S.	SURVEY UPDATE	APPR.	PROJECT NO.: 2109-2456
1	9/8/16	LRP	REVISED EASEMENT ADDED	APPR.	SCALE: 1"=30'
NO.	DATE	BY	DESCRIPTION	APPR.	
REVISIONS					