



Village of Brookfield

8820 Brookfield Avenue • Brookfield, Illinois 60513-1688
(708) 485-7344 • FAX (708) 485-4971
www.brookfieldil.gov

VILLAGE PRESIDENT
Kit P. Ketchmark

VILLAGE CLERK
Catherine A. Colgrass-Edwards

BOARD OF TRUSTEES
Ryan P. Evans
Michael J. Garvey
Nicole M. Gilhooley
C.P. Hall, II
Brian S. Oberhauser
Michelle D. Ryan

VILLAGE MANAGER
Riccardo F. Ginex

MEMBER OF
Illinois Municipal League
Proviso Township
Municipal League
West Central
Municipal Conference

TREE CITY U.S.A. Since 1981

HOME OF THE CHICAGO
ZOOLOGICAL SOCIETY

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

October 16th, 2014 at 7:00 PM

Location: Edward Barcal Hall, 8820 Brookfield Avenue
Brookfield, Illinois

AGENDA

I. Call to Order

II. Roll Call

III. Staff Update

Zoning Map
Building code (IBC IRC IECC IMC IPMC) 2015
PZC Packet form

IV. Public Hearings

PC Case No. 14-06

Consideration of a Special Use Amendment for 140-foot monopole tower in an I-1
Light Industrial property at 9100 47th St.

V. New Business

Training Materials and Article

VI. Old Business

a. Future Meeting Update and Minutes Update

VII. Next Meeting

VIII. Adjournment

Individuals with a disability requiring a reasonable accommodation in order to participate in any meeting should contact the Village of Brookfield (708)485-7344 prior to the meeting. Wheelchair access may be gained through the front (South) entrance of the Village Hall.



Village of Brookfield

Planning and Zoning Commission Staff Report

TO: Village of Brookfield Planning and Zoning Commission

HEARING DATE: October 16, 2014

FROM: Building and Planning Department

PREPARED BY: Heather Milway, Village Planner

TITLE

PZC 14-06 – 9100 47th; Central States Tower, leasee of the subject property, requests a Special Use Amendment according to Section 62-880, to allow the construction of a 140 foot monopole tower to improve cellular phone coverage in the area.

GENERAL INFORMATION

APPLICANT: Adam Kauffman
Central States Tower
323 South Hale St.
Suite 100
Wheaton, IL 60187

APPLICATION/NOTICE: The application has been filed in conformance with applicable procedural and public notice requirements.

PROPERTY INFORMATION

EXISTING ZONING: I-1 General Light Industrial
EXISTING LAND USE: Hammer Express, 75 foot pole, and existing 140 foot monopole tower.
PROPERTY SIZE: 25,450 square feet
PIN: 18-03-425-002-0000
SURROUNDING ZONING AND LAND USES:
North: I-1 General Light Industrial (Airgas North Central)
South: Village Limits
East: I-1 General Light Industrial (Mr. Submarine)
West: I-1 General Light Industrial (Truck Works of Brookfield)

ANALYSIS

SUBMITTALS

This report is based on the following documents, which are on file with the Building and Planning Department:

1. Application for Public Hearing and Required Fees
2. Certification of Legal Notice Published September 24th, 2014 in the Landmark
3. Petitioner Project Submittal Including:
 - a. Application
 - b. Proof of Ownership
 - c. Project Summary
 - d. Site Plan

DESCRIPTION

The applicant requests a Special Use Amendment according Section 62-819, to allow construction of a 140 foot monopole tower and equipment shelter to improve mobile phone coverage in the area. The proposal also includes an access easement with a new curb cut along 47th Street.

BACKGROUND

The applicant has leased a portion of 9100 47th Street from the property owner P& R Land Corporation. The property has two existing tall towers. The first tower is 75 foot constructed by Sprint. The second tower is a 140 foot monopole tower constructed by Nextel.

ZONING

The property is currently zoned I-1 General Light Industrial.

PUBLIC COMMENT

No public comments have been submitted to Village Hall in-person or by written document as of the writing of this report. Any comments that are submitted will be presented at the Planning and Zoning Commission Hearing.

RESEARCH

Monopole tower cases are regulated by the federal government under the 1996 Telecommunications Act: Personal Wireless Services. The Act outlines the limits that local governments have on regulatory decisions. The first is local governments cannot prohibit or have the effect of prohibiting the provision of personal wireless services. The second is local municipalities cannot discriminate among providers. The third is that they must act on any reasonable request within a reasonable period of time after the request is made. The fourth is local governments must reduce writing and decision to deny a personal wireless facility. The fifth limitation is local governments cannot regulate personal wireless facilities on the basis of environmental effects on radio frequency¹. The Act does allow local governments to regulate based on the visual impact on the landscape. This is due to the fact that wireless towers (or Monopole Towers) have a domineering visual impact on the surrounding area. The placement of multiple towers on a single property creates a unique visual impact on the surrounding area.

One neighboring Village has recently heard a case for the placement of a second monopole tower on a parcel. Oak Brook currently has a monopole tower on its Village Hall property. Version Wireless proposed to

¹ Stanley D. Abrams Esq. (1998) Update on the 1996 Telecommunications Act: Personal Wireless Services, Land Use Law & Zoning Digest, 50:4, 3-8

construct a second tower adjacent to the existing tower. The case was reviewed by the Oak Brook Planning Commission and the Committee of the Whole. Both groups denied the proposal asking Version to co-locate onto the existing tower.

DISCUSSION

Special uses are defined by Section 62-819 as “uses are generally uses which have unique, special or unusual impact upon the use or the enjoyment of neighboring properties beyond those uses normally included ‘of right’”. In this proposal the visual impact on the surrounding area is great and effects the enjoyment of the neighboring properties. The placement of a second 140 foot monopole tower poses a substantial change to the visual landscape in not just the immediate surrounding area, but in several neighborhoods areas decreasing the visual enjoyment of the landscape (Attachment 1).

CONDITIONS FOR APPROVAL OF SPECIAL USE AMENDMENTS

With respect to Special Use review, Section 62-821 of the Village Zoning (Special Use) Procedure requires the following conditions to be met for approval of Special Uses. *(Staff Review in Italics):*

1. Describe the proposed use’s compatibility with the intent and purpose of the property’s zoning district:

The property is zoned I-1 (general Light industrial). The General Light Industrial District “provides a location which affords access only to primary thoroughfares and proximate access to the interstate system allowing for industrial and manufacturing and kindred support operations requiring direct access moderate moto vehicle use.” (Sec 62-127(b))A 104’ Monopole tower with a shelter is compatible with this use as it will provide increased mobile data and phone coverage for the properties and roadways adjacent to the property and the property itself.

2. Describe the proposed use’s compatibility with existing uses on site and in the vicinity:

The property is currently used by Hammer Express, a firm specializing in intermodal/ drayage shipping. The proposed 140’ monopole tower and shelter will not interfere with Hammer Express’ current operations.

3. Describe what special actions, if any, are contemplated to modify any unique, special, or unusual impacts which the special use may cause or intensify upon properties and uses upon public facilities or neighboring properties:

The proposed 140’ Monopole Tower and shelter within a fenced compound on the property will not have an unique impacts upon properties and/ used or upon public facilities or neighboring properties.

The requested special use generally satisfies conditions 1&2 for approval. However, the last condition of impact on surrounding properties is not met. The proposal has severe visual impacts on the surrounding properties (Attachment 2&3).

RECOMMENDATIONS

Based on the analysis above, Staff believes the request does not meet all the standards for granting Special Use Amendments. Additionally, the visual impact on the surrounding properties and neighboring areas is severe. Staff recommends that the Planning and Zoning Commission request Central States Tower to lease space on one of the two existing towers on the property or co-locate. The Planning and Zoning Commission should discuss the requested special use amendment and determine whether the request should be recommended for denial when presented to the Village Board of Trustees.

The Planning and Zoning Commission should use the conditions for approval for review found above and in Section 62-821 of the Village Zoning Ordinance.

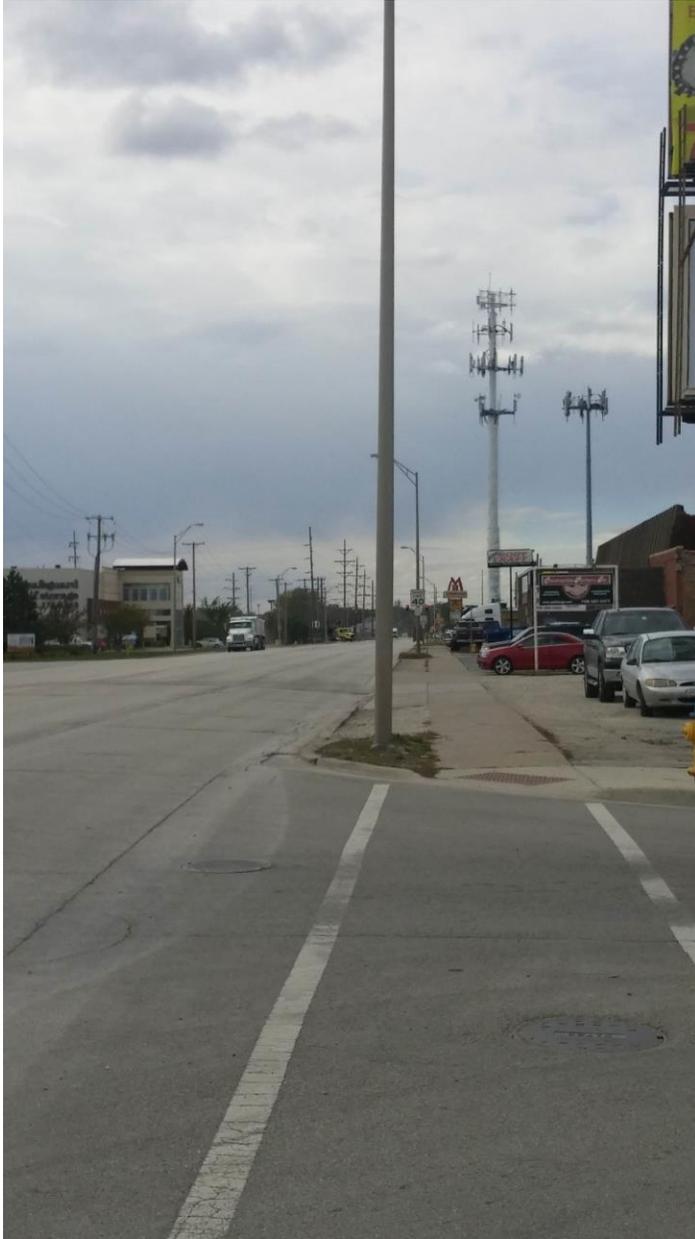
Staff Report Approved By:



Keith R. Sbiral, AICP
Village Manager

Department shared drives: S:\Planning\PZC\2014\14-06 Special Use 9100 47th Street

Attachment 1



Photograph was taken from the corner of Prairie Ave and 47th St.

Attachment 2



Photograph was taken from the corner of Plainfield Ave and 47th St.

Attachment 3



Photograph was taken at the corner of Maple Ave and 47th St.



September 4th, 2014

Heather Milway
Village of Brookfield Building & Zoning Department
8820 Brookfield Ave
Brookfield, IL 60513-1688

Re: 47th & Plainfield; Hammer Express Monopole Tower for Central States Tower

Dear Ms. Milway:

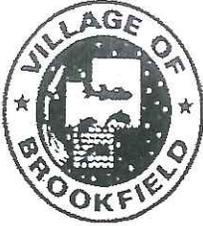
Enclosed please find the following documents supporting the Special Use Permit Application for the proposed 140' Monopole Tower at 9100 47th Street, Brookfield, IL 60513.

Please confirm acceptance of the completed application via email (adam.kauffman@ntpwireless.com), or please contact me to let me know if any additional materials are required before Central States Tower's application can be added to the next public hearing agenda.

Sincerely,

A handwritten signature in black ink, appearing to read 'Adam Kauffman', written in a cursive style.

Adam Kauffman
NTP Wireless



Village of Brookfield
Plan Commission Application Packet

Special Use Permit Application

Applicant Information:

1. Name and Phone Number of contact person for application process Adam M. Kauffman (773-275-5712 x110)
2. Petitioner's Name Central States Tower
3. Petitioner's Address 323 South Hale St, Suite 102, Wheaton, IL 60187
4. Phone Number Brian Meier, 630-221-8500 x101
5. Email Address Brianm@centralstates-tower.com
6. Fax Number 630-221-8516
7. Owner of Record Name PTR Land Corporation, Inc.
8. Owner of Record Address 9014 W 47th St, Brookfield, IL 60513

Property Information:

9. Common Street Address 9100 47th St, Brookfield, IL 60513
10. Legal Description See Attached
11. Permanent Tax Index Number 18-03-425-002-0000
12. When did the owner acquire the property? December 21st, 2004
13. Is the petitioner in the process of purchasing (leasing) the property? Yes No
If so, is the purchase (lease) contingent on approval of the special use? Yes No
14. Is your property use presently (check one): Conforming Non-conforming
15. If the property is a non-conforming use, please explain: _____

16. Surrounding Zoning and Land Use:

	Zoning District	Land Use
North	<u>I-2</u>	<u>Restricted Light Industrial</u>
South	<u>N/A</u>	<u>outside of Brookfield</u>
East	<u>R-1</u>	<u>General Light Industrial</u>
West	<u>I-1</u>	<u>General Light Industrial</u>

Special Use Permit Application, continued

17. What is the Zoning Classification of the subject property? I-1-General Light Industrial

18. What is the special use requested? The SUP is for a 190' Monopole Tower w/ a 11'6" x 23'4 1/2" Shelter within a fenced compound

Conditions for Approval (attach a separate sheet if necessary):

19. Describe the proposed use's compatibility with the intent and purpose of the property's zoning district:
See Attached

20. Describe the proposed use's compatibility with existing uses on site and in the vicinity:
See Attached

21. Describe what special actions, if any, are contemplated to modify any unique, special, or unusual impacts which the special use may cause or intensify upon properties and uses upon public facilities or neighboring properties:
See Attached

Please note that additional information may be required upon staff review.

Any person who shall knowingly make or cause to be made, or conspire, combine, aid or assist in, agree to, arrange for, or in any way procure the making of a false or fraudulent application, affidavit, certificate, or statement, shall be guilty of a misdemeanor as provided by statute by the State of Illinois.



Petitioner's Signature

8/4/14
Date



Owner's Signature (or authorized agent)

8/28/14
Date

Conditions for Approval (Questions 19, 20, & 21 on the SUP Application):

19. Describe the proposed use's compatibility with the intent and purpose of the property's zoning district:

The property is zoned I-1 (General Light Industrial). The General Light Industrial District "provides a location which affords access only to primary thoroughfares and proximate access to the interstate system allowing for industrial and manufacturing and kindred support operations requiring direct access moderate motor vehicle use." (Sec. 62-127 (b)) A 140' Monopole tower with a shelter is compatible with this use as it will provide increased mobile data and phone coverage for the properties and roadways adjacent to the property and the property itself.

20. Describe the proposed Use's compatibility with existing uses on site and in the vicinity:

The property is currently used by Hammer Express, a firm specializing in intermodal/drayage shipping. The proposed 140' monopole tower and shelter will not interfere with Hammer Express's current operations.

21. Describe what special actions, if any, are contemplated to modify any unique, special or unusual impacts which the special use may cause or intensify upon properties and uses upon public facilities or neighboring properties:

The proposed 140' Monopole Tower and shelter within a fenced compound on the property will not have any unique, special or unusual impacts upon properties and/or uses or upon public facilities or neighboring properties.

Additional Information:

Enclosed in this Special Use Application package are detailed coverage maps that demonstrate the urgent need for this tower structure to support the improvement of Verizon Wireless's network. Residences and businesses in the area currently are experiencing compromised service due to the absence of quality "in-building" coverage. The sites that surround this location are also maximized from a capacity perspective – this new tower will allow customers in the vicinity to experience improved service during peak call volume and data usage times.

AFFIDAVIT OF OWNERSHIP AND TRUST DISCLOSURE

COUNTY OF COOK)
) SS

STATE OF ILLINOIS)

I, (print name) PATUKH BANETT, under oath, state that I am (check one):

- the sole owner of the property
- an owner of the property
- an authorized officer for the owner of the property

commonly described as (full address): 9014 W. 47TH ST. BROOKFIELD IL. 60513

and that such property is owned by (print owner's name) PATUKH BANETT as of this date.

Further, the property to which this application relates is/is not the subject of a land trust as defined in Section 765 ILCS 405 of the Illinois Compiled Statutes, "The Land Trust Beneficial Interest Disclosure Act." If the foregoing statement was completed in the affirmative, the following statement shall be completed and verified:

I, _____, as trustee/beneficiary of
_____ Trust Number _____,

pursuant to Section 765 ILCS 405 of the Illinois Compiled Statutes, being first duly sworn, hereby state and represent that the person/persons, Body/Bodies Politic, corporation/corporations or other entity/entities below designated is/are the beneficiary/beneficiaries of said land trust, that the beneficiary/beneficiaries designated by a checkmark hold/holds the power of direction created therein, and that no beneficiary holds a beneficial interest as nominee for a person, Body Politic, corporation or other entity not named herein.

