

### Key issues post first Plan Commission hearing – T-Mobile, 1000 S. Arlington Heights Road

- **Parking spaces**: The Code parking requirement is 16 spaces. Per the parking counts and staff observation, there are significantly more vehicles on site. At the Plan Commission hearing, the petitioner stated that they are working with the property owner to remove vehicles from the site.
- **Landscape screening**: IDOT approval will be required as some landscaping will be located within the IDOT ROW. The applicant would prefer not to locate the landscaping on the property as it would result in a loss of parking space/s.
- **Possible location at Northwest Community Hospital**: This was raised by the Plan Commission at the hearing on May 13, 2015. The T-Mobile RF engineer explained that they could not locate on the hospital building due to it being well outside (approx. 0.60 miles from ring center) of the desired coverage area and they were only give a variance of 0.50 miles from the ring center. In addition, our RF engineer also stated (see attached) that T-Mobile cannot locate at the Hospital as a result of the Hospital being 0.37 miles from another T-Mobile location which would not achieve their desired coverage.
- **Other T-Mobile locations**: The petitioner has provided information regarding other T-Mobile antenna locations and the height at which the antenna is located.
- **Stealth Design**: Staff had asked the petitioner to evaluate and provide a response on whether they would consider a stealth mount application at this location. The petitioner has responded that this was not provided as an option due to the need to increase the tower height to at least 125 feet when using a stealth design in order to adequately accommodate for co-locators.
- **Timing**: The petitioner is claiming the 150 day shot clock requirement. T-Mobile first started the process when they submitted an actual application on March 24, 2015. Therefore, even with continuance and waiting for the petitioner's responses, the process has taken 92 business days.

## Bhide, Latika

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**From:** Bhide, Latika  
**Sent:** Thursday, July 30, 2015 11:05 AM  
**To:** Bhide, Latika  
**Subject:** FW: Proposed Wireless Tower @ 1000 Arlington Heights Rd.  
**Attachments:** image001.jpg

**From:** Robert Stapleton [REDACTED]  
**Sent:** Monday, June 08, 2015 11:39 AM  
**To:** Ward, Robin  
**Cc:** Brad Shaver; Jonathan Stapleton; Pete Aimaro  
**Subject:** Proposed Wireless Tower @ 1000 Arlington Heights Rd.

Robin,

We previously spoke on the phone about a proposed cell tower at 1000 S. Arlington Heights Road. When we spoke together we raised some concerns concerning what we felt to be unfair treatment and you asked that we provide these instances to you via email.

We felt that there were a couple of main issues that we wanted to bring up to you. First was related to the plan commissions concern related to parking. We have agreed that there were too many vehicles on the property and have been assured by the landowner that he is taking immediate action to remove unnecessary vehicles on the property. We believe that we will be below the required threshold in the near future based on these efforts, however this is one additional item that we wanted to bring up concerning the parking issue which is that we only feel believe there to be a loss of 4 parking spaces which is where the actual tower and compound would go. The plan commission however, believes there to be 8 total parking spaces lost due to our construction easement which originally was being showed as going through 4 parking spaces. This has since been changes to more accurately read "temporary construction access" which will only be used during the building of the location. We'd like to note that this is an unmanned location and is rarely visited by technicians.

The second issue that we'd like to discuss is related to the landscaping requests that have been made of us by the plan commission. They have requested significant amounts of landscaping upgrades, including building parking islands as a condition of our possible approval as well as have asked for us to take it a step further complete landscaping around the perimeter of the parcel which requires us to go through IDOT and receive their requirements as well as future approval. If these requirements are being asked of our landlord then the same should be asked of the operators of the properties on the adjacent corners. We and the landlord has agreed to complete any necessary landscaping requests in an effort to not only make the parcel more presentable but also to receive approval of this cell tower. We have sent updated landscaping plans to our contact, Latika Bhide, on 5/29 but still have not heard back whether our proposed changes are acceptable. We would also like to bring up that we feel we are being subjected to zoning enforcement since we are the only parcel in that vicinity that is being required to adhere to these zoning requirements.

