

From: [Chris Lee](#)
To: [Lysicatos, Michael](#)
Cc: [Rachael Ceckowski](#); [Hubbard, Sam](#); "allen.waites@verizonwireless.com"; [DeWalt, Jessica](#); danny.perez2@VerizonWireless.com; [Ari Rosenthal](#); Dans@terraltd.com; [Mark Biesiada](#)
Subject: FW: PC 23-017, 1500 W Shure Dr, Arlington Heights - Round 1 Review and Pencil Date Letter
Date: Friday, January 5, 2024 3:56:19 PM
Attachments: [image001.png](#)
[image002.png](#)
[Rand & 53-Relo_Rev 5_01022024.pdf](#)
[Rand & 53_Relo_Photosim_REV A.pdf](#)
[Rand & 53_Public Notice Letter Mailing List.xlsx](#)
[Rand & 53_Notice of Public Hearing Letter Draft.pdf](#)
[Rand & 53_Notice of Public Hearing Sign Draft.pdf](#)
[EXTERNAL EMAIL Verizon Wireless Application - Arlington Heights.msg](#)

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Michael, to address the comments rec'd on 12/22/23 see attached and below in green. Thanks,

Response to Planning and Community Development comments:

1. It is recommended that options be explored for placing the antennas on the rooftop instead of the face of the building. Installing the antennas on the penthouse rooftop would be much more visually intrusive and the owners of the building have prohibited this type of installation. The existing parapet walls and exiting lower levels would require the antennas to be installed on tripods or some other supporting structure raising the antennas to a height above the roofline so that the parapet walls do not interfere with the signal. The only way to screen the antennas would be to move them back from the edge of the roofline and parapet walls, however, the further the antennas are moved back the higher they must be mounted to avoid shadowing the signal.
2. If the antennas are placed on the face of the building, the antennas must be painted to match the existing building. Provide renderings to confirm the visual impact of the installation. See attached before/after photo simulations. The antennas will be painted to match.
3. Remove the temporary installations as per the agreement. Temporary installations will be removed as agreed.
4. Please provide the renderings of the Northeast elevation that were missing from the submitted plans. Northeast elevation has been added to the attached CDs, see page ANT-1C.
5. Remove all abandoned or unused communication equipment from the building façade. Acknowledged.
6. Any future installations should be ideally located on the roof and screened by the parapet walls. See response to #1 above.

Response to Engineering Department Comments:

7. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding. **Acknowledged.**

8. The temporary site has already been installed. The Public Works Department and Engineering Division have no comments on the temporary site.

Verizon Wireless, 1500 W Shure Road – Case# PC-23-017 Round 1 Comments December 22, 2023

9. The Village GIS information shows the following utilities in the vicinity of the proposed conduit:

- a) A 12" sanitary sewer is located north of the property line in an easement. The location of the sanitary sewer and the manholes in the area of the proposed work should be shown on the engineering plans. Provide the invert elevations for the manholes.
- b) Street light conduit located behind the curb on the north side of Shure Dr. Provide a note on the plans.
- c) Water meter located in a meter pit approximately 7 ft west of the parking lot curb. Show the location of the water meter pit and the water service for the building.
- d) The location of the conduit may need to be adjusted to avoid conflicts with the existing utilities.
- e) These items can be addressed at permit. **Acknowledged. We have not been able to find any GIS utility data available online. We have a request for the City to provide this information but the online portal says it will take 5-21 days. Could your Engineering Department provide what they are looking at that generated these comments? This would be very helpful in updating our plans.**

10. The Public Works Department and Engineering Division have no additional comments.

Per public notice requirements outlined on Thursday 1/4/24 see attached Mailing list, Letter Draft, and Sign Draft. These will be mailed and sign posted prior to January 9th, 2024 (15 days prior to Plan Commission Public Hearing). **Please let me know as soon as possible if any changes are needed to the letter draft or sign draft.**

Also, within 1 day after notification has been completed the below items will be provided.

- 1) Signed and notarized Notification Affidavit (see Plan Commission application packet).
- 2) 1 Copy of the signed Public Hearing Notification Letter that was sent to nearby property owners.
- 3) A list of all addresses and associated PIN numbers where the notification letter was sent.
- 4) Photographs of the posted Public Hearing signage on the property.

If any further questions or concerns, please don't hesitate to reach out.

Thanks,

Chris Lee

Director of Wireless



EXPLORE YOUR POSSIBILITIES.

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EOE, AA.



From: Lysicatos, Michael <mlysicatos@vah.com>
Sent: Friday, December 22, 2023 5:10 PM
To: Rachael Ceckowski <rceckowski@mountainltd.com>; Chris Lee <clee@mountainltd.com>; Hubbard, Sam <shubbard@vah.com>
Cc: allen.waites@verizonwireless.com; Dewalt, Jessica <jessica.dewalt@verizonwireless.com>; danny.perez2@VerizonWireless.com; Ari Rosenthal <arosenthal@ginsbergjacobs.com>; Dan Szlaga <DanS@terraltd.com>; Mark Biesiada <mbiesiada@ginsbergjacobs.com>
Subject: [EXTERNAL EMAIL] PC 23-017, 1500 W Shure Dr, Arlington Heights - Round 1 Review and Pencil Date Letter

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Rachael,

Good afternoon. Attached please find our Round 1 review of the Plan Commission Application for 1500 W Shure Road. Please keep in my mind that these are preliminary comments and that staff may add or amend these comments as the review moves forward. Please provide any formal response or changes by January 5th so staff is prepared with up to date reports to the Conceptual Plan Review Committee, and Plan Commission. I have also provided a Pencil Date Letter with the dates of aforementioned meetings for your review. If these dates are not acceptable or you have conflicts, please contact me as soon as possible. I look forward to hearing back and please reach out to me if you would like to discuss the comments.

Have a Happy Holidays.

Best regards,

Michael Lysicatos, AICP

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