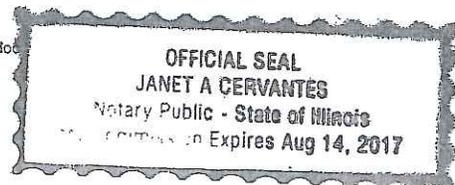
Name	Address	Interest

Patukh Banett P&L LAND CORP.
(Signature)

SUBSCRIBED AND SWORN TO BEFORE ME THIS

28 DAY OF August, 2014

Janet A. Cervantes
(Notary Public)



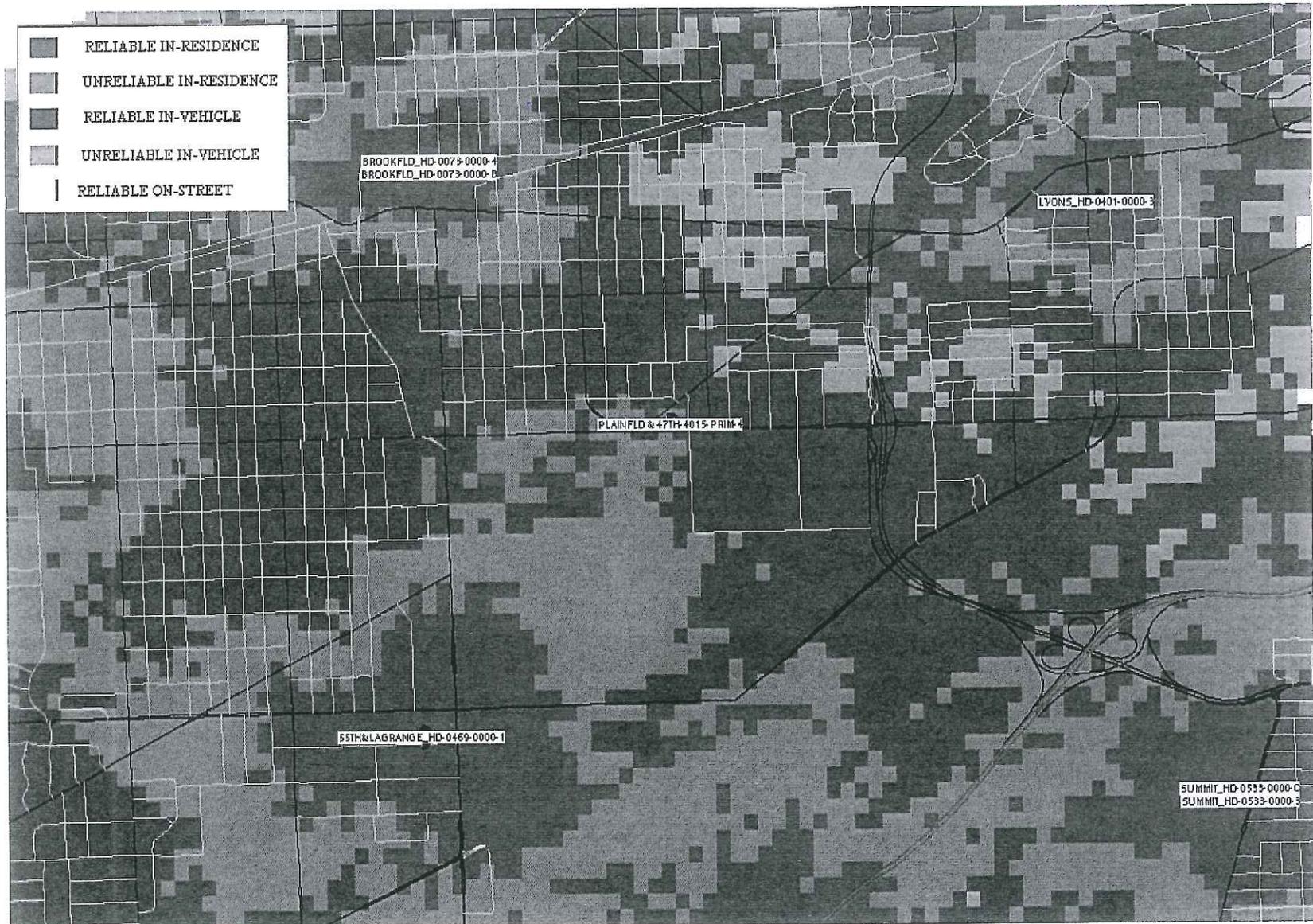
PLAINFIELD & 47TH

Area under consideration is a coverage hole known for frequent trouble tickets and customer complaints. Residences and businesses in the area have poor in-residence coverage. Neighboring cell sites currently covering this area are breaking for capacity.

The primary objective of this site is to:

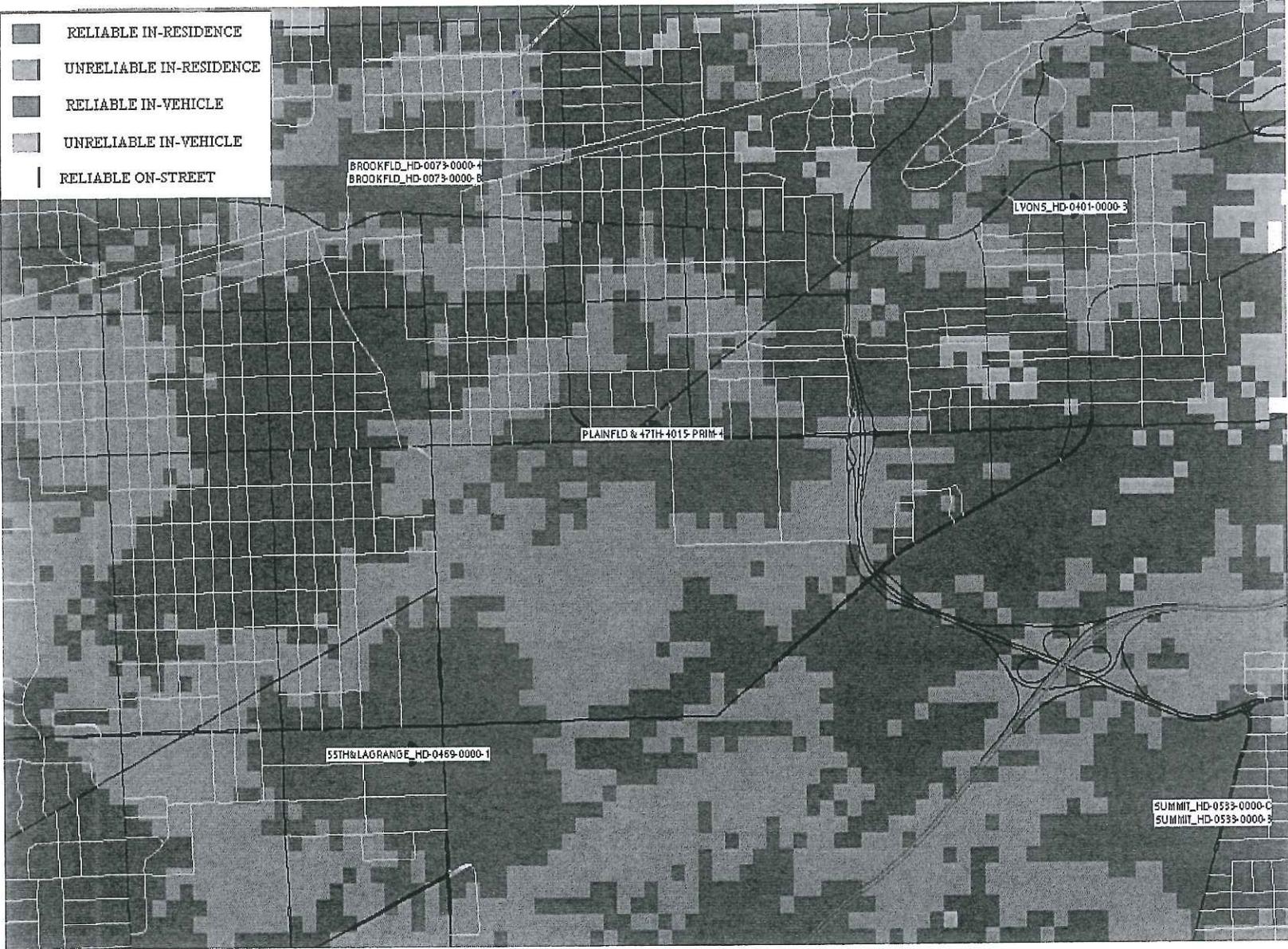
1. Provide reliable In-residence coverage in the area.
2. Offload capacity to the neighboring sectors serving the area.
3. Resolve trouble tickets and customer complaints in the are.

PLAINFIELD & 47th – BEFORE ADDITION OF COVERAGE



PLAINFIELD & 47th –AFTER ADDITION OF COVERAGE

- RELIABLE IN-RESIDENCE
- UNRELIABLE IN-RESIDENCE
- RELIABLE IN-VEHICLE
- UNRELIABLE IN-VEHICLE
- RELIABLE ON-STREET



Legal Description:

PARCEL ONE: THAT PART OF LOTS 4 THRU 9 IN BLOCK 13 IN OLIVER SALINGER AND COMPANY'S BUNGALOW PARK, BEING A SUBDIVISION OF PART OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED OCTOBER 10, 1921, AS DOCUMENT NUMBER 7299660, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 7 IN BLOCK 13, THENCE NORTH 89 DEGREES 42 MINUTES 38 SECONDS WEST ALONG THE SOUTH LINE OF BLOCK 13, 206.00 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 54 SECONDS EAST, 143.00 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 38 SECONDS WEST, 100.55 FEET TO THE NORTHWESTERLY LINE OF SAID BLOCK 13, BEING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PLAINFIELD ROAD; THENCE NORTH 49 DEGREES 26 MINUTES 44 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 405.30 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 13; THENCE SOUTH 0 DEGREES 17 MINUTES 54 SECONDS WEST, 408.05 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL TWO: AN EASEMENT OVER, ACROSS AND THRU, FOR ACCESS TO AND MAINTENANCE UPON, THE EXISTING ONE STORY METAL BUILDING, FOR AS LONG AS SAID METAL BUILDING REMAINS, ON THE REAL ESTATE LEGALLY DESCRIBED AS FOLLOWS: THE WEST 12 FEET OF THE EAST 218 FEET OF THE SOUTH 143 FEET OF BLOCK 13 IN OLIVER SALINGER'S AND COMPANY'S BUNGALOW PARK, BEING A SUBDIVISION OF PART OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;



Report of Title

5030 COMPREHENSIVE FULL TITLE REPORT (INCLUDES 40 YEAR DEED HISTORY & ORIGINAL COPIES)

This Report of Title is for informational purposes only and is not to be considered as a commitment to issue any form of title insurance policy. The report is for the use and benefit of the addressee only, and liability is hereby limited to the amount of the fee paid therefore.

US TITLE SOLUTIONS FILE NO.47056-IL1402-5030
REFERENCE NO. 20130991401 SITE NAME Plainfield & 47th

PREPARED FOR: NTP Wireless
Terry Roth
4619 N. Ravenswood Avenue, Suite 301
Chicago, IL 60640

PREMISES: 9100 47th St., Brookfield, IL
Parcel 18034250020000

COUNTY: Cook

US Title Solutions
3 Werner Way, Lebanon, NJ 08833
Telephone (866) 222-0391 Facsimile (908) 849-7981
www.ustitlesolutions.com
Report powered by LandIT

US TITLE SOLUTIONS
FILE NO. 47056-IL1402-5030 REFERENCE NO. 20130991401

REPORT OF TITLE

1 DATE OF THIS REPORT 2/20/2014

EXAMINED THRU 2/11/2014

2 THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS REPORT IS:

Fee Simple

3 TITLE TO SAID ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS REPORT IS AT THE EFFECTIVE DATE HEREOF VESTED IN:

P&R Land Corporation, Inc.

SOURCE OF TITLE:

Warranty Deed/Executor's Deed made by Lisa M. Taylor, as Independent Executor of the Estate of William J. Taylor under Letters of Office issued December 21, 2004 by the Circuit Court of Cook County, Illinois, et als dated Feb 25, 2005 recorded on Mar 25, 2005 in instrument no. 0508433039.

4 THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

"PARCEL ONE: THAT PART OF LOTS 4 THRU 9 IN BLOCK 13 IN OLIVER SALINGER AND COMPANY'S BUNGALOW PARK, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED OCTOBER 10, 1921, AS DOCUMENT NUMBER 7299660, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 7 IN BLOCK 13, THENCE NORTH 89 DEGREES 42 MINUTES 38 SECONDS WEST ALONG THE SOUTH LINE OF BLOCK 13, 206.00 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 54 SECONDS EAST, 143.00 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 38 SECONDS WEST, 100.55 FEET TO THE NORTHWESTERLY LINE OF SAID BLOCK 13, BEING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PLAINFIELD ROAD; THENCE NORTH 49 DEGREES 2 6 MINUTES 44 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 405.30 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 13; THENCE SOUTH 0 DEGREES 17 MINUTES 54 SECONDS WEST, 408.05 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL TWO: AN EASEMENT OVER, ACROSS AND THRU, FOR ACCESS TO AND MAINTENANCE UPON, THE EXISTING ONE STORY METAL BUILDING, FOR AS LONG AS SAID METAL BUILDING REMAINS, ON THE REAL ESTATE LEGALLY DESCRIBED AS FOLLOWS: THE WEST 12 FEET OF THE EAST 218 FEET OF THE SOUTH 143 FEET OF BLOCK 13 IN OLIVER SALINGER'S AND COMPANY'S BUNGALOW PARK, BEING A

SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION
3, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS;"

US TITLE SOLUTIONS
FILE NO. 47056-IL1402-5030 REFERENCE NO. 20130991401

SCHEDULE B

THIS IS NOT A COMMITMENT OR PRELIMINARY REPORT OF TITLE TO ISSUE A POLICY OR POLICIES OF TITLE INSURANCE. THE EXHIBITS SET FORTH HEREIN ARE INTENDED TO PROVIDE YOU WITH NOTICE OF MATTERS AFFECTING TITLE TO THE LAND DESCRIBED IN THIS REPORT.

1. Taxes, tax liens, tax sales, water rates, sewer and assessments set forth in schedule herein.
2. Mortgages returned herein. (-4-). See Separate Mortgage Schedule.
3. Any state of facts which an accurate survey might show or survey exceptions set forth herein.
4. Rights of tenants or person in possession.

(Judgments, Liens and UCC)

- 5 None within period searched

(Covenants/Restrictions)

- 6 None within period searched

(Easements and Rights of Way)

- 7 None within period searched

(Other Filed Documents)

8. Map - Oliver Salinger & Co's Bungalow Park recorded 10/18/1921 in Instrument No. 7299660.
9. Ordinance - Vacation dated 4/14/1947 recorded 5/26/1947 in book 42305 page 437 in Instrument No. 14064344.
10. Agreement Regarding Ground Lease between P&R Land Corporation and Sprintcom, Inc., a Kansas corporation dated 5/16/2005 recorded 9/30/2005 in Instrument No. 0527303013.
11. Memorandum of Amendment between P&R Land Corporation, Inc., an Illinois corporation and STC Two LLC, a Delaware limited liability company dated 6/21/2013 recorded 7/2/2013 in Instrument No. 1318357004.

US TITLE SOLUTIONS

FILE NO. 47056-IL1402-5030 REFERENCE NO. 20130991401

MORTGAGE SCHEDULE

1. Mortgage made by P&R Land Corporation, Inc. to First Bank & Trust in the sum of \$626,000.00 dated as of 1/17/2012 recorded 1/27/2012 in Instrument No. 1202733056.
2. Assignment of Rents made by P&R Land Corporation, Inc. to First Bank & Trust dated as of 1/17/2012 recorded 1/27/2012 in Instrument No. 1202733057.
3. Mortgage made by P&R Land Corporation, Inc. to First Bank & Trust in the sum of \$345,000.00 dated as of 1/17/2012 recorded 1/27/2012 in Instrument No. 1202733058.
4. Assignment of Rents made by P&R Land Corporation, Inc. to First Bank & Trust dated as of 1/17/2012 recorded 1/27/2012 in Instrument No. 1202733059.

US TITLE SOLUTIONS

FILE NO. 47056-IL1402-5030 REFERENCE NO. 20130991401

TAX SEARCH

1. TAX ID :18-03-425-002

 Period :2013 Payment Status: Open

 Tax Amount : \$4,860.88

US TITLE SOLUTIONS

FILE NO. 47056-IL1402-5030 REFERENCE NO. 20130991401

DEED CHAIN

1. Quit Claim Deed in Trust made by Ethel Ligeza, a widow not since remarried to La Grange State Bank, a banking corporation duly organized and existing under the laws of the State of Illinois dated 1/30/1968 recorded on 2/8/1968 Instrument No. 20407749.
2. Deed made by La Grange State Bank, a corporation, as trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 25th day of January 1968 and known as Trust Number 764 to Lorraine Mldadic, a spinster dated 12/14/1981 recorded on 12/17/1981 Instrument No. 26091365.
3. Deed in Trust made by Lorraine Mladic, a spinster to First National Bank of Cicero, a National Banking Association of Cicero, Illinois as Trustee under the provisions of a trust agreement dated the 19th day of November 1981, known as Trust Number 7703 dated 11/19/1981 recorded on 12/22/1981 Instrument No. 26091366.
4. Trustee's Deed made by First National Bank of Cicero, a National Banking Association of Cicero, Illinois as Trustee under the provisions of a trust agreement dated the 19th day of November 1981, known as Trust Number 7703 to Yvonne M. Butkovich dated 6/10/1986 recorded on 1/5/1987 Instrument No. 87003115.
5. Certificate of Sale made by Yvonne M. Butkovich, et al, Defendants to Citibank, F.S.B., f/k/a Brookfield Federal Bank for Savings dated 5/25/1993 recorded on 5/27/1993 Instrument No. 93402145.
6. Sheriff's Deed made by Sheriff of Cook County, Illinois to Citibank, F.S.B., f/k/a Brookfield Federal Bank for Savings dated 5/25/1993 recorded on 5/27/1993 Instrument No. 93402146.
7. Special Warranty Deed made by Citibank, F.S.B. to undivided one-third (1/3) to William J. Taylor, and undivided one-third (1/3) to William H. Taylor and an undivided one-third (1/3) to Frederick L. Taylor, as tenants in common dated 2/14/1995 recorded on 2/16/1995 Instrument No. 95112860.
8. Warranty Deed/Executor's Deed made by Lisa M. Taylor, as Independent Executor of the Estate of William J. Taylor under Letters of Office issued December 21, 2004 by the Circuit Court of Cook County, Illinois, et als to P&R Land Corporation, Inc. dated 2/25/2005 recorded on 3/25/2005 Instrument No. 0508433039.
Notes: No probate documentation was able to be located of record regarding the Estate of Frederick L. Taylor, deceased.
9. Probate made by Estate of William J. Taylor, deceased dated 12/21/2004 recorded on 8/1/2005 Instrument No. 2004 P 007897.