The commission has stated that there is a need for additional wireless services in Arlington Heights and may need a comprehensive review but they stated they cannot proceed with such a review without being asked by the Village Board. We began this process in December and we are now it to the seventh month of this process. Accordingly, the process has exceeded or will be exceeding the 180 day process as defined by the FCC regarding the permitting of new wireless placements. So we need to come to agreement how the process will move forward.

Thank you for your time.

Robert Stapleton, President

## Bhide, Latika

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**From:** Bhide, Latika  
**Sent:** Thursday, July 30, 2015 11:05 AM  
**To:** Bhide, Latika  
**Subject:** FW: Proposed Wireless Tower @ 1000 Arlington Heights Rd.

**From:** Ward, Robin  
**Sent:** Wednesday, June 17, 2015 3:04 PM  
**To:** Robert Stapleton  
**Cc:** Brad Shaver; Jonathan Stapleton; Pete Aimaro; Perkins, Charles; Enright, Bill; Bhide, Latika  
**Subject:** RE: Proposed Wireless Tower @ 1000 Arlington Heights Rd.

Bob --

As promised, I have met with Village Staff to discuss your proposed cell tower at 1000 S. Arlington Heights Road.

In your June 8 email, you raised two issues - parking and landscaping. With regard to both, the revised plans you submitted to Latika on May 29 are generally acceptable. We do want to point out, however, that the plans show landscaping on IDOT property. In order for you to put any landscaping on IDOT property, you need written permission from IDOT. In the alternative, you can move the landscaping so that it is not on IDOT's property, which may result in the loss of a parking space. Putting the landscaping on private property would be easier to maintain and eliminate the need to obtain permission, including a perpetual agreement, from IDOT.

You also expressed a belief that you are being treated differently by being required to bring the property into compliance with the Village Code, specifically for landscaping purposes. The Village usually requires non-compliant properties to be brought into compliance when, like you, they are before the Village for zoning approvals.

You expressed concerns about the length of time the process has taken. Your Plan Commission application was submitted on March 24, 2015 and the Plan Commission hearing was scheduled less than 60 days after the submission. The FCC's 150 day clock does not begin to run until a complete application has been received. The Village is still well within the FCC time period.

At the Plan Commission hearing, you stated that Northwest Community Hospital was not interested in letting you put your antenna on their roof. Do you have written documentation from them stating that? Can you also explain, in more detail, why the hospital roof is not a good location?

As to your propagation map, for each site, can you add the height of the tower as well as at what height on each tower the T-Mobile antenna is located?

Finally, have you considered putting up a stealth mount antenna application? If so, can you explain why such an option is not being pursued?

If you let me know when you will be able to get the Village this information, we will let you know what date you can be scheduled to go back to the Plan Commission.

## Bhide, Latika

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**From:** Bhide, Latika  
**Sent:** Thursday, July 30, 2015 11:06 AM  
**To:** Bhide, Latika  
**Subject:** FW: Proposed Wireless Tower @ 1000 Arlington Heights Rd.  
**Attachments:** CH73218I\_Zoning\_05132015.pptx

**From:** Brad Shaver [REDACTED]  
**Sent:** Tuesday, June 30, 2015 1:02 PM  
**To:** Ward, Robin; Robert Stapleton  
**Cc:** Jonathan Stapleton; Pete Aimaro; Perkins, Charles; Enright, Bill; Bhide, Latika  
**Subject:** RE: Proposed Wireless Tower @ 1000 Arlington Heights Rd.

Hi Robin,

We are still waiting on one item from T-Mobile related to the tower heights and T-Mobile heights on each of those towers. Once we receive those from T-Mobile we will forward them over to you, however we did want to address your remaining comments beforehand in an effort to keep this project moving.

First, related to the suggestion on whether or not to go through IDOT for landscaping or to take up additional parking spaces to install our landscaping we believe that it would be better to continue to go through IDOT, once conditionally approved by the plan commission since this is allow the parcel to keep as many parking spaces available as possible since this seems to be a very important issue related to our parcel.

Secondly, related to the 150 day shot clock we are under the understanding that the shot clock begins when we first started the process which was on or around December 14, 2014 where we provided initial information to Latika in order to schedule the Plat and Subdivision meeting which we had on January 14, 2015.

Another issue brought up was concerning Northwest Hospital, specifically why we could not place our antennas on their buildings. At the Plan commission meeting this issue was brought up and we explained as did the T-Mobile RF engineer that we could not locate on this building due to it being well outside (approx. 0.60 miles from ring center) of the desired coverage area were we are only give a variance of 0.50 miles from the ring center. In addition, our RF engineer explained on page 4 of the attached the PowerPoint presentation T-Mobile's also cannot location at the Hospital as a result of the Hospital being 0.37 miles from another T-Mobile location which would not achieve their desired coverage.

The last item that we wanted to address today concerned the possibility of a stealth design, which was not originally provided as an option due to our need to increase the tower height to at least 125 feet with a stealth design in order to adequately accommodate for co-locators and as a result limit the amount of future towers needed in the community. We did not offer the stealth option from the start since we were already being challenged on our height of 100 feet.

As I mentioned above, we are still attempting to secure the surround T-Mobile tower heights as well as their height on each tower and will send those over to you once they have been received. We believe that aside from that request we have provided answers to each of your previous concerns or questions. If there are items that we missed please let us know so that we can respond to them in a timely manner.

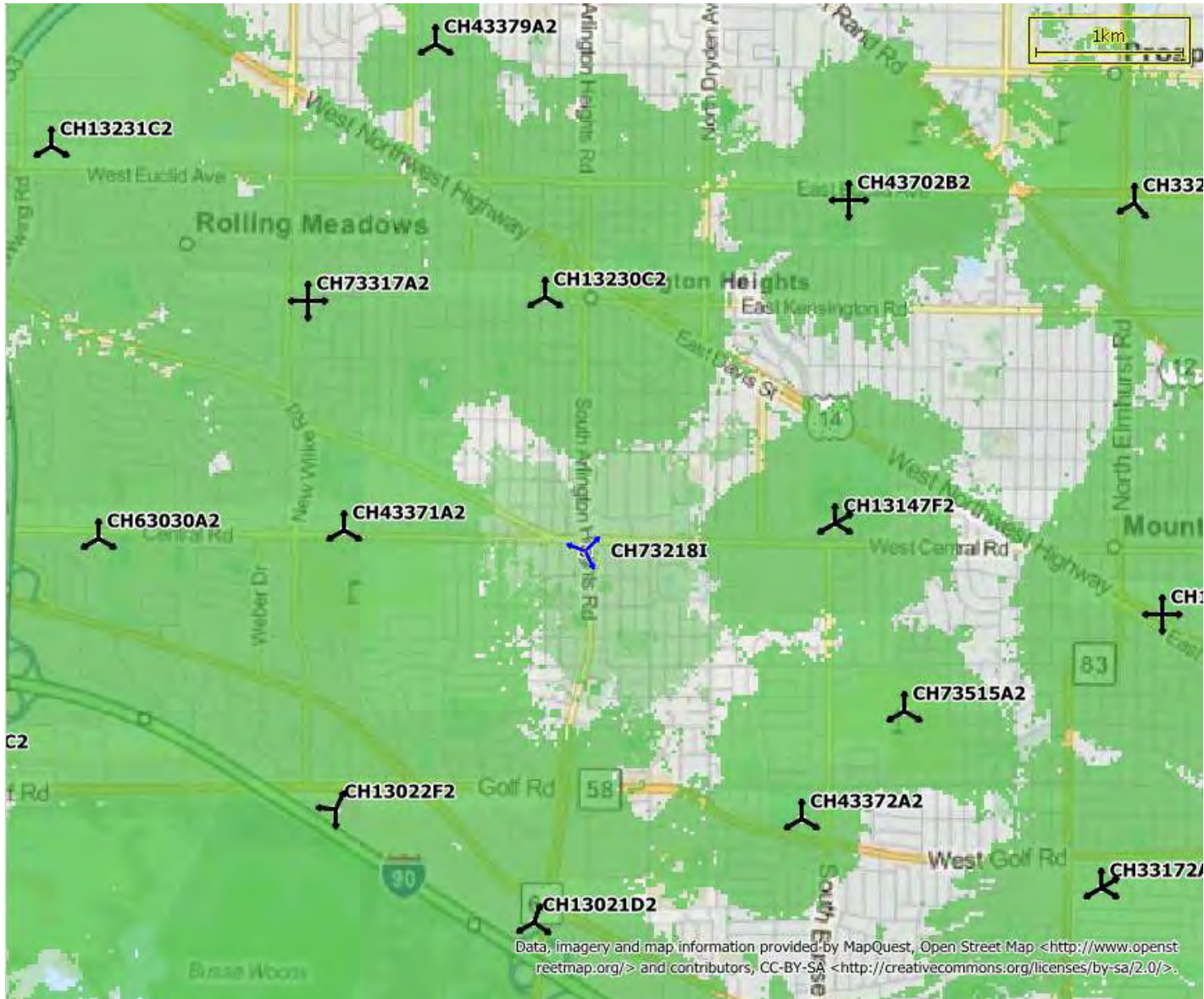
Thanks,

Bradley Shaver





# T-Mobile Proposed Coverage



Indoor coverage with New Site at 75FT

## **NSD Scope and Existing Co-location options**

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

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

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



## Existing Site Locations

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

❖ Neighboring sites close to search ring center.

## Used Cases – Stats of recently On-Air sites

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

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

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

## Bhide, Latika

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**From:** Bhide, Latika  
**Sent:** Tuesday, June 30, 2015 5:01 PM  
**To:** Brad Shaver [REDACTED]  
**Cc:** Ward, Robin; Robert Stapleton [REDACTED]; [REDACTED] Pete Aimaro [REDACTED] Perkins, Charles; Enright, Bill  
**Subject:** RE: Proposed Wireless Tower @ 1000 Arlington Heights Rd.

Good afternoon Mr. Shaver,