**WARRANTY
DEED/EXECUTOR'S
DEED**



Doc#: 0508433039
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/25/2005 08:04 AM Pg: 1 of 3

STATE OF ILLINOIS)
COUNTY OF COOK)

KNOW ALL MEN BY THESE
PRESENTS:

That in consideration for
\$1,300,000 to the
undersigned Grantors in
hand paid by the Grantee

FIRST AMERICAN TITLES
ORDER # 939021
2004

herein, the receipt of which is hereby acknowledged, we, Lisa M. Taylor as Independent Executor of the Estate of William J. Taylor under Letters of Office issued December 21, 2004, by the Circuit Court of Cook County, Illinois, in In Re the Estate of William J. Taylor, 04 P 7897, William H. Taylor, and Kathleen R. Taylor as sole heir of the Estate of Frederick L. Taylor, as tenants in common, herein referred to as Grantors, grant, bargain, sell, convey and warrant unto Grantee, P&R Land Corporation, Inc., the following described real estate situated in Cook County, Illinois, to wit:

"PARCEL ONE: THAT PART OF LOTS 4 THRU 9 IN BLOCK 13 IN OLIVER SALINGER AND COMPANY'S BUNGALOW PARK, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED OCTOBER 10, 1921, AS DOCUMENT NUMBER 7299660, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 7 IN BLOCK 13, THENCE NORTH 89 DEGREES 42 MINUTES 38 SECONDS WEST ALONG THE SOUTH LINE OF BLOCK 13, 206.00 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 54 SECONDS EAST, 143.00 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 38 SECONDS WEST, 100.55 FEET TO THE NORTHWESTERLY LINE OF SAID BLOCK 13, BEING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PLAINFIELD ROAD; THENCE NORTH 49 DEGREES 26 MINUTES 44 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 405.30 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 13; THENCE SOUTH 0 DEGREES 17 MINUTES 54 SECONDS WEST, 408.05 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL TWO: AN EASEMENT OVER, ACROSS AND THRU, FOR ACCESS TO AND MAINTENANCE UPON, THE EXISTING ONE STORY METAL BUILDING, FOR AS LONG AS SAID METAL BUILDING REMAINS, ON THE REAL ESTATE LEGALLY DESCRIBED

AS FOLLOWS: THE WEST 12 FEET OF THE EAST 218 FEET OF THE SOUTH 143 FEET OF BLOCK 13 IN OLIVER SALINGER'S AND COMPANY'S BUNGALOW PARK, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;"

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

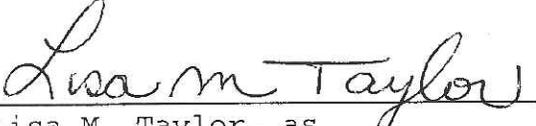
Subject to: covenants, conditions and restrictions of record; private, public and utility easements and road and highways, if any; existing leases and tenancies; special taxes and assessments for improvements; installments not yet due or payable for any special tax or assessment for improvements; and general taxes for years 2004 and subsequent years.

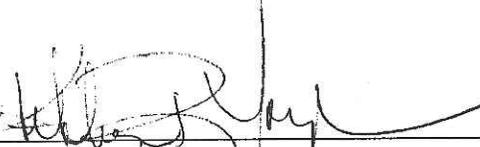
Permanent Real Estate Index Numbers:	18-03-425-001-0000 Vol. 75
	18-03-425-002-0000 Vol. 75
	18-03-425-006-0000 Vol. 75
	18-03-425-007-0000 Vol. 75
	18-03-425-008-0000 Vol. 75
	18-03-425-009-0000 Vol. 75

Address of Real Estate:	9014 W. 47 th Street
	Brookfield, IL 60513

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, I have set my hand this 25 day of February, 2005.


 Lisa M. Taylor, as Independent Executor of the Estate of William J. Taylor, under Letters of Office issued December 21, 2004, by the Circuit Court of Cook County, Illinois, in In Re the Estate of William J. Taylor, 04 P 7897


 Kathleen R. Taylor, as Sole Heir of the Estate of Frederick L. Taylor

William H. Taylor
William H. Taylor

I, the undersigned authority, a Notary Public, hereby certify that Lisa M. Taylor, Kathleen R. Taylor and William H. Taylor, whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he/she executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of February, 2005.

Shawna M Burnice
Notary Public



THIS DOCUMENT WAS PREPARED BY:
Law Offices of Rory K. McGinty, P.C.
5202 Washington, Ste. 5
Downers Grove, IL 60515
Phone 630-743-9907
Fax 630-743-9910

PLEASE MAIL RECORDED DEED TO:
Mr. Patrick Barrett Robert G Gibson
~~9014 W. 47th St.~~ 123 Water St
Brookfield, IL 60513 Waperville, IL 60540

Mumler's Address
SEND SUBSEQUENT TAX BILLS TO:
Mr. Patrick Barrett
P&R Land Corporation, Inc.
9014 W. 47th St.
Brookfield, IL 60513

COUNTY TAX

REVENUE STAMP



COOK COUNTY
REAL ESTATE TRANSACTION TAX

MAR. 22.05

0000007319

FP 103028	0065000	REAL ESTATE TRANSFER TAX
-----------	---------	--------------------------

STATE TAX

REVENUE STAMP

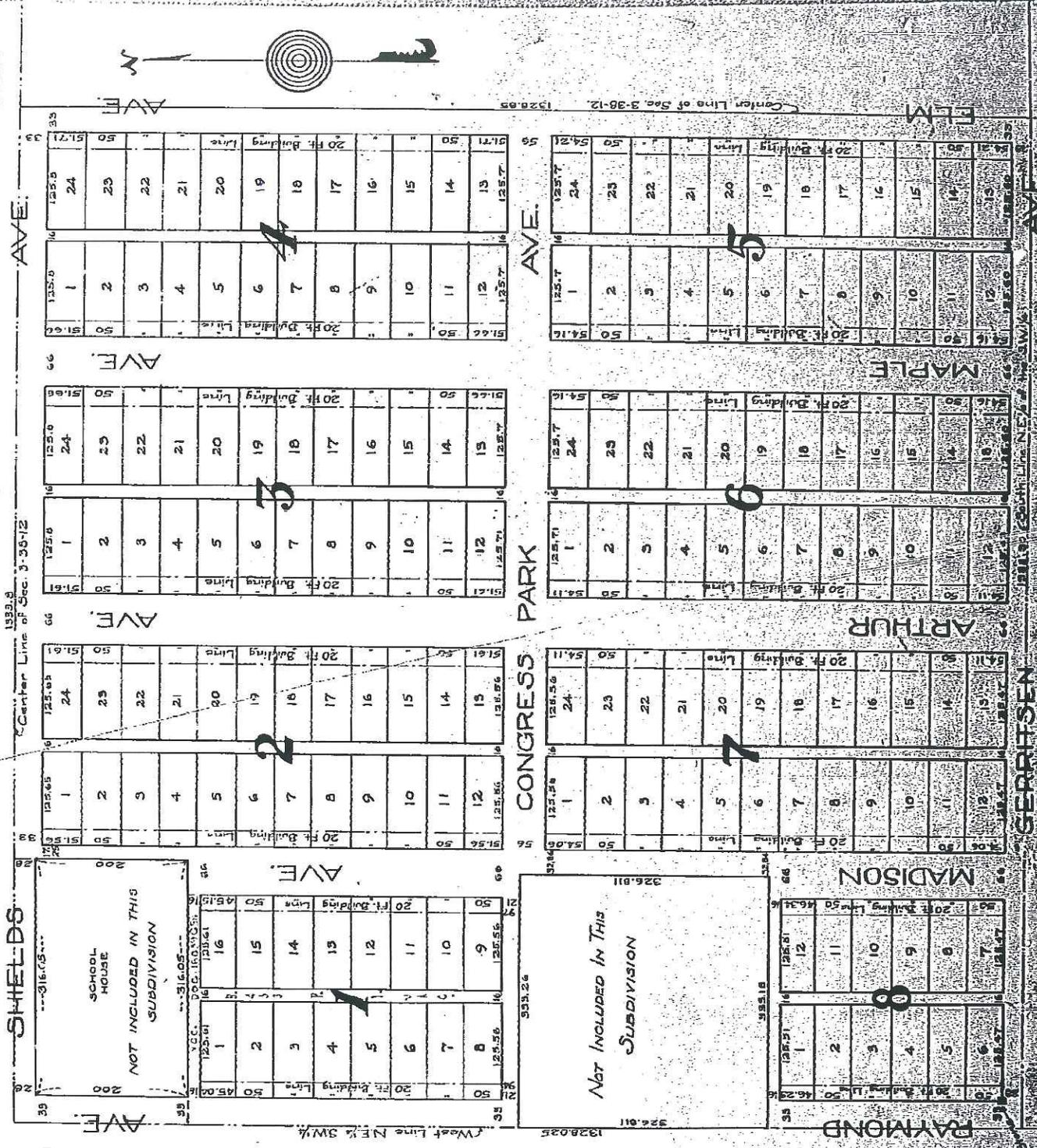


STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

MAR. 22.05

0000007112

FP 103027	0130000	REAL ESTATE TRANSFER TAX
-----------	---------	--------------------------

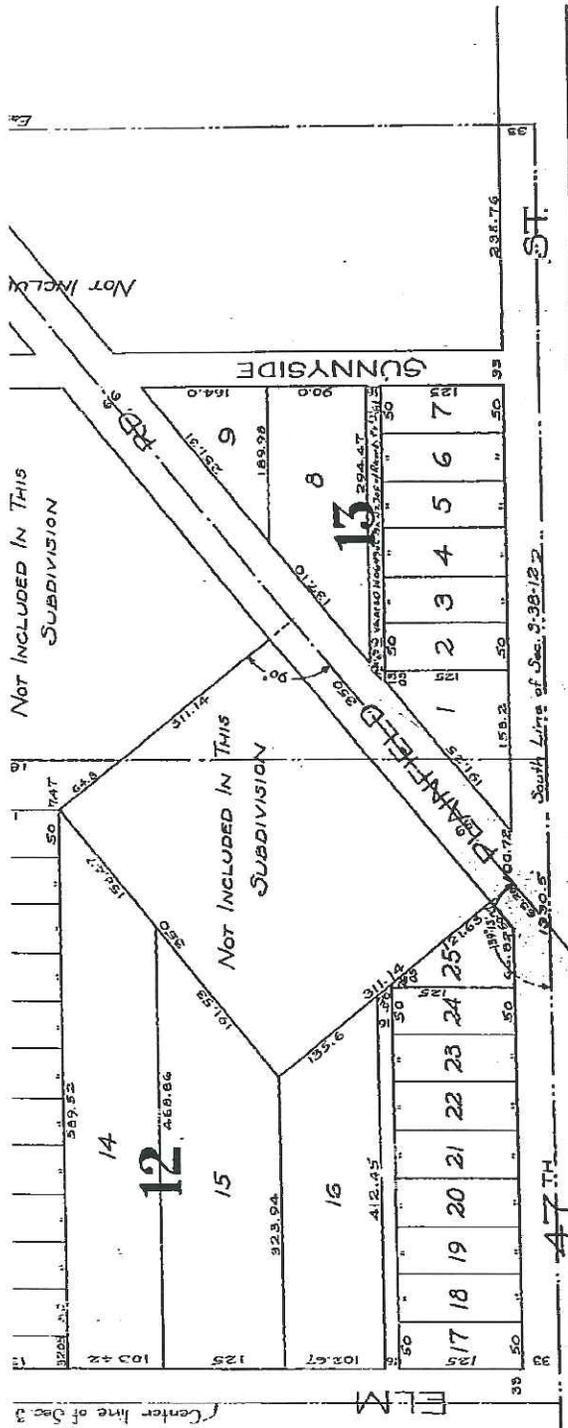


Approved by the Board of
Commissioners of Cook
County, Illinois at a
meeting held Sept. 19th, 1921
Daniel Ryan, President

I find no redeemable tax
sales unpaid forfeited taxes
or unpaid forfeited special
assessments against the land
included in the above plat.

Robert M. Sweitzer
County Clerk

Date Aug. 18, 1921



State of Illinois)
 County of Cook)
 ss. I, Clarence J.M. Olsen a Notary Public in and for the said County of Cook do hereby certify that J.M. Doll, as Vice President of the Chicago Title & Trust Company and H.J. Tansley as Secretary of said Company who are both personally known to me to be such officers and to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Secretary respectively of the Chicago Title & Trust Company and acknowledged that as Vice President and Secretary respectively of said Chicago Title & Trust Co. Trustee as aforesaid said Chicago Title & Trust Co caused the subdivision of the land described in the above caption as shown on the plat hereon drawn and that said instrument is their free and voluntary act and deed as such Vice President and Secretary respectively and as the free and voluntary act and deed of the Chicago Title and Trust Company, as Trustees for the uses and purposes hereon set forth.

Given under my hand and Notarial Seal this 28th day of July A.D. 1921.

Clarence J.M. Olsen
 Notary Public
 Cook County, Ill.

State of Illinois)
 County of Cook)
 ss. I, Clarence J.M. Olsen, a Notary Public in and for said County, in the State aforesaid do hereby certify that J.M. Doll as Vice President of the Chicago Title and Trust Co., and H.J. Tansley as Secretary of said Company are both personally known to me to be such officers and to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Secretary respectively appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act as such Vice President and Secretary respectively and as the free and voluntary act and deed of said Chicago Title and Trust Co., as Trustees for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 28th day of July A.D. 1921.

Clarence J.M. Olsen
 Notary Public
 Cook County, Ill.

State of Illinois)
 County of Cook)
 ss. I, Edwin Hancock a Registered Illinois Land Surveyor do hereby certify that I have surveyed the land described in the above caption and that I have subdivided the same into lots, blocks, streets and alleys as herein shown. All dimensions being in feet and decimal parts thereof.

Dated this 14th day of July, A.D. 1921.

Edwin Hancock
 Illinois Registered Land Surveyor
 2047 Ogden Ave., Chicago, Ill.

Chicago Title and Trust Company as Trustees under a certain Trust Agreement dated July 11th 1921 known as Trust Number 9565 do hereby certify that as owners of the land described in the foregoing entitled plat have caused the same to be subdivided into lots, blocks and streets as shown on the plat hereon drawn and that said subdivision is our free and voluntary act.

Chicago Title and Trust Company
 Chicago, Illinois

By J.M. Doll, Vice Pres.
 Attest: A.J. Tansley Secretary,
 Chicago, Illinois

State of Illinois)
 County of Cook)
 ss. The Chicago Title & Trust Co. as Trustee in a certain trust deed dated May 27, 1921 and filed for record in the Recorder's Office in Cook County, Illinois as Document # 79735 hereby certifies to the above subdivision.

The Chicago Title & Trust Co.
 Chicago, Illinois

By J.M. Doll, Vice President
 Attest: A.J. Tansley, Secretary
 Chicago, Illinois

ORIGINAL - TO BE FILED IN BOOK 42805

BILL OR COLLECTION WARRANT

Chicago, May 23, 1947

Michael J. Flynn
County Clerk
TO COOK COUNTY, ILLINOIS, DR.

ISSUED FROM OFFICE OF
R. J. Daley
Room 547 Court House.
No. 12706

Net amount of money received by him from the J. P. Miller Artesian Well Co. representing a compensation to Cook County for the benefits which will accrue to the owners of the property abutting alley located as follows:
The public alley in block thirteen (13) in Oliver Slinger & Co's Bungalow Park Subdivision, S-38-12 east of the principal meridian.
This is in accordance with resolution passed by the Cook County Board in April 14, 1947 and is in accordance with resolution R-8, 1908 Ch. 120 Sec 291. The said money is payable by said County Official to the County Treasurer for credit to the general fund.

TOTAL

242.80

CERTIFIED CORRECT

STATE OF ILLINOIS,
COUNTY OF COOK.

Title Deputy Comptroller
AFFIDAVIT (Only when necessary will the following Affidavit be recorded.)

of the Office of Issue

being duly sworn, says he is of Cook County, the claimant, that the several items mentioned herein are just and true, that the articles and articles charged/herein were rendered and furnished at the times named herein and that there is now due and unpaid hereon, from the within mentioned debtor, after allowing all just credits, the sum of _____ DOLLARS,
to the best of his knowledge and belief.
Subscribed and sworn to before me, this _____ day of _____ A. D. 19 _____

Notice

Make checks, drafts or money orders payable to the County Treasurer of Cook County. Remit to the County Clerk, Room 233 Court House, with this bill, and the bill will be returned to you duly receipted. Any correspondence relative to this bill should be with the Office of Issue, shown in upper right hand corner, and should mention the Office Number shown above.

RECEIPT - (In accordance with R. S. 1908, Ch. 120, Sec. 291.)

Received, this 23rd day of May 19 47 from Richard J. Daley

the sum of Two Hundred Forty-two & 40/100 DOLLARS.

COUNTERSIGNED:

MAY 23 1947

County Clerk County Treasurer

WHEREAS, The Board of County Commissioners of the County of Cook after due investigation and consideration, have determined that the nature and extent of public interest to be subserved is such as to warrant the vacation of the public alley, described in the following Resolution:

THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Cook County, State of Illinois:

SECTION 1. The public alley in Block thirteen (13) in Oliver Salinger & Co's Bungalow Park subdivision, S-38-12, East of the Third Principal meridian, as colored in red and indicated by the words (hereby vacated) on the plat hereto attached, which plat for greater certainty is hereby made a part of this Resolution; be and the same is hereby vacated and closed inasmuch as the same is not used by the public, and the public interests will be subserved by such vacation.

SECTION 2. The vacation herein provided for is made upon the express condition that within sixty (60) days after the passage of this Resolution, J. P. Miller Artesian Well Company, a Corporation, shall pay or cause to be paid to the County of Cook, as compensation for the benefits which will accrue to the owners of the property abutting said alley vacated the sum of Two hundred forty-two and 40/100 Dollars (\$242.40) which sum in the judgment of this body will be equal to such benefits.

SECTION 3. This Resolution shall take effect and be in force from and after its passage provided that the J. P. Miller Artesian Well Company, a Corporation, shall within sixty (60) days after the passage of this Resolution file for record in the office of the Recorder of Deeds in Cook County, Illinois, a certified copy of this Resolution.

STATE OF ILLINOIS
COUNTY OF COOK

I, MICHAEL J. FLYNN, County Clerk of the County

of Cook, in the State of Illinois, do hereby certify that the annexed and foregoing is a true and correct copy of a certain Resolution providing for the vacation of:

The public alley in Block thirteen (13) in Oliver Sanger & Co.'s Bungalow Park subdivision 3-38-12, East of the Third principal meridian; as colored in red and indicated by the words (Hereby Vacated) on the plat hereto attached, which plat for greater certainty is hereby made a part of the Resolution; be and the same is hereby vacated and closed inasmuch as the same is not used by the public, and the public interests will be subserved by such vacation,

now on file in my office.

I, DO FURTHER CERTIFY that the said Resolution was passed by the County Board of said County aforesaid on the 3rd day of April 19 47.

I, DO FURTHER CERTIFY, that the vote on the passage of said Resolution by the County Board was taken by yeas and nays, and entered on the Journal of Proceedings of said County Board and that the result of said vote so taken was as follows:

YEAS 12 NAYS 0

I, DO FURTHER CERTIFY, that the original, of which the foregoing is a true copy is entrusted to my care for safe keeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have set my hand and affixed my Corporate Seal of the County of Cook aforesaid, in the County and State aforesaid, this 14th day of April A.D. 19 47.



Michael J. Flynn
COUNTY CLERK

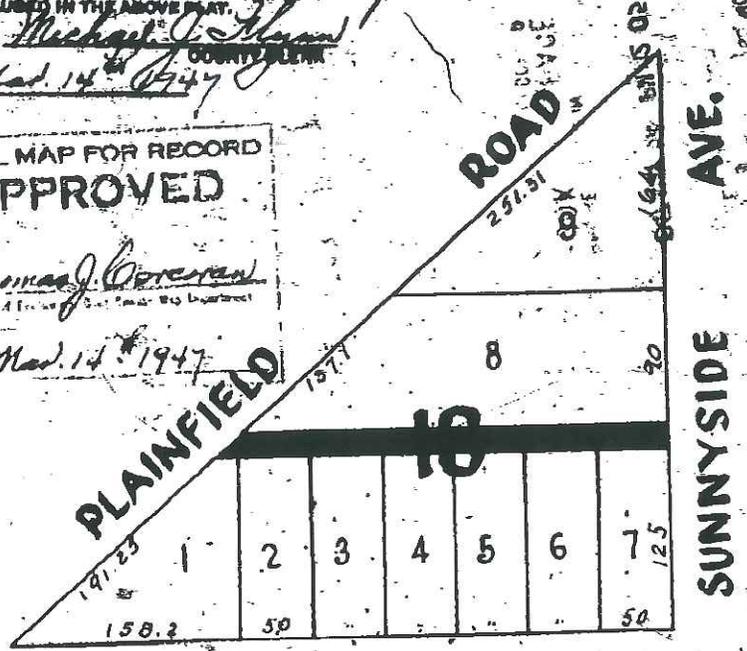
BLOCK 13 IN OLIVER SALINGER & CO'S
BUNGALOW PARK ADDN., BEING A SUBD.
IN SEC. 3, T. 38 N, R. 12 E.

I DO NOT FIND ANY DELINQUENT GENERAL TAXES,
UNPAID CURRENT GENERAL TAXES, DELINQUENT
SPECIAL ASSESSMENTS OR UNPAID CURRENT
SPECIAL ASSESSMENTS AGAINST THE TRACT OF
LAND INCLUDED IN THE ABOVE PLAT.

Michael J. Flynn
COUNTY CLERK
DATE *Mar. 14 1947*

FINAL MAP FOR RECORD
APPROVED

Thomas J. Corcoran
MAYOR
DATE *Mar. 14 1947*



47TH ST.

200

Michael J. Flynn

APPROVED
BY
BOARD OF COMMISSIONERS
OF COOK COUNTY, ILL.
AT A MEETING HELD
14 DAY OF *March* 1947
W. E. ...
PRESIDENT

Ref
4064311

8/7 11:17 AM PM 2 05

BOOK

Resolution of

Board of County

Commissioners

Re

Virginia A Neg

175
26

LEGEND

	Light Post		Found Section Corner Monument
	Telephone Pedestal		Found or Set Monument
	Fence		Found or Set Cut Cross
	Railroad Tracks	59.75'	Measured
	Centerline	(60.00')	Record
	Section Line	DOC. NO.	Document Number
	Building	A & U	Access & Utility
	Access Easement		Access Easement
	Utility Easement		Utility Easement
	Lease Site		Lease Site
P.O.C.	Point of Commencement		
P.O.B.	Point of Beginning		

LOCATION MAP

NOT TO SCALE

SURVEY NOTES

THERE WAS 6"-8" OF SNOW COVER, PILED UP TO 48", AT THE TIME OF THE FIELD SURVEY.

EASEMENTS AND SETBACKS SHOWN HEREON ARE BASED UPON THE RECORDED SUBDIVISION PLAT UNLESS NOTED OTHERWISE.

THE SURVEYOR EXPRESSES NO OPINION AS TO THE ACCURACY OF ANY UNDERGROUND UTILITIES WHEN NOT READILY VISIBLE FROM THE SURFACE. IT IS RECOMMENDED THAT THE APPROPRIATE GOVERNMENTAL AGENCY, MUNICIPALITY AND/OR UTILITY COMPANY BE CONTACTED FOR VERIFICATION.

THE PERMANENT PARCEL INDEX NUMBERS FOR THE PROPERTY ENCUMBERED BY THE LEASE SITE AND EASEMENTS HEREON ARE 18-03-425-001, 002, 006, 007, 008 AND 009.

THE FLOOD INSURANCE RATE MAP SHOWS THAT THE PROPERTY DESCRIBED HEREON IS FALLING WITHIN ZONE "X", ACCORDING TO THE COMMUNITY PANEL NUMBER 170066 0486 J, VILLAGE OF BROOKFIELD, MAP NUMBER 17031C0486J, COOK COUNTY, ILLINOIS AND INCORPORATED AREAS, MAP REVISED AUGUST 19, 2008. ZONE "X" IS AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A TITLE REPORT ISSUED BY U.S. TITLE SOLUTIONS, AND IDENTIFIED AS FILE NO. 47056-IL1402-5030, REFERENCE NO. 20130991401, DATED FEBRUARY 20, 2014.

SURVEY NOTES:
LIMITS OF CONCRETE (SHOWN HATCHED-TYPICAL) OVER HEAD CLEARANCE ON SLIDING GATE IS 13.50 FT.
THE SEWER LIFT STATION HAS BEEN COVERED WITH 8" OF COMPACTED STONE
OVER HEAD WIRE CLEARANCE (OFF PLAINFIELD) IS 18.70 FT.

SOURCE BENCHMARK:
NGS MONUMENT
DESIGNATION - COO30 1B
PID - AJ2763
STATE / COUNTY - IL / COOK
USGS QUAD - HARVEY (1993)
ELEVATION = 712.73' (NAVD88)

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED ON ILLINOIS STATE PLANE, EAST ZONE, NAD83 (2011)

MEAN MAGNETIC DECLINATION OBTAINED FROM U.S.G.S. 7 1/2 MINUTE SERIES MAP BERWYN QUADRANGLE STATE OF ILLINOIS

LATITUDE: N 41°48'21.12"
LONGITUDE: W 087°50'45.08"
AT PROPOSED CENTERLINE OF TOWER
COMPLIES WITH F.A.A. 1/A ACCURACY REQUIREMENTS
SCALE: 1" = 60'

UTM GRID AND 1993 MAGNETIC NORTH DECLINATION AT CENTER OF QUAD MAP

LEGAL DESCRIPTIONS

PARENT TRACT:

PARCEL ONE: THAT PART OF LOTS 3 THROUGH 9 IN BLOCK 13 IN OLIVER SALINGER'S AND COMPANY'S BUNGALOW PARK, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT RECORDED OCTOBER 10, 1921 AS DOCUMENT NUMBER 7299660, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 7 IN SAID BLOCK 13; THENCE N.89°42'38"W., ALONG THE SOUTH LINE OF BLOCK 13, A DISTANCE OF 206.00 FEET; THENCE N.00°17'54"E., 143.00 FEET; THENCE N.89°42'38"W., 100.55 FEET TO THE NORTHWESTERLY LINE OF SAID BLOCK 13, BEING THE SOUTHEASTERLY RIGHT OF WAY LINE OF PLAINFIELD ROAD; THENCE N.49°26'44"E., ALONG SAID RIGHT OF WAY LINE, 405.30 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 13, THENCE S.00°17'54"W., 408.05 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL TWO: AN EASEMENT OVER, ACROSS AND THRU, FOR ACCESS TO AND MAINTENANCE UPON, THE EXISTING ONE STORY METAL BUILDING, FOR AS LONG AS SAID METAL BUILDING REMAINS, ON THE REAL ESTATE LEGALLY DESCRIBED AS FOLLOWS: THE WEST 12 FEET OF THE EAST 218 FEET OF THE SOUTH 143 FEET OF BLOCK 13 IN OLIVER SALINGER'S AND COMPANY'S BUNGALOW PARK, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KENDALL } SS

I, STACY F. FERGUSON, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON, BEING COMPLETED IN THE FIELD ON 1/22/2014 IS A CORRECT REPRESENTATION OF A SURVEY PERFORMED AT AND UNDER MY DIRECTION.

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND BOUNDARY SURVEYS SET FORTH BY ILLINOIS STATE LAW.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 10TH DAY OF APRIL, A.D. 2014.

STACY F. FERGUSON
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2952
LICENSE EXPIRES 11/30/2014

ADVANCED SURVEYING & MAPPING
Since 1984

PREPARED BY:

ASM Consultants, Inc.
PO Box 7, Plano, IL 60545
Tel (630) 273-2500 Fax (630) 273-2600
advanced@advct.com
Professional Design Firm #184-006014 expires 4/30/2015

PLAT OF SURVEY OF LEASE SITE AND EASEMENTS

PREPARED FOR:

CENTRAL STATES TOWER II, LLC
323 SOUTH HALE STREET
SUITE 100
WHEATON, IL 60187

TERRA Consulting Group, LTD.
600 Busse Highway
Park Ridge, IL 60068
(847) 698-6400

NO.	DATE	REVISION
1.	1/22/2014	FIELD SURVEY COMPLETED
2.	1/30/2014	PRELIMINARY SURVEY COMPLETED
3.	4/10/2014	FINAL SURVEY COMPLETED

SITE DESIGNATION INFORMATION:

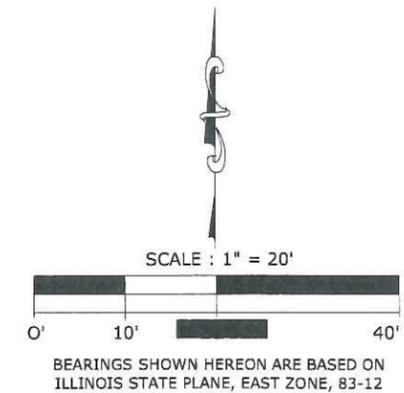
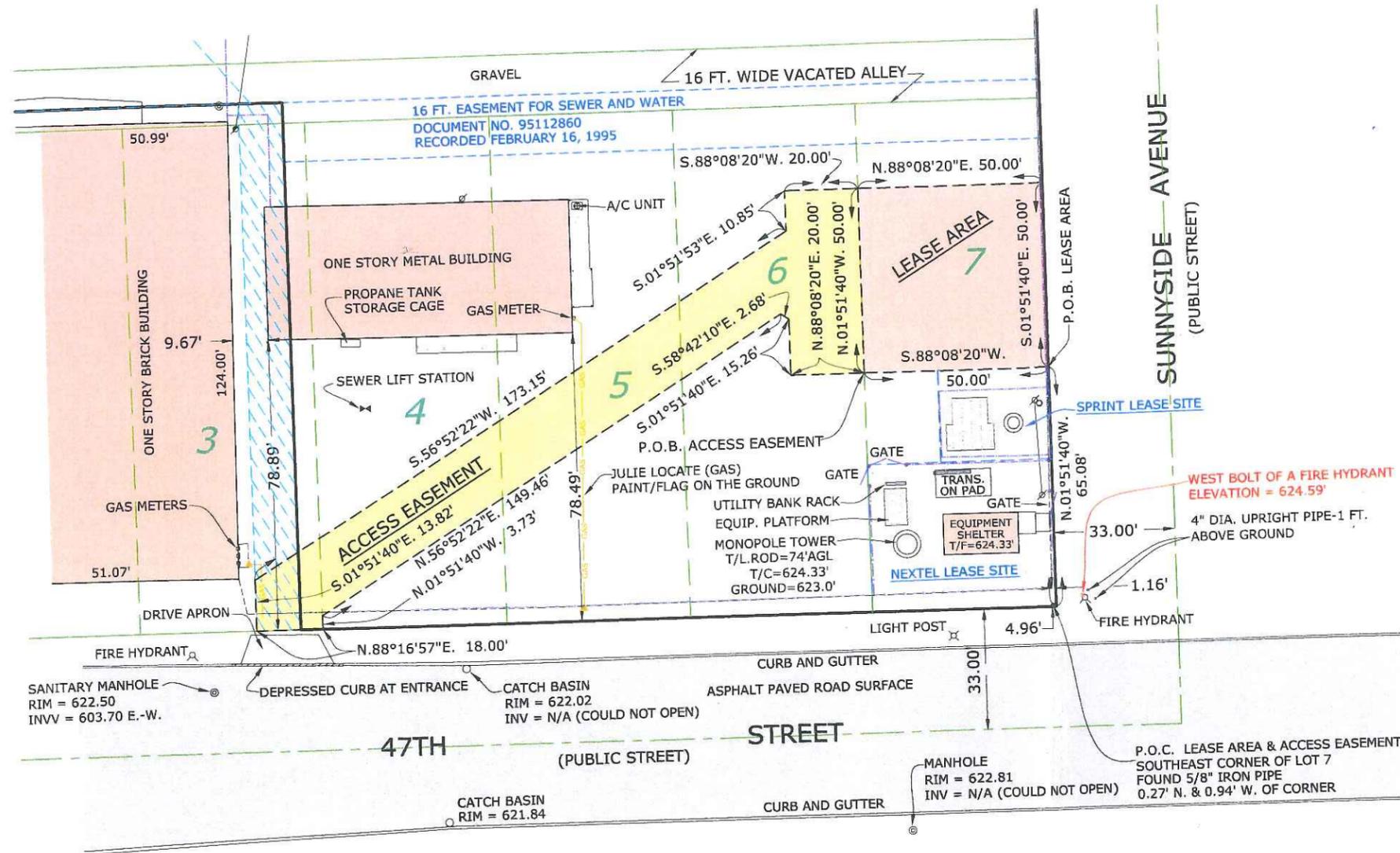
PLAINFIELD & 47TH
20130991401 281753
9100 47TH ST
BROOKFIELD, IL 60513

DRAWN BY: DL
CHECKED BY: SLF

PROJECT NO. 720267CST

L-1

SHEET 1 OF 2



LEASE AREA LEGAL DESCRIPTION:

A PARCEL OF LAND FOR LEASE AREA PURPOSES, BEING A PART OF LOT 7 IN BLOCK 13 OF OLIVER SALINGER'S AND COMPANY'S BUNGALOW PARK, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT RECORDED OCTOBER 10, 1921 AS DOCUMENT NUMBER 7299660, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 7 IN SAID BLOCK 13; THENCE NORTH 01° 51' 40" WEST, ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 65.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88° 08' 20" WEST PERPENDICULAR TO THE LAST DESCRIBED COURSE, 50.00 FEET TO THE WEST LINE OF SAID LOT 7; THENCE NORTH 01° 51' 40" WEST ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 50.00 FEET; THENCE NORTH 88° 08' 20" EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, 50.00 FEET TO THE EAST LINE OF SAID LOT 7; THENCE SOUTH 01° 51' 20" EAST ALONG SAID EAST LINE, 50.00 FEET TO THE POINT OF BEGINNING.

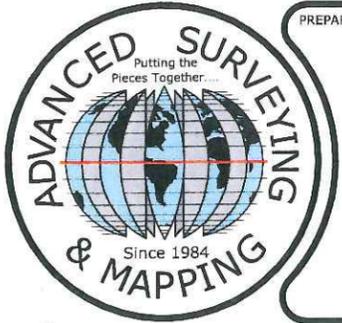
SAID PARCEL CONTAINS 2,500 SQUARE FEET.

ACCESS EASEMENT LEGAL DESCRIPTION:

A PARCEL OF LAND FOR ACCESS EASEMENT PURPOSES, BEING A PART OF LOTS 3 THROUGH 6 IN BLOCK 13 OF OLIVER SALINGER'S AND COMPANY'S BUNGALOW PARK, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT RECORDED OCTOBER 10, 1921 AS DOCUMENT NUMBER 7299660, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 7 IN SAID BLOCK 13; THENCE NORTH 01° 51' 40" WEST, ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 65.08 FEET; THENCE SOUTH 88° 08' 20" WEST PERPENDICULAR TO THE LAST DESCRIBED COURSE, 50.00 FEET TO THE WEST LINE OF SAID LOT 7 FOR A POINT OF BEGINNING; THENCE NORTH 01° 51' 40" WEST ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 50.00 FEET; THENCE SOUTH 88° 08' 20" WEST, 20.00 FEET; THENCE SOUTH 01° 51' 40" EAST, 10.85 FEET; THENCE SOUTH 56° 52' 22" WEST, 173.15' TO THE WEST LINE OF AN EXISTING ACCESS EASEMENT PER DOCUMENT NO. 7299660 RECORDED OCTOBER 10, 1921; THENCE SOUTH 01° 51' 40" EAST, 13.82 FEET TO THE NORTH RIGHT OF WAY LINE OF 47TH STREET; THENCE NORTH 88° 16' 57" EAST ALONG SAID NORTH RIGHT OF WAY LINE, 18.00 FEET TO THE SOUTHEASTERLY CORNER OF THE AFOREMENTIONED EXISTING ACCESS EASEMENT; THENCE NORTH 01° 51' 40" WEST ALONG THE EAST LINE OF SAID EXISTING ACCESS EASEMENT, 3.73 FEET; THENCE NORTH 56° 52' 22" EAST, 149.46 FEET; THENCE SOUTH 58° 42' 10" EAST, 2.68 FEET; THENCE SOUTH 01° 51' 40" EAST, 15.26 FEET; THENCE NORTH 88° 08' 20" EAST, 20.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 4,088 SQUARE FEET.