Thank you for your email response dated June 30, 2015 to Ms. Robin Ward regarding the Special Use for the T-Mobile Wireless Antenna Tower at 1000 S. Arlington Heights Road.

You indicate in your email, that you are still waiting on information regarding tower heights and the T-Mobile heights on each of these towers. To be scheduled on the July 22, 2015, Plan Commission agenda, we require this information by this coming Thursday (July 2, 2015).

Also, the legal notification requirements to be on the Plan Commission agenda on July 22, 2015, must be completed by this coming Tuesday, July 7, 2015. This includes a mailing a notice to all property owners within 250 feet of the subject property, measured from the property line and excluding any right-of-ways and a Public Hearing Sign that must be posted on private property facing adjacent roadway(s) (i.e. if corner lot, one sign must be provided facing each adjacent roadway). Additionally, staff needs to send the legal notice to the newspaper, which, due to the short week must be sent this Thursday (July 2, 2015).

If you have any questions, please feel free to contact me at (847) 368-5223.

Regards,

Latika Bhide, AICP, LEED Green Associate  
Development Planner  
Village of Arlington Heights  
33 S. Arlington Heights Road  
T: 847.368.5223  
F: 847.368.5988

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**From:** Brad Shaver [mailto:[REDACTED]]  
**Sent:** Tuesday, June 30, 2015 1:02 PM  
**To:** Ward, Robin; Robert Stapleton  
**Cc:** Jonathan Stapleton; Pete Aimaro; Perkins, Charles; Enright, Bill; Bhide, Latika  
**Subject:** RE: Proposed Wireless Tower @ 1000 Arlington Heights Rd.

Hi Robin,

We are still waiting on one item from T-Mobile related to the tower heights and T-Mobile heights on each of those towers. Once we receive those from T-Mobile we will forward them over to you, however we did want to address your remaining comments beforehand in an effort to keep this project moving.

First, related to the suggestion on whether or not to go through IDOT for landscaping or to take up additional parking spaces to install our landscaping we believe that it would be better to continue to go through IDOT, once conditionally approved by the plan commission since this is allow the parcel to keep as many parking spaces available as possible since this seems to be a very important issue related to our parcel.