PREPARED BY:

ASVID

ASM Consultants, Inc.
 PO Box 7, Plano, IL 60545
 Tel (630) 273-2500 Fax (630) 273-2600
 advanced@advct.com
 Professional Design Firm #184-006014 expires 4/30/2015

PLAT OF SURVEY OF LEASE SITE AND EASEMENTS

PREPARED FOR:

(CST)

CENTRAL STATES TOWER II, LLC
 323 SOUTH HALE STREET
 SUITE 100
 WHEATON, IL 60187

TERRA

Consulting Group, LTD.
 600 Busse Highway
 Park Ridge, IL 60068
 (847) 698-6400

NO.	DATE	REVISION
1.	1/22/2014	FIELD SURVEY COMPLETED
2.	4/9/2014	FINAL SURVEY COMPLETED

SITE DESIGNATION INFORMATION:

PLAINFIELD & 47TH
20130991401 281753
9100 47TH ST
BROOKFIELD, IL 60513

DRAWN BY: DL
 CHECKED BY: CSM

PROJECT NO.
720267CST

L-2

CONSULTANT TEAM

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

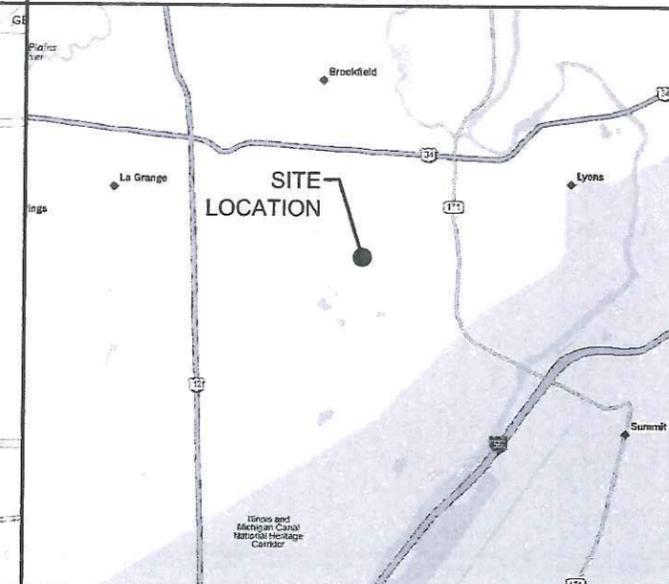
SURVEYOR: ASM CONSULTANTS, INC.
P.O. BOX 7
PLANO, IL 60545
(630) 273-2500

PROJECT TYPE:
PROPOSED LESSEE ANTENNAS TO BE MOUNTED ON PROPOSED 140' MONOPOLE TOWER WITH PROPOSED 11'-6" x 23'-4 1/2" EQUIPMENT ENCLOSURE.
SITE COORDINATES:
LATITUDE: 41° 48' 21.24" N (FROM SCIP)
LONGITUDE: 87° 50' 45.30" W (FROM SCIP)
ELEVATION: 1041.6'
DRIVING DIRECTIONS:
FROM LESSEE'S OFFICE: TAKE THE 1ST RIGHT ONTO W WILLOW AVE (430 FT) TAKE THE 1ST RIGHT ONTO S MAIN ST(0.3 MI) TURN LEFT ONTO IL-38 E/E ROOSEVELT RD(3.2 MI) TAKE THE RAMP ONTO I-355 S TOLL ROAD(1.5 MI) TAKE THE EXIT TOWARD CHICAGO/AURORA PARTIAL TOLL ROAD(1.2 MI) CONTINUE ON THE RAMP AND MERGE ONTO I-88 E, TOLL ROAD(5.7 MI) TAKE THE EXIT ONTO I-294 S TOWARD INDIANA, TOLL ROAD(3.0 MI) EXIT ONTO US-34 E/OGDEN AVE(3.1 MI) TURN RIGHT ONTO EAST AVE(0.8 MI) TURN LEFT ONTO W 47TH ST, DESTINATION WILL BE ON THE LEFT(0.7 MI)

VICINITY MAP



REGIONAL MAP



APPROVALS

REAL ESTATE:	_____	_____
RF:	_____	_____
CONSTRUCTION:	_____	_____
OPERATIONS:	_____	_____
EQUIPMENT ENGINEERING:	_____	_____



CENTRAL STATES TOWER II, LLC



600 Busse Highway
Park Ridge, IL 60068
Ph: 847/698-6400
Fax: 847/698-6407



CENTRAL STATES TOWER II, LLC

323 SOUTH HALE STREET
SUITE 100
WHEATON, IL 60187

CELLCO PARTNERSHIP
limited partnership
d/b/a VERIZON WIRELESS

LOCATION NUMBER: 281753
SITE NAME: PLANFIELD & 47TH

ADDRESS: 9100 47TH ST.
BROOKFIELD, IL 60513
UTILITIES: POWER PHONE
TBD TBD

SITE INFORMATION

OCCUPANCY: UNINHABITED
ZONING: LIGHT INDUSTRIAL
CONSTRUCTION TYPE: MONOPOLE TOWER
LAND OWNER: P&R LAND CORPORATION
APPLICANT: CENTRAL STATES TOWER II, LLC
323 SOUTH HALE STREET, SUITE 100
WHEATON, IL 60187

DRAWING INDEX

- T-1 TITLE SHEET
- LP LOCATION PLAN
- C-1 ENGINEERING SITE PLAN
- C-2 SITE GRADING PLAN
- C-3 SITE DETAILS
- C-4 GENERAL NOTES
- C-5 EQUIPMENT ENCLOSURE FOUNDATION PLAN
- ANT-1 SITE ELEVATION
- ANT-2 ANTENNA INFORMATION
- ANT-3 ANTENNA MOUNTING DETAILS
- ANT-4 ANTENNA MOUNTING DETAILS
- B-1 EQUIPMENT ENCLOSURE PLAN & SECTION
- B-2 EQUIPMENT ENCLOSURE ELEVATIONS
- E-1 UTILITY ROUTING PLAN
- E-2 SINGLE LINE DIAGRAM & LINE DETAILS
- E-3 ELECTRICAL NOTES
- E-4 GROUNDING DETAILS
- E-5 GROUNDING DETAILS
- E-6 LESSEE GROUNDING DETAILS

SURVEY ATTACHMENTS

1 OF 1 PLAT OF SURVEY

FULL SCALE PRINT IS ON 24"x36" MEDIA

NO	DATE	DESCRIPTION
1	02/06/14	ISSUED FOR REVIEW
2	02/15/14	UPDATE LESSEE LEASE AREA
	06/18/14	TOWER HEIGHT REVISION

IL-00-1127

PLAINFIELD & 47TH

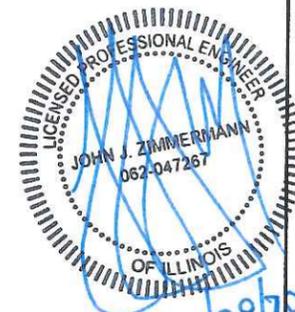
9100 47th ST.
BROOKFIELD, IL 60513

DRAWN BY: JAY
CHECKED BY: TAZ
DATE: 2/6/14
PROJECT #: 50-079

SHEET TITLE
TITLE SHEET

SHEET NUMBER

T-1



7/28/2014
EXP 11/30/15

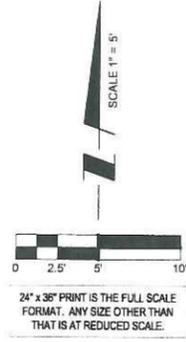
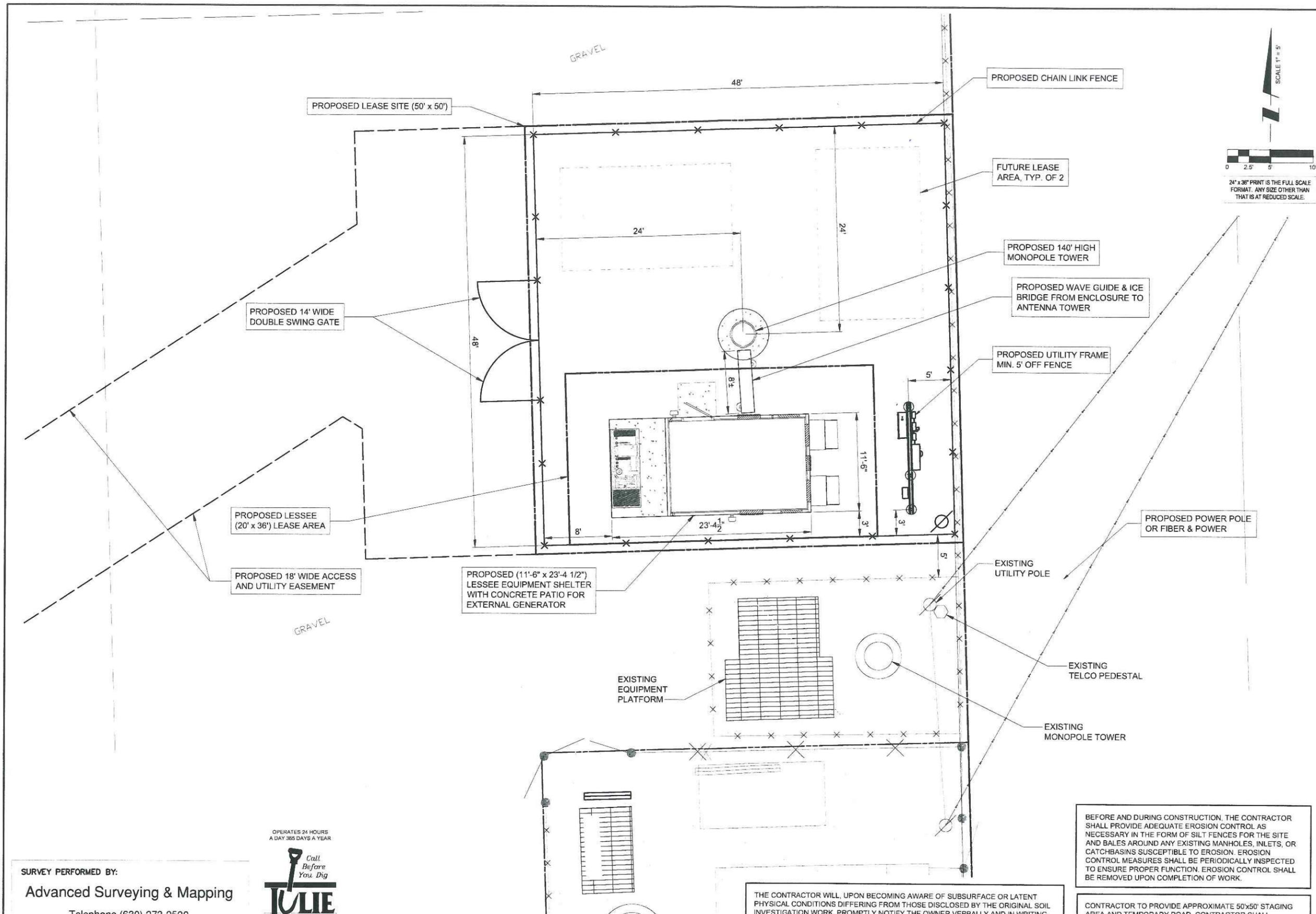
OPERATES 24 HOURS
A DAY 365 DAYS A YEAR



CALL JULIE TOLL FREE
1(800) 882-9123
48 HOURS BEFORE
YOU DIG

SITE NAME: PLANFIELD & 47TH

**9100 47TH ST.
BROOKFIELD, IL 60513**




CENTRAL STATES TOWER II, LLC



TERRA CONSULTING GROUP, LTD.
 600 Busse Highway
 Park Ridge, IL 60068
 Ph: 847/698-6400
 Fax: 847/698-6401

NO.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	02/08/14
2	UPDATE LESSEE LEASE AREA	02/15/14
	TOWER HEIGHT REVISION	06/16/14

IL-00-1127

PLAINFIELD & 47TH

9100 47th ST.
 BROOKFIELD, IL 60513

DRAWN BY:	JAY
CHECKED BY:	TAZ
DATE:	2/8/14
PROJECT #:	50-079

SHEET TITLE
ENGINEERING SITE PLAN

SHEET NUMBER
C-1

BEFORE AND DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL AS NECESSARY IN THE FORM OF SILT FENCES FOR THE SITE AND BALES AROUND ANY EXISTING MANHOLES, INLETS, OR CATCHBASINS SUSCEPTIBLE TO EROSION. EROSION CONTROL MEASURES SHALL BE PERIODICALLY INSPECTED TO ENSURE PROPER FUNCTION. EROSION CONTROL SHALL BE REMOVED UPON COMPLETION OF WORK.

CONTRACTOR TO PROVIDE APPROXIMATE 50'x50' STAGING AREA AND TEMPORARY ROAD. CONTRACTOR SHALL COORDINATE WITH ANTENNA CONTRACTOR, A STAGING AREA AND TEMPORARY ROAD THAT IS ACCEPTABLE TO THE OWNER. STAGING AREA AND TEMPORARY ROAD SHALL BE RESTORED TO EXISTING CONDITIONS AS NECESSARY UPON COMPLETION OF THE PROJECT.

THE CONTRACTOR WILL, UPON BECOMING AWARE OF SUBSURFACE OR LATENT PHYSICAL CONDITIONS DIFFERING FROM THOSE DISCLOSED BY THE ORIGINAL SOIL INVESTIGATION WORK, PROMPTLY NOTIFY THE OWNER VERBALLY AND IN WRITING, AS TO THE NATURE OF THE DIFFERING CONDITIONS. NO CLAIM BY THE CONTRACTOR FOR ANY CONDITIONS DIFFERING FROM THOSE ANTICIPATED IN THE PLANS AND SPECIFICATIONS AND DISCLOSED BY THE SOIL STUDIES WILL BE ALLOWED UNLESS THE CONTRACTOR HAS SO NOTIFIED THE OWNER, VERBALLY AND IN WRITING, AS REQUIRED ABOVE, OF SUCH DIFFERING SUBSURFACE CONDITIONS.

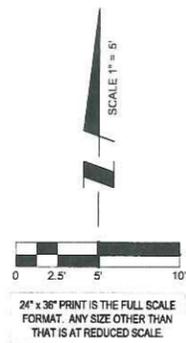
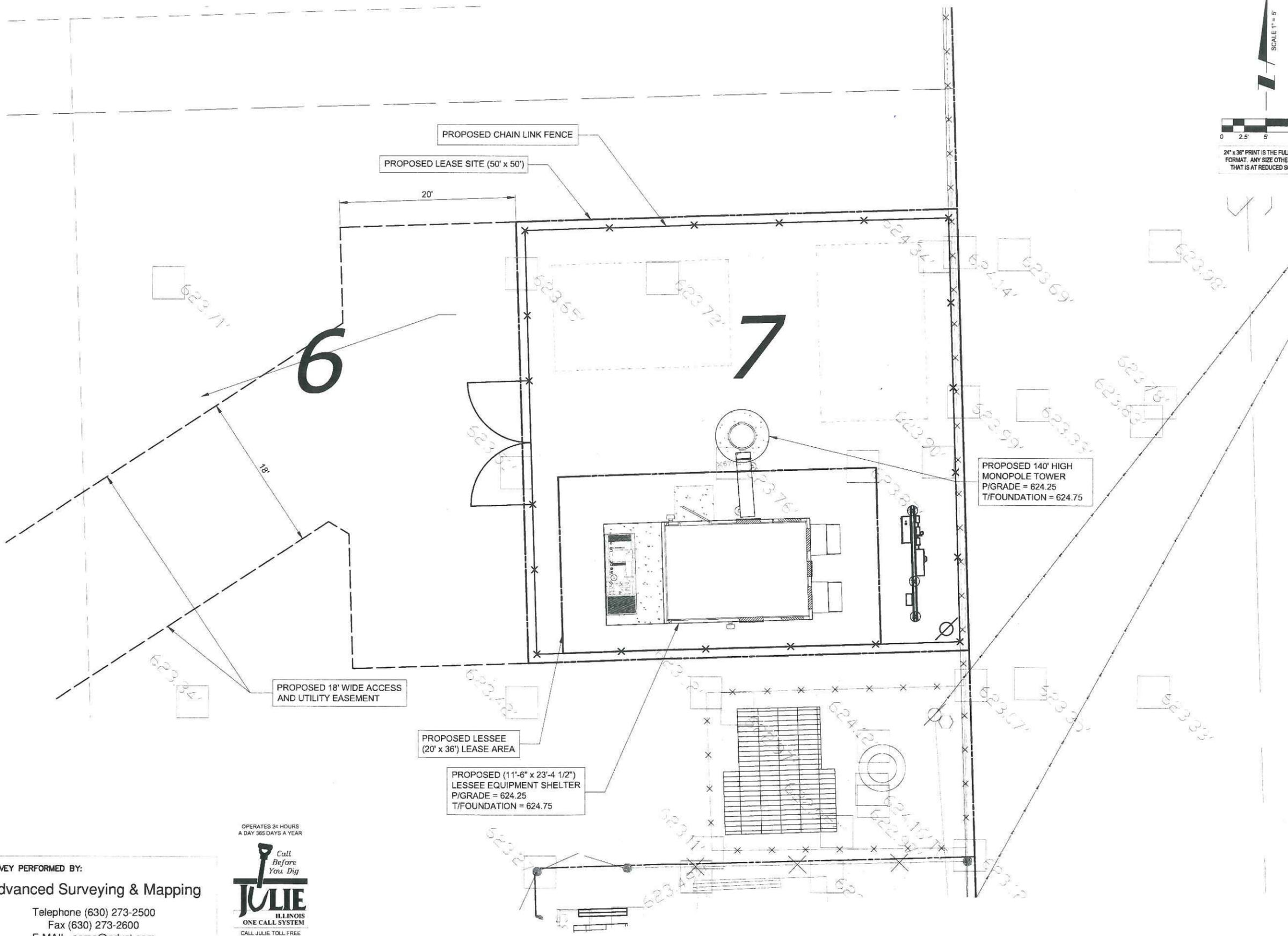
CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING PAVEMENT. CONTRACTOR SHALL PHOTOGRAPH AND VIDEOTAPE EXISTING PAVEMENT PRIOR TO CONSTRUCTION. ANY DAMAGE CAUSED DURING CONSTRUCTION SHALL BE REPLACED TO EXISTING OR BETTER CONDITION AT NO ADDITIONAL COST.