## Bhide, Latika

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**From:** Brad Shaver [REDACTED]  
**Sent:** Wednesday, July 01, 2015 1:34 PM  
**To:** Bhide, Latika  
**Cc:** Ward, Robin; Robert Stapleton; [REDACTED]; Pete Aimaro; Perkins, Charles; Enright, Bill  
**Subject:** RE: Proposed Wireless Tower @ 1000 Arlington Heights Rd.  
**Attachments:** APC IL1204 - T-Mobile RAD Centers.png

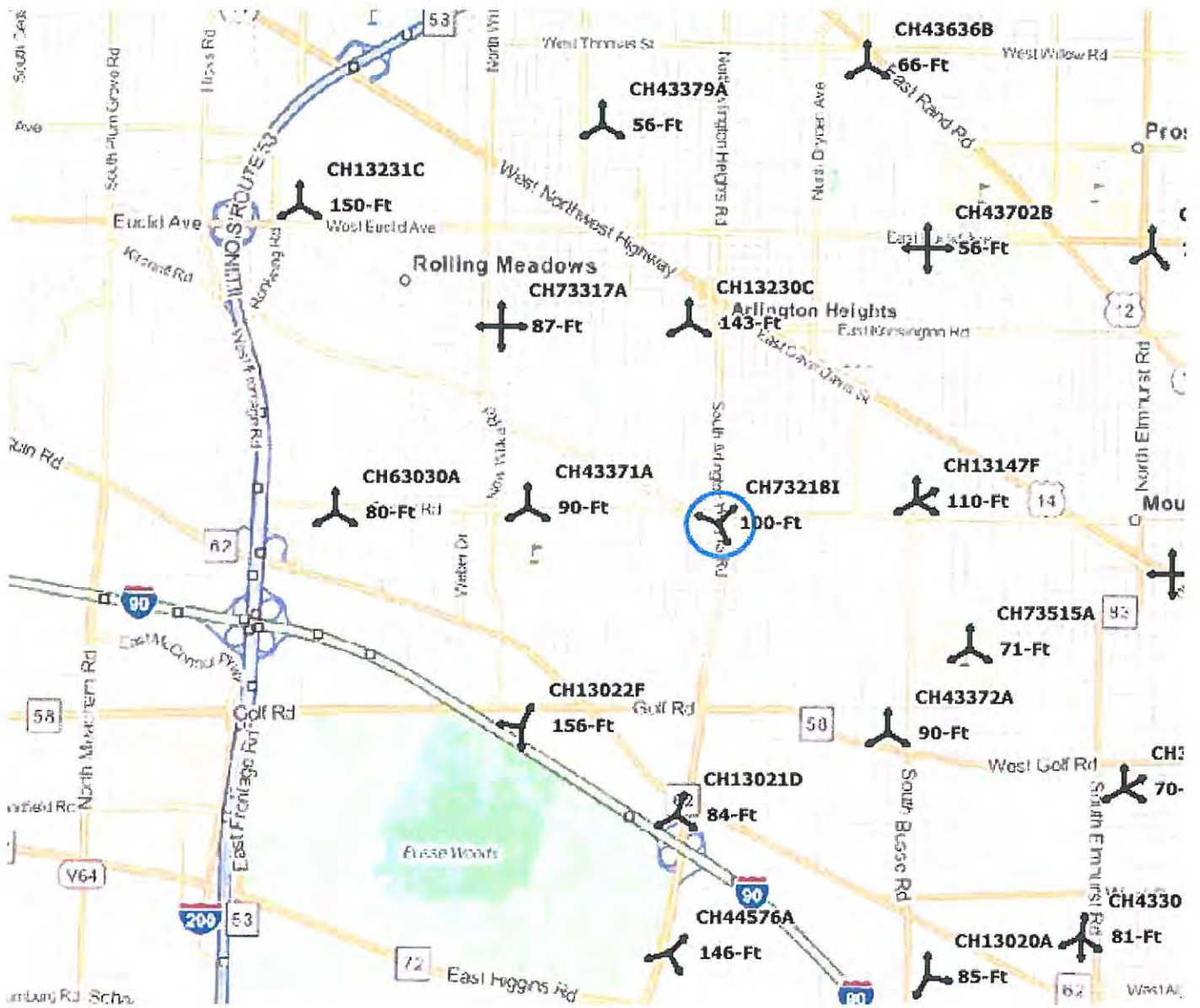
Hi Latika,

Thank you for the additional information below. We did receive a response today from T-Mobile concerning the height of their antennas at the surrounding locations. I have attached a file which shows the information as well as provided it below.