SURVEY PERFORMED BY:
Advanced Surveying & Mapping
 Telephone (630) 273-2500
 Fax (630) 273-2600
 E-MAIL asmc@advct.com

OPERATES 24 HOURS
 A DAY 365 DAYS A YEAR



Call Before You Dig
JULIE
 ILLINOIS ONE CALL SYSTEM
 CALL JULIE TOLL FREE 1(800) 892-4123
 48 HOURS BEFORE YOU DIG




CENTRAL STATES TOWER II, LLC



TERRA CONSULTING GROUP, LTD.
 600 Busse Highway
 Park Ridge, IL 60068
 Ph: 847/698-6700
 Fax: 847/698-6701

NO.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	02/06/14
2	UPDATE LESSEE LEASE AREA	02/15/14
	TOWER HEIGHT REVISION	06/16/14

IL-00-1127
PLAINFIELD & 47TH
 9100 47th ST.
 BROOKFIELD, IL 60513

DRAWN BY:	JAY
CHECKED BY:	TAZ
DATE:	2/6/14
PROJECT #:	50-079

SHEET TITLE
SITE GRADING PLAN

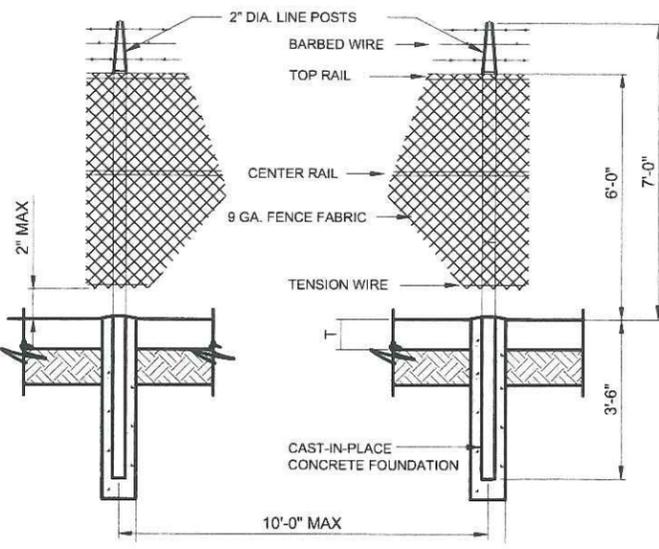
SHEET NUMBER
C-2

SURVEY PERFORMED BY:
Advanced Surveying & Mapping
 Telephone (630) 273-2500
 Fax (630) 273-2600
 E-MAIL asmc@advct.com

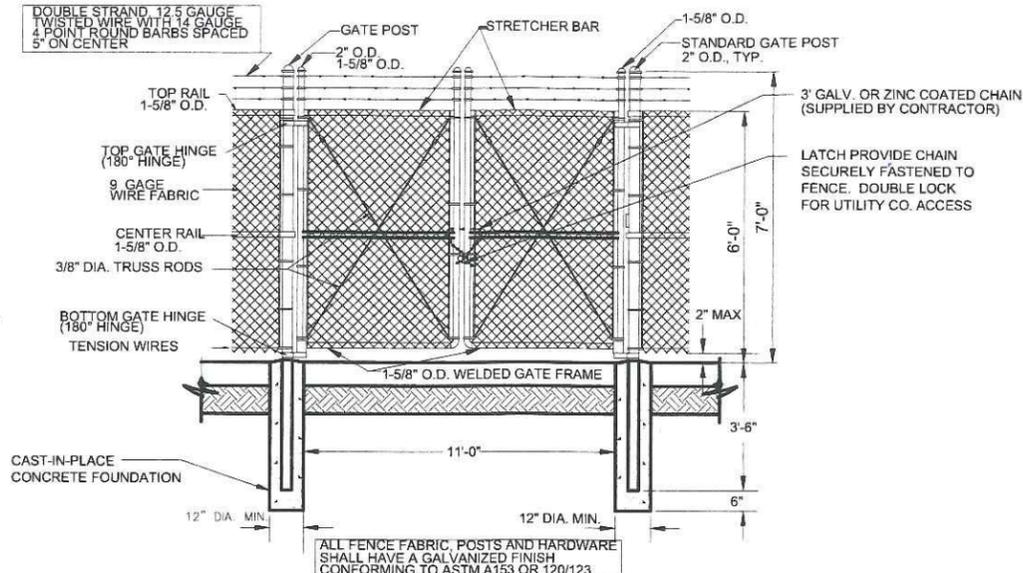
OPERATES 24 HOURS
 A DAY 365 DAYS A YEAR



JULIE
 ILLINOIS
 ONE CALL SYSTEM
 CALL JULIE TOLL FREE
 1(800) 852-0123
 48 HOURS BEFORE
 YOU DIG

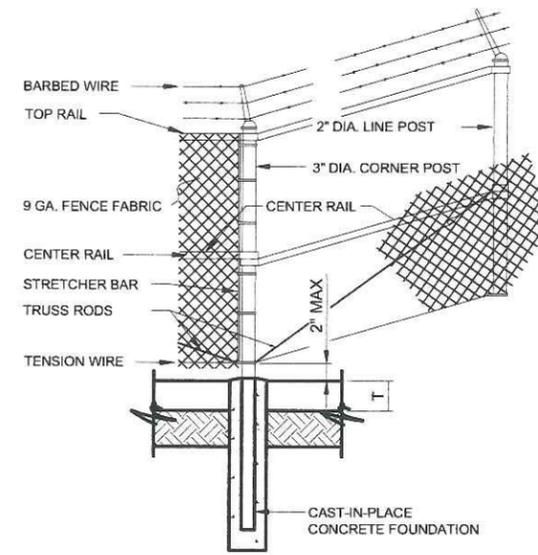


1 STEEL POST
THE FENCE SHALL BE GROUNDED AS SHOWN IN ELECTRICAL DETAILS N.T.S.

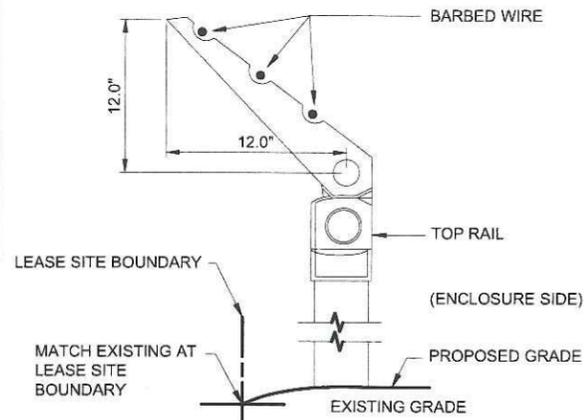


2 12'-0\"/>

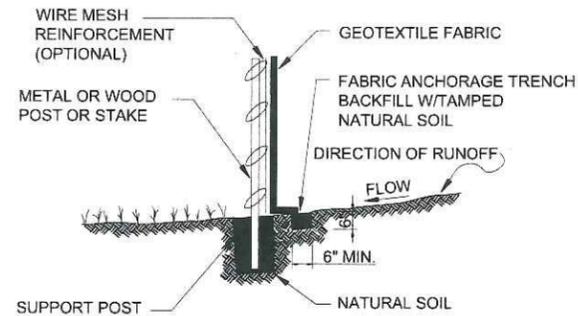
1. ALL FENCING AND RELATED ASSEMBLIES SHALL BE GALVANIZED ZINC FINISH (BARB WIRE-ASTM A585 FABRIC-ASTM A392-84 FRAME WORK-ASTM F669-81)
2. ALL CONCRETE FOOTINGS SHALL BE 6.1 BAG MIX 3000 PSI CONCRETE



3 CORNER POST
THE FENCE SHALL BE GROUNDED AS SHOWN IN ELECTRICAL DETAILS N.T.S.

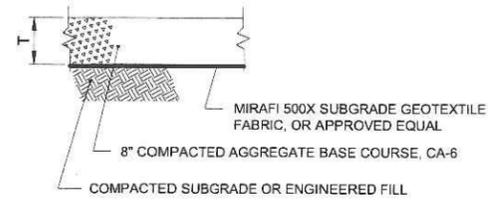


4 TYP. BARBED WIRE ARM DETAIL
THE FENCE SHALL BE GROUNDED AS SHOWN IN ELECTRICAL DETAILS N.T.S.

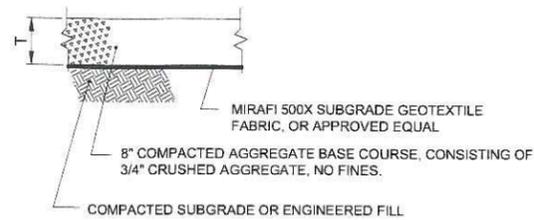


NOTE:
DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH W/HOG RINGS, STEEL POSTS W/ TIE WIRES, WOOD POSTS W/ NAILS.

5 EROSION CONTROL SILT FENCE N.T.S.



6A AGGREGATE CROSS-SECTION
ACCESS EASEMENT N.T.S.



6B AGGREGATE CROSS-SECTION
LEASE SITE N.T.S.

GENERAL NOTES

- 1) REFER TO THE PROJECT MANUAL FOR ADDITIONAL INFORMATION AND REQUIREMENTS RELATED TO CONSTRUCTION.
- 2) THE OWNER HAS CAUSED A GEOTECHNICAL EXPLORATION TO BE PERFORMED AT THE SITE.
- 3) THE CONTRACTOR SHALL NOTIFY THE CLIENT'S GEOTECHNICAL ENGINEER TO COORDINATE HAVING A FIELD REPRESENTATIVE ON SITE FOR TESTING AND INSPECTION.

COPIES OF THE REPORT ARE ISSUED TO THE CONTRACTOR FOR CONVENIENCE ONLY. THE REPORT IS NOT A PART OF THE CONTRACT DOCUMENTS. NEITHER THE OWNER NOR THE ENGINEER/ARCHITECT GUARANTEE THE ACCURACY OR VALIDITY OF THE DATA CONTAINED THEREIN, NOR DO THEY ASSUME ANY RESPONSIBILITY FOR THE CONTRACTOR'S USE OR INTERPRETATION OF THE DATA CONTAINED THEREIN.

GEOTEXTILE PARAMETERS		
PROPERTY	MINIMUM VALUE (a)	TEST METHOD
GRAB STRENGTH	180 LBS.	ASTM D-4632-91
PUNCTURE STRENGTH	75 LBS.	ASTM D-4833-88
BURST STRENGTH	290 LBS.	ASTM D-3786
TRAPEZOIDAL TEAR	50 LBS.	ASTM D-4571-87

(a) ALL VALUES REPRESENT MINIMUM ROLL VALUES

NOTES:
THE FABRIC SHOULD BE PLACED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. INTERSECTIONS OF SHEETS MUST BE SEWN OR SUFFICIENTLY OVERLAPPED (AT LEAST 24 INCHES) OR AS SPECIFIED BY THE MANUFACTURER. THE GEOTEXTILE SHEETS SHOULD ALSO BE PLACED TAUT TO REDUCE WRINKLES OR FOLDS. CARE MUST BE EXERCISED TO PREVENT PHYSICAL DAMAGE OF THE GEOTEXTILE PRIOR TO, DURING AND AFTER INSTALLATION. UTILITIES SHOULD BE INSTALLED BEFORE PLACING THE FABRIC.



CENTRAL STATES TOWER II, LLC



600 Busse Highway
Park Ridge, IL 60068
Ph: 847/698 6400
Fax: 847/698 6401

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR REVIEW
2	UPDATE LESSEE LEASE AREA
	TOWER HEIGHT REVISION

IL-00-1127

PLAINFIELD & 47TH

9100 47th ST.
BROOKFIELD, IL 60513

DRAWN BY:	JAY
CHECKED BY:	TAZ
DATE:	2/6/14
PROJECT #:	50-079

SHEET TITLE
SITE DETAILS

SHEET NUMBER

C-3

SITE WORK GENERAL NOTES:

1. THE SUBCONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING & EXCAVATION.
3. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
4. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, OWNER AND/OR LOCAL UTILITIES.
6. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION
7. THE SUBCONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE.
8. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
9. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
10. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
11. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION AS SPECIFIED IN THE PROJECT SPECIFICATIONS.
12. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
13. ALL REMOVED SPOILS TO BE UTILIZED FOR BACKFILL SHALL BE PROTECTED FROM FREEZE

STRUCTURAL STEEL NOTES:

1. ALL STEEL WORK SHALL BE PAINTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND IN ACCORDANCE WITH ASTM A36 UNLESS OTHERWISE NOTED.
2. ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION". PAINTED SURFACES SHALL BE TOUCHED UP.
3. BOLTED CONNECTIONS SHALL BE ASTM A325 BEARING TYPE (3/4"Ø) CONNECTIONS AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
4. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA. ASTM A 307 BOLTS UNLESS NOTED OTHERWISE.
5. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR CONTRACTOR APPROVAL WHEN DRILLING HOLES IN CONCRETE. SPECIAL INSPECTIONS, REQUIRED BY GOVERNING CODES, SHALL BE PERFORMED IN ORDER TO MAINTAIN MANUFACTURER'S MAXIMUM ALLOWABLE LOADS.



CONCRETE AND REINFORCING STEEL NOTES:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE. SLAB FOUNDATION DESIGN ASSUMING ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B" AND ALL HOOKS SHALL BE STANDARD, UNO.
4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:
 CONCRETE CAST AGAINST EARTH.....3 IN.
 CONCRETE EXPOSED TO EARTH OR WEATHER:
 #6 AND LARGER2 IN.
 #5 AND SMALLER & WWF1 1/2 IN.
 CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT CAST AGAINST THE GROUND:
 SLAB AND WALL3/4 IN.
 BEAMS AND COLUMNS1 1/2 IN.
5. A CHAMFER 3/4" SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNO, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.
6. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR ENGINEERING APPROVAL WHEN DRILLING HOLES ON CONCRETE. EXPANSION BOLTS SHALL BE PROVIDED BY RAMSET/REDHEAD OR APPROVED EQUAL.
7. COLD WEATHER CONCRETING (BELOW 40°). SHALL COMPLY WITH ACI 301. CONTRACTOR SHALL NEVER PLACE CONCRETE ON FROZEN SUBGRADE AND REBAR TEMPERATURE SHALL NEVER BE BELLOW 32°F DURING CONCRETE PLACEMENT. STEEL TEMPERATURE CAN BE RAISED BY BATHING IT IN WATER UNTIL ICE DOES NOT FORM ON BARS. CONCRETE MATERIALS MAY BE HEATED, BUT MIX TEMPERATURE SHALL BE BETWEEN 50°F & 70°F AT TIME OF PLACING. ALL CONCRETE EXPOSED TO FREEZING DURING PLACEMENT OR DURING SERVICE LIFE SHALL BE AIR ENTRAINED. INSULATED BLANKETS (OR APPROVED EQUAL METHOD) SHALL BE PLACED OVER FRESHLY FINISHED CONCRETE TO ALLOW PROPER CURING/COMBAT FREEZING. THE CONCRETE TEMP. SHOULD BE MAINTAINED AT 50°F FOR FIVE (5) DAYS OR 70° FOR THREE (3) DAYS. CONCRETE SHALL NOT BE ALLOWED TO FREEZE BEFORE IT HAS REACHED A STRENGTH OF AT LEAST 500 PSI

GENERAL NOTES

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
 CONTRACTOR - TO BE DETERMINED
 SUBCONTRACTOR - GENERAL CONTRACTOR (CONSTRUCTION)
 OWNER - CENTRAL STATES TOWERS
 OEM - ORIGINAL EQUIPMENT MANUFACTURE
2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR.
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. SUBCONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
4. DRAWINGS PROVIDED HERE ARE NOT TO SCALE AND ARE INTENDED TO SHOW OUTLINE ONLY.
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
6. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
7. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CONTRACTOR.
8. SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING.
9. THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
10. SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
11. SUBCONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.
12. CONSTRUCTION SHALL COMPLY WITH "GENERAL CONSTRUCTION SERVICES FOR CONSTRUCTION OF CINGULAR GSM SITES."

APPLICABLE BUILDING CODES AND STANDARDS:

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

2003 INTERNATIONAL BUILDING CODE (2003 IBC OR LATEST EDITION)
 2008 NATIONAL ELECTRICAL CODE (NEC 2008)
 UNDERWRITER LABORATORIES APPROVED ELECTRICAL PRODUCTS LIFE SAFETY CODE NFPA-101
 SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) EIA-222-G, EXPOSURE CATEGORY C, STRUCTURE CLASS II, TOPO CATEGORY 1. STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES.
 INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND SURFACE POTENTIALS OF A GROUND SYSTEM
 IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONICS
 IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND HIGH SYSTEM EXPOSURE)
 TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENTS SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN GENERAL REQUIREMENTS AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.



CENTRAL STATES TOWER II, LLC



500 Busse Highway
 Park Ridge, IL 60068
 Tel: 847/898 6400
 Fax: 847/898 6401

REVISIONS		DATE	DESCRIPTION
NO.	1	02/06/14	ISSUED FOR REVIEW
	2	02/15/14	UPDATE LESSEE LEASE AREA
	3	06/16/14	TOWER HEIGHT REVISION

IL-00-1127

PLAINFIELD & 47TH

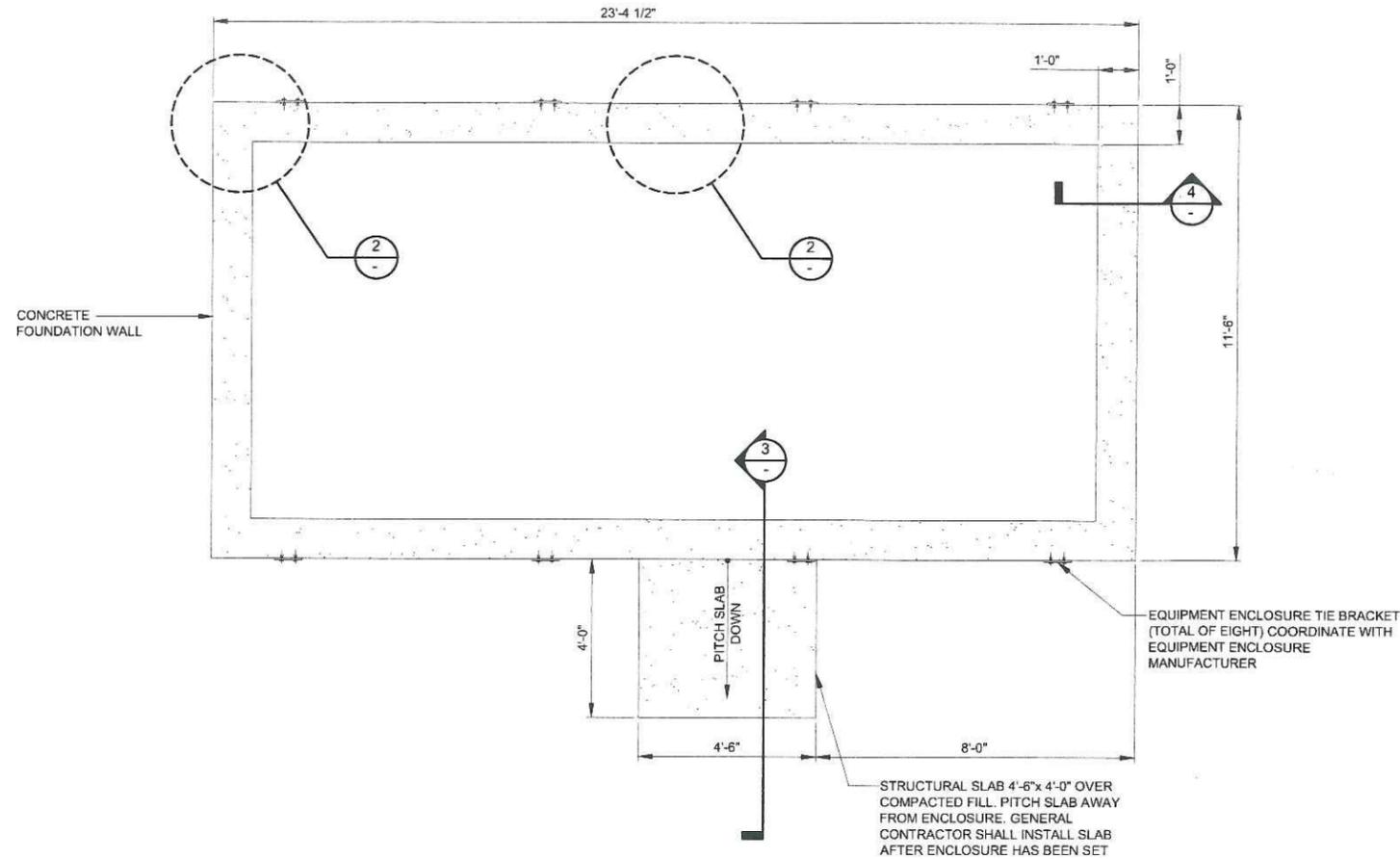
9100 47th ST.
 BROOKFIELD, IL 60513

DRAWN BY:	JAY
CHECKED BY:	TAZ
DATE:	2/5/14
PROJECT #:	50-079

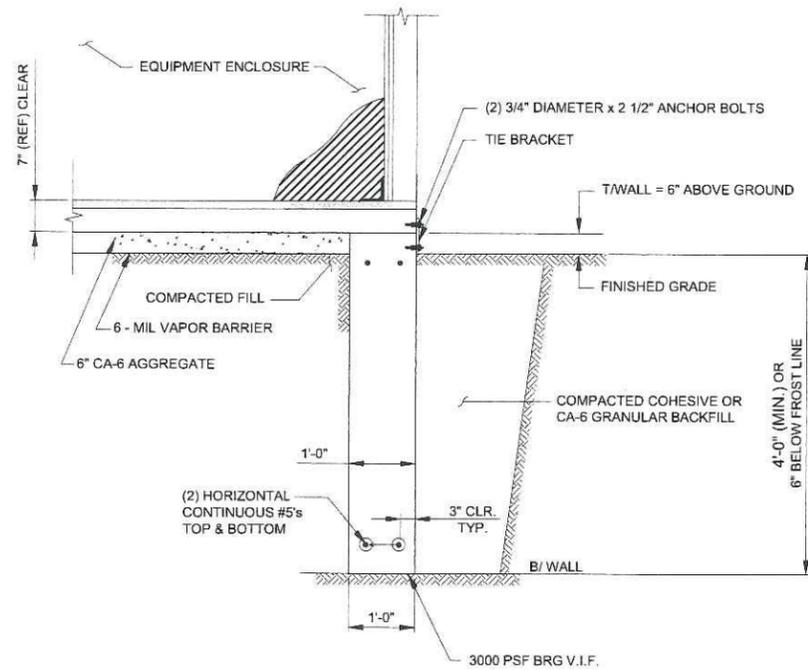
SHEET TITLE
 GENERAL NOTES

SHEET NUMBER

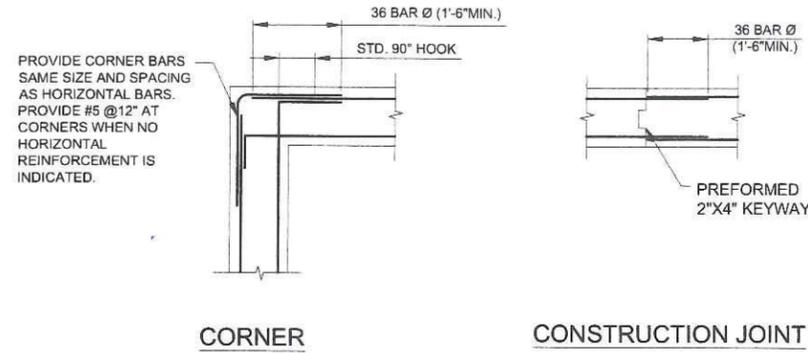
C-4



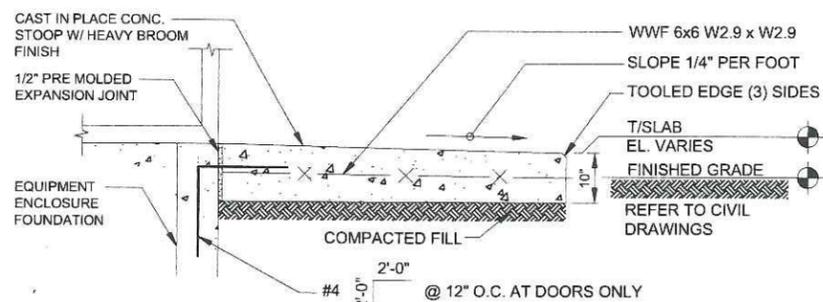
1 EQUIPMENT ENCLOSURE FOUNDATION PLAN
N.T.S.



4 FOUNDATION WALL SECTION
N.T.S.



2 CONCRETE WALL REINFORCEMENT DETAILS
N.T.S.



3 STOOP DETAIL
N.T.S.

A. EQUIPMENT ENCLOSURE FOUNDATION

- REFER TO CIVIL DRAWINGS FOR ORIENTATION OF THE FOUNDATIONS.
- EQUIPMENT ENCLOSURE FOUNDATION IS DESIGNED FOR THE FOLLOWING LOADS:
ENCLOSURE DEAD LOAD: 70,000 LBS.
ROOF LIVE LOAD: 30 PSF
FLOOR LIVE LOAD: 125 PSF
- THE CONTRACTOR SHALL NOTIFY THE CLIENT'S GEOTECHNICAL ENGINEER TO COORDINATE HAVING A FIELD REPRESENTATIVE ON SITE FOR TESTING AND INSPECTION.
- FOOTINGS SHALL BEAR ON VIRGIN SOIL OR COMPACTED FILL MATERIAL CAPABLE OF SUPPORTING A MINIMUM SOIL BEARING PRESSURE OF 3000 PSF.
- SUBGRADE PREPARATION:
A. REMOVE ALL SOILS CONTAINING TOPSOIL, ORGANIC MATERIALS, AND/OR FILL MATERIALS FROM WITHIN AREA OF ENCLOSURE FOUNDATION.
B. PROOF ROLL RESULTING SUBGRADE WITH A HEAVILY LOADED SINGLE AXLE ROLLER OR SIMILAR VEHICLE. (20 TON LOAD). CONTRACTOR SHALL UNDERCUT AND REPLACE WITH ENGINEERED FILL. ALL LOOSE SOFT OR UNSTABLE AREAS REVEALED DURING PROOFROLLING AS DIRECTED BY THE TESTING AGENCY. CONTRACTOR SHALL INCLUDE ANTICIPATED UNDERCUT AND REPLACEMENT AS INDICATED IN THE GEOTECHNICAL REPORT AS PART OF THE BID.
C. BACKFILL AND COMPACT THE AREA WITHIN THE BUILDING FOUNDATION, BETWEEN RESULTANT SUBGRADE AND FOUNDATION WALL WITH APPROVED GRANULAR MATERIAL.
- FOUNDATION WALLS SHALL BE BACKFILLED EVENLY ON EACH SIDE OF THE WALL OR WALLS SHALL BE ADEQUATELY BRACED BY THE CONTRACTOR UNTIL FLOOR SLAB HAS BEEN PLACED AND CURED FOR 72 HOURS MINIMUM.
- ENCLOSURE SHALL NOT BE SET UNTIL FLOOR SLAB HAS BEEN CURED FOR 72 HOURS MINIMUM.
- CONTRACTOR TO ENSURE FOUNDATION / SLAB ARE POURED TO MEET FLATNESS LEVEL TOLERANCES AS INDICATED IN ACI 4.5.6 AND 4.5.7.

B. EQUIPMENT ENCLOSURE

THE EQUIPMENT ENCLOSURE IS A PRE-FABRICATED BUILDING MANUFACTURED BY FIBREBOND, MINDEN, LOUISIANA.
THE EQUIPMENT ENCLOSURE BUILDING SHALL BE FURNISHED AND INSTALLED BY THE OWNER UNDER SEPARATE CONTRACT PER THE OWNER AND MANUFACTURER SPECIFICATIONS.

C. CONCRETE NOTES

- ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 318 AND ACI 301, LATEST EDITION. THESE DOCUMENTS SHALL BE AVAILABLE IN THE FIELD OFFICE.
- EXCEPT WHERE OTHERWISE INDICATED, CONCRETE SHALL BE NORMAL WEIGHT AND WITH MINIMUM 28-DAY COMPRESSIVE STRENGTHS OF $F_c=4000$ PSI. ALL EXTERIOR EXPOSED CONCRETE SHALL BE AIR ENTRAINED.
- REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.

NOTE:
LOCALIZED AREAS OF SOFT OR LOOSE MATERIALS MAY BE ENCOUNTERED AT THE PROPOSED BEARING ELEVATION. THE SOILS MAY REQUIRE COMPACTION USING A PLATE COMPACTOR IN THE FOOTING TRENCH IF FIELD CONDITIONS INDICATE LOOSE GRANULAR SOILS. THE SOILS MAY REQUIRE REMOVAL AND REPLACEMENT WITH AN APPROVED ENGINEERED FILL. FOUNDATION DEPTH AND OVER DIG REQUIREMENTS SHALL BE VERIFIED WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND INCLUDED IN THE BID BEFORE CONSTRUCTION. THE EVALUATION OF THE SUB GRADE AND SELECTION OF FILL MATERIALS SHALL BE MONITORED AND TESTED BY A QUALIFIED REPRESENTATIVE OF THE SOILS ENGINEER.

CENTRAL STATES TOWER II, LLC

600 Busse Highway
Park Ridge, IL 60068
Ph: 847/698-6400
Fax: 847/698-6401

REVISIONS	
NO	DESCRIPTION
1	ISSUED FOR REVIEW
2	UPDATE LESSEE LEASE AREA
	TOWER HEIGHT REVISION

IL-00-1127
PLAINFIELD & 47TH
9100 47th ST.
BROOKFIELD, IL 60513

DRAWN BY:	JAY
CHECKED BY:	TAZ
DATE:	2/8/14
PROJECT #:	50-079

SHEET TITLE
EQUIPMENT ENCLOSURE FOUNDATION PLAN

SHEET NUMBER
C-5

OPERATES 24 HOURS
A DAY 365 DAYS A YEAR

Call Before You Dig

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

EQUIPMENT CHANGE REQUEST FORM- ECR

Cell Name	PLAINFLD & 47TH	RF Engineer	Sabhi Siddiqui	Cell ID	4015
Location Number	281753	Market	Elgin-1	Address	9100 47TH ST
Date of Request	1/21/2014			City/State/Zip	Brookfield, IL, 60513

Antenna		Configuration				Option-A2		Action				
Sector	Pos	Port	RF Path	Antenna Manufacturer	Antenna Model	Antenna Serial Number	Centerline	Azimuth	Variable Tilt	Mechanical Tilt	Action	
Alpha	A1	L1 (-45)	Unused at this time								Unchanged	
		L2 (+45)	Unused at this time									
		H1 (-45)	Unused at this time									
		H2 (+45)	Unused at this time									
	A2	L1 (-45)	Unused at this time									Unchanged
		L2 (+45)	Unused at this time									
		H1 (-45)	Unused at this time									
		H2 (+45)	Unused at this time									
	A3	L1 (-45)	Unused at this time							2	0	Add-Install
		L2 (+45)	Unused at this time		ERICSSON	AIR PCS 8'		120	10	2	0	
		H1 (-45)	Future PCS							2	0	
		H2 (+45)	Future PCS							2	0	
A4	L1 (-45)	LTE C - RxTx0							2	0	Add-Install	
	L2 (+45)	LTE C - RxTx1		ERICSSON	AIR AWS 8'		120	10	2	0		
	H1 (-45)	AWS - RxTx0							2	0		
	H2 (+45)	AWS - RxTx1							2	0		
Beta	B1	L1 (-45)	Unused at this time								Unchanged	
		L2 (+45)	Unused at this time									
		H1 (-45)	Unused at this time									
		H2 (+45)	Unused at this time									
	B2	L1 (-45)	Unused at this time									Unchanged
		L2 (+45)	Unused at this time									
		H1 (-45)	Unused at this time									
		H2 (+45)	Unused at this time									
	B3	L1 (-45)	Unused at this time							2	0	Add-Install
		L2 (+45)	Unused at this time		ERICSSON	AIR PCS 8'		120	120	2	0	
		H1 (-45)	Future PCS							2	0	
		H2 (+45)	Future PCS							2	0	
B4	L1 (-45)	LTE C - RxTx0							2	0	Add-Install	
	L2 (+45)	LTE C - RxTx1		ERICSSON	AIR AWS 8'		120	120	2	0		
	H1 (-45)	AWS - RxTx0							2	0		
	H2 (+45)	AWS - RxTx1							2	0		
GAMMA	G1	L1 (-45)	Unused at this time								Unchanged	
		L2 (+45)	Unused at this time									
		H1 (-45)	Unused at this time									
		H2 (+45)	Unused at this time									
	G2	L1 (-45)	Unused at this time									Unchanged
		L2 (+45)	Unused at this time									
		H1 (-45)	Unused at this time									
		H2 (+45)	Unused at this time									
	G3	L1 (-45)	Unused at this time							2	0	Add-Install
		L2 (+45)	Unused at this time		ERICSSON	AIR PCS 8'		120	280	2	0	
		H1 (-45)	Future PCS							2	0	
		H2 (+45)	Future PCS							2	0	
G4	L1 (-45)	LTE C - RxTx0							2	0	Add-Install	
	L2 (+45)	LTE C - RxTx1		ERICSSON	AIR AWS 8'		120	280	2	0		
	H1 (-45)	AWS - RxTx0							2	0		
	H2 (+45)	AWS - RxTx1							2	0		

Comments

PPC CONNECTORS ONLY

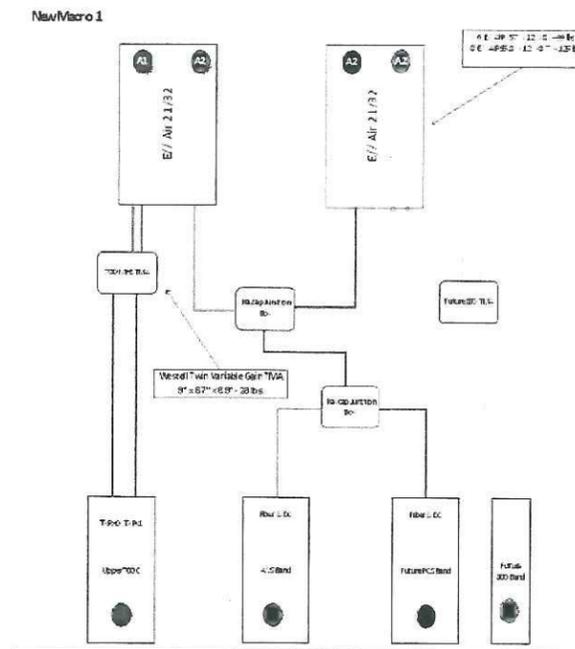
1 ANTENNA SCHEDULE
N.T.S.