I would like to confirm that with this information we will be on the July 22<sup>nd</sup> hearing as we will post the necessary signs as well as send out all of the public notifications to the same local residents as the last time.

If there is anything else that we need please let me know.

Node IDENTITY	Latitude	Longitude	Height-(Ft)
CH13020A	42.03095041	-87.9580146	85
CH13021D	42.04320399	-87.984212	84
CH13022F	42.04990674	-88.0005561	156
CH13146A	42.062392	-87.933354	92
CH13147F	42.06771501	-87.96012	110
CH13230C	42.08136905	-87.9838866	143
CH13231C	42.09016496	-88.0243426	150
CH33172A	42.04567842	-87.9381136	70
CH33209A	42.08746751	-87.9360242	73
CH43301B	42.03422484	-87.942197	81
CH43371A	42.06694469	-88.0001259	90
CH43372A	42.04972259	-87.9624968	90
CH43379A	42.09668237	-87.9931122	56
CH43636B	42.10157579	-87.965715	66
CH43702B	42.08741389	-87.9592389	56
CH44576A	42.0325552	-87.9848022	146
CH63030A	42.06628888	-88.0200944	80
CH73317A	42.080875	-88.0032472	87
CH73515A	42.05633055	-87.95425	71



Thanks,

Brad

Bradley Shaver

**National Wireless**  
Ventures, LLC.

505 N. Lake Shore Drive, Suite 2109  
Chicago, IL 60611

**From:** Bhide, Latika [mailto:lbhide@vah.com]

**Sent:** Tuesday, June 30, 2015 5:01 PM

**To:** Brad Shaver

**Cc:** Ward, Robin; Robert Stapleton; [REDACTED]; Pete Aimaro; Perkins, Charles; Enright, Bill

**Subject:** RE: Proposed Wireless Tower @ 1000 Arlington Heights Rd.

Good afternoon Mr. Shaver,

## Bhide, Latika

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**From:** Pete Aimaro [REDACTED] >  
**Sent:** Wednesday, July 22, 2015 10:44 AM  
**To:** Bhide, Latika  
**Subject:** Re: Proposed Wireless Tower @ 1000 Arlington Heights Rd.  
**Importance:** High

Just in case we need it. I added the distances of the neighboring sites to the proposed location.

Node IDENTITY	Latitude	Longitude	Height & Distance
CH13020A	42.03095041	-87.9580146	85ft 2.67 mi
CH13021D	42.04320399	-87.984212	84ft 1.57 mi
CH13022F	42.04990674	-88.0005561	156ft 1.52 mi
CH13146A	42.062392	-87.933354	92ft 2.46 mi
CH13147F	42.06771501	-87.96012	110ft 1.06 mi
CH13230C	42.08136905	-87.9838866	143ft 1.10 mi
CH13231C	42.09016496	-88.0243426	150ft 2.81 mi
CH33172A	42.04567842	-87.9381136	70ft 2.61 mi
CH33209A	42.08746751	-87.9360242	73ft 2.73 mi
CH43301B	42.03422484	-87.942197	81ft 2.94 mi
CH43371A	42.06694469	-88.0001259	90ft 1.01 mi
CH43372A	42.04972259	-87.9624968	90ft 1.45 mi
CH43379A	42.09668237	-87.9931122	56ft 2.22 mi
CH43636B	42.10157579	-87.965715	66ft 2.58 mi
CH43702B	42.08741389	-87.9592389	56ft 1.84 mi
CH44576A	42.0325552	-87.9848022	146ft 2.32 mi
CH63030A	42.06628888	-88.0200944	80ft 2.04 mi
CH73317A	42.080875	-88.0032472	87ft 1.56 mi
CH73515A	42.05633055	-87.95425	71ft 1.50 mi

Thank You,

Pete Aimaro  
505 N. Lake Shore Drive Suite 2109  
Chicago, IL 60611  
[REDACTED]  
[REDACTED]

**National Wireless**  
Ventures, LLC.

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**From:** Pete Aimaro [REDACTED]  
**Date:** Tuesday, July 21, 2015 3:23 PM  
**To:** "Bhide, Latika" <lbhide@vah.com>  
**Subject:** Re: Proposed Wireless Tower @ 1000 Arlington Heights Rd.


Hi Latika,

Here are the following sites you requested info on. Please note that these sites are outside of the search ring T-Mobile provided us.


- CH13020A 1660 Kenneth Dr. Mount Prospect. Lattice Tower. 2.67 miles from proposed.
- CH43301B 1699 Wall St. Mount Prospect. Rooftop. 2.94 miles from proposed.
- CH43636B 1432 E rand Rd. Prospect Heights. Lattice Tower. 2.58 miles from proposed.
- CH44576A 25 NW Point Blvd. Elk Grove Viilage. Rooftop. 2.32 Miles from proposed.

Thank You,

Pete Aimaro  
505 N. Lake Shore Drive Suite 2109  
Chicago, IL 60611

  
*National Wireless*  
*Ventures, LLC.*

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**From:** <Bhide>, Latika <[lbhide@vah.com](mailto:lbhide@vah.com)>  
**Date:** Wednesday, July 15, 2015 4:40 PM  
**To:** Pete Aimaro   
**Subject:** RE: Proposed Wireless Tower @ 1000 Arlington Heights Rd.

Pete,

I was combining the information for the T-Mobile antenna heights at the various nodes and the existing site information,. There are a few sites for which I do not have a street address. Could you please let me know the address and structure type (monopole, roof mounted, etc.) for the following sites:

- CH13020A
- CH43301B
- CH43636B
- CH44576A

Thank you,

Latika Bhide, AICP, LEED Green Associate  
Development Planner  
Village of Arlington Heights  
33 S. Arlington Heights Road  
T: 847.368.5223  
F: 847.368.5988

## Bhide, Latika

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**From:** Pete Aimaro <[REDACTED]>  
**Sent:** Wednesday, July 15, 2015 11:10 AM  
**To:** Bhide, Latika; Ward, Robin  
**Cc:** Brad Shaver; Mike Stevens; Robert Stapleton  
**Subject:** Re: Proposed Wireless Tower @ 1000 Arlington Heights Rd.  
**Attachments:** IL1204 - Parking - 01.jpg; IL1204 - Parking - 02.jpg; IL1204 - Parking - 03.jpg; IL1204 - Parking - 04.jpg; IL1204 - Parking - 05.jpg; IL1204 - Parking - 06.jpg; IL1204 - Parking - 07.jpg; IL1204 - Parking - 08.jpg; IL1204 - Parking - 09.jpg; IL1204 - Parking - 10.jpg; IL1204 - Parking - 11.jpg

Hi Latika,

I wanted to give you an update on the Auto Tech parking status. We stopped by the property yesterday and did a parking count. We counted a total of 21 cars on the property including employee vehicles. Please see the attached photos from our visit.

Thank You,

Pete Aimaro  
505 N. Lake Shore Drive Suite 2109  
Chicago, IL 60611  
[REDACTED]

*National Wireless*  
Ventures, LLC.

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**From:** <Bhide>, Latika <lhide@vah.com>  
**Date:** Tuesday, July 7, 2015 3:22 PM  
**To:** Pete Aimaro <[REDACTED]>  
**Cc:** Brad Shaver <[REDACTED]>, Mike Stevens <[REDACTED]>  
**Subject:** RE: Proposed Wireless Tower @ 1000 Arlington Heights Rd.

Thank you.

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**From:** Pete Aimaro <[REDACTED]>  
**Sent:** Tuesday, July 07, 2015 3:21 PM  
**To:** Bhide, Latika  
**Cc:** Brad Shaver; Mike Stevens  
**Subject:** Re: Proposed Wireless Tower @ 1000 Arlington Heights Rd.

Latika,

The signs are up. Please see attached photos.

Thank You,

Pete Aimaro  
505 N. Lake Shore Drive Suite 2109  
Chicago, IL 60611  
[REDACTED]