ESTIMATED MAIN LINE HYBRID LENGTH			
ANTENNA CENTERLINE (±)	ICE BRIDGE LENGTH (±)	SHELTER (±)	TOTAL (±)
100'	8'	15'	123'

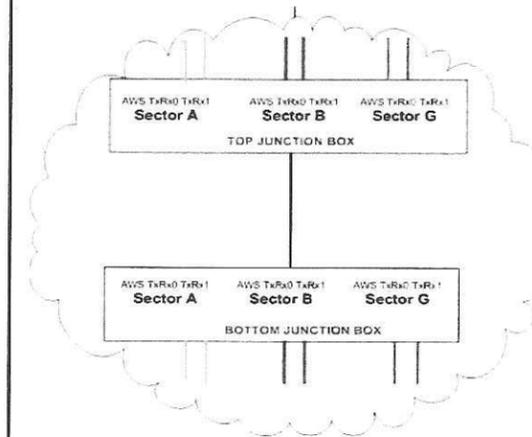
Proposed						
Passive Components	Location	Manufacturer	Component Model	Count	Action	
	Top (Platform)					
	Bottom (Shelter)					
	Top (Platform)					
	Bottom (Shelter)					
	Top (Platform)					
Coax	Sector	Coax Manufacturer	Type	Size	Count	Action
	Alpha	ANDREW	LDF7-50A	1 5/8	2	Install
	Beta	ANDREW	LDF7-50A	1 5/8	2	Install
	Gamma	ANDREW	LDF7-50A	1 5/8	2	Install
	AWS	Andrew	RFA1206-24S26	1 5/8	1	Install

Comments

2 COMBINER CABLE DATA INFORMATION
N.T.S.



3 CABLE DIAGRAM
N.T.S.



4 CABLE DIAGRAM @ JUNCTION BOX
N.T.S.



CENTRAL STATES TOWER II, LLC



600 Busse Highway
Rocky Hill, IL 60068
Ph: 847/698-6400
Fax: 847/698-6401

NO.	DATE	DESCRIPTION
1	02/06/14	ISSUED FOR REVIEW
2	02/15/14	UPDATE LESSEE LEASE AREA
	06/16/14	TOWER HEIGHT REVISION

IL-00-1127

PLAINFIELD & 47TH

9100 47th ST.
BROOKFIELD, IL 60513

DRAWN BY: JAY

CHECKED BY: TAZ

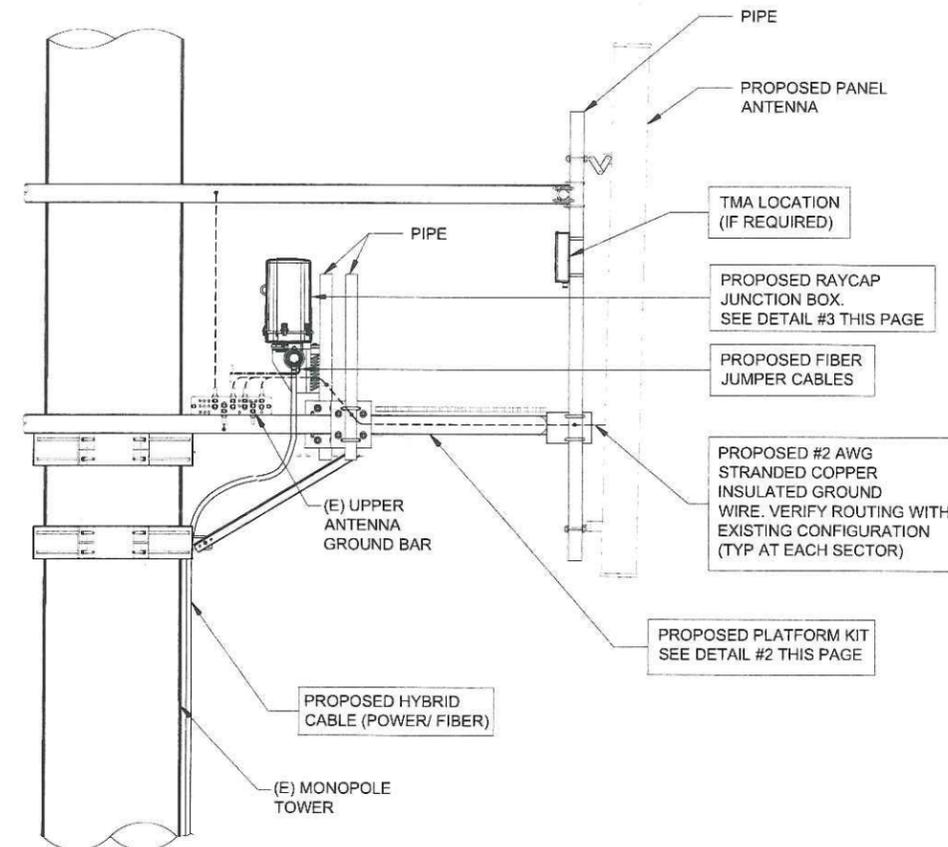
DATE: 2/6/14

PROJECT #: 50-079

SHEET TITLE
ANTENNA INFORMATION

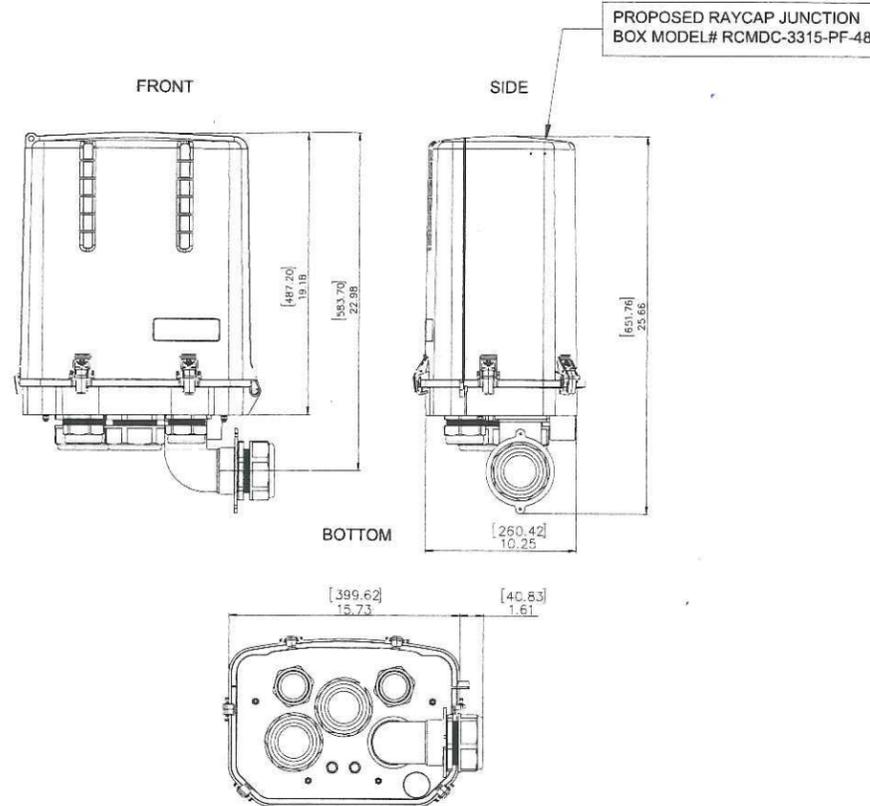
SHEET NUMBER

ANT-2

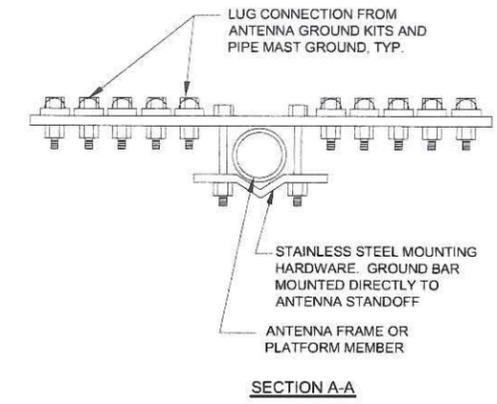


1 ANTENNA, RAYCAP JUNCTION BOX MOUNTING DETAIL
SCALE: N.T.S.

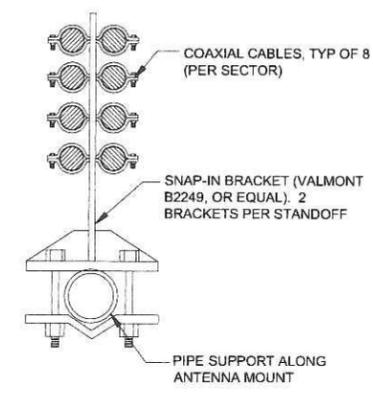
SPECIFICATIONS DC SURGE PROTECTION FOR RRU/INTEGRATED ANTENNA RADIO HEAD [mm]
 APPLICATION: TOWER / BASE / ROOFTOP / ROOFTOP DISTRIBUTION MODELS INCHES
 WEIGHT: 32LBS (14.51 KG)



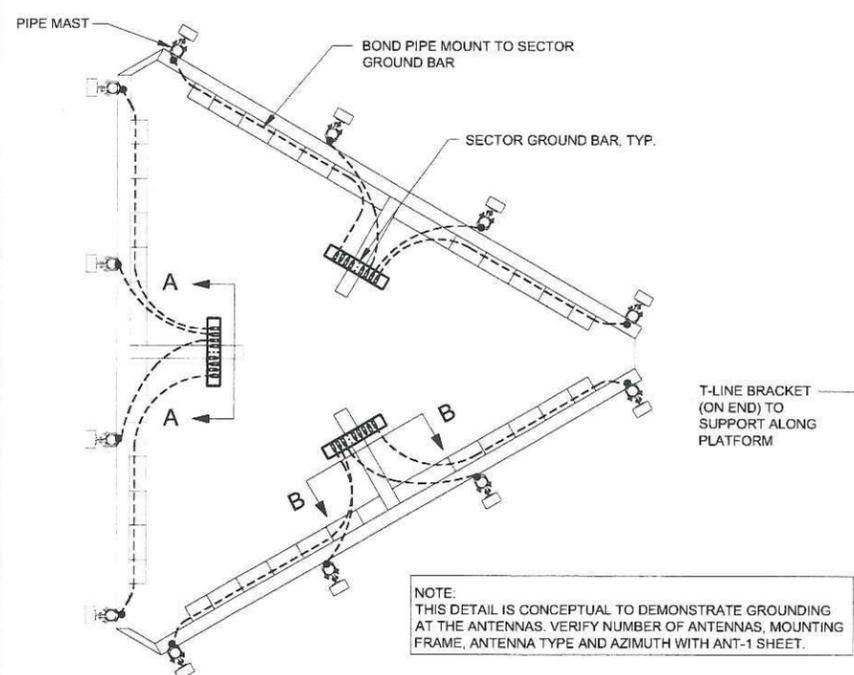
2 RAYCAP JUNCTION BOX DETAIL
SCALE: N.T.S.



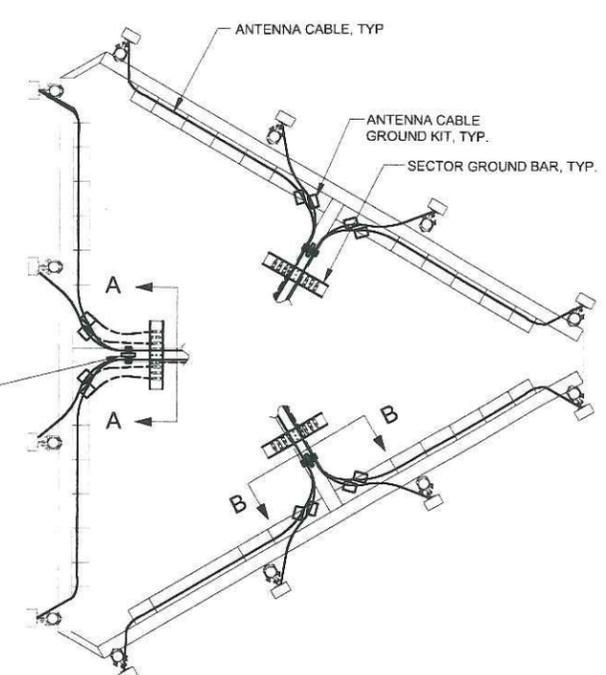
3 GROUND BAR AT SECTOR
N.T.S.



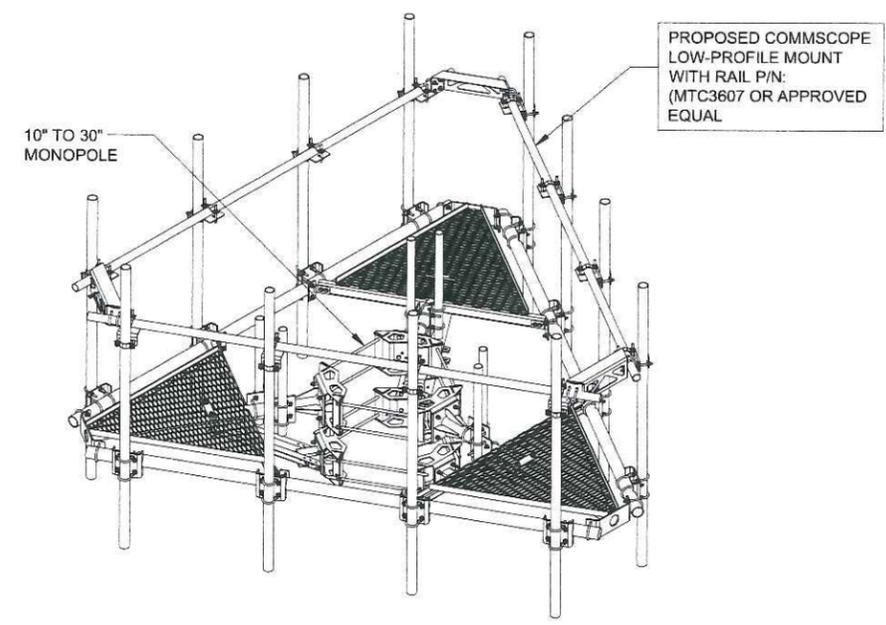
4 SNAP-IN BRACKET AT ANTENNA MOUNT
N.T.S.



5 PIPE MAST GROUNDING AT ANTENNA ELEVATION
N.T.S.



6 ANTENNA CABLE GROUNDING AT ANTENNA ELEVATION
N.T.S.



7 PLATFORM AND HANDRAIL KIT DETAIL
SCALE: N.T.S.



CENTRAL STATES TOWER II, LLC



600 Busse Highway
Park Ridge, IL 60068
Ph: 847/698-6400
Fax: 847/698-6400

NO.	REVISIONS	DATE	DESCRIPTION
1	ISSUED FOR REVIEW	02/06/14	
2	UPDATE LESSEE LEASE AREA	02/15/14	
3	TOWER HEIGHT REVISION	09/16/14	

IL-00-1127

PLAINFIELD & 47TH

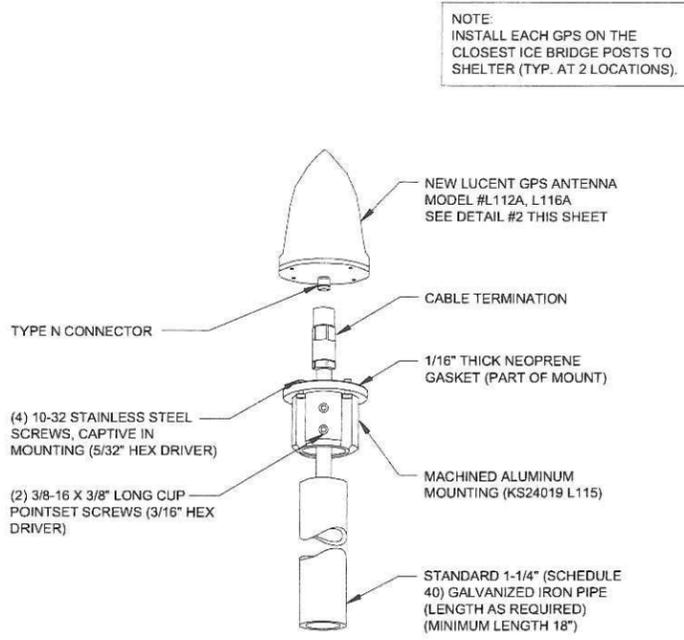
9100 47th ST.
BROOKFIELD, IL 60513

DRAWN BY:	JAY
CHECKED BY:	TAZ
DATE:	2/8/14
PROJECT #:	50-079

SHEET TITLE
ANTENNA
MOUNTING
DETAILS

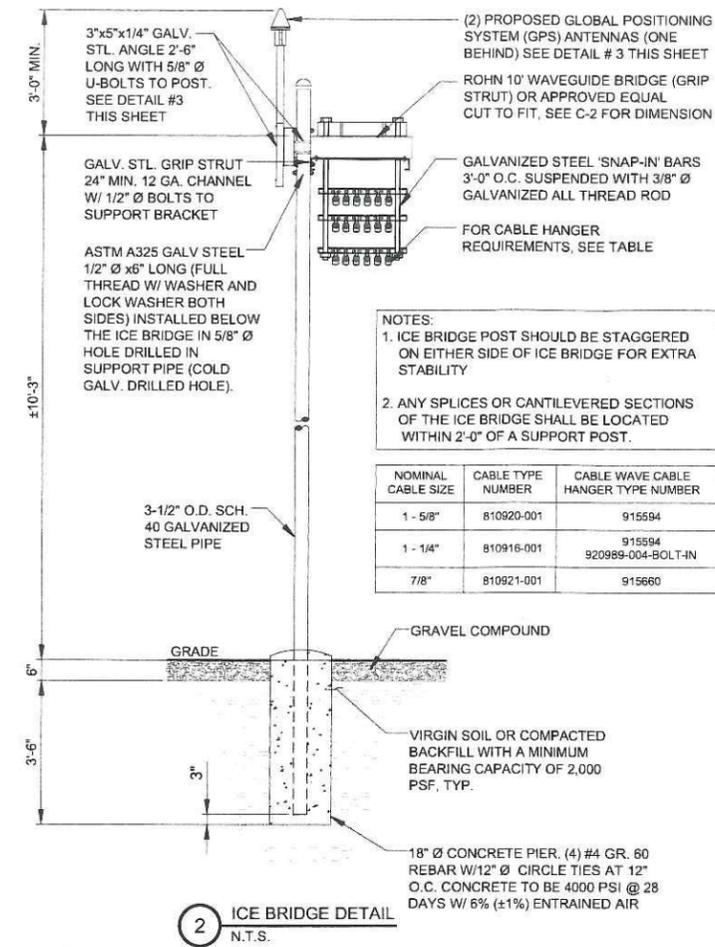
SHEET NUMBER

ANT-3



1 TYPICAL GPS DETAIL
N.T.S.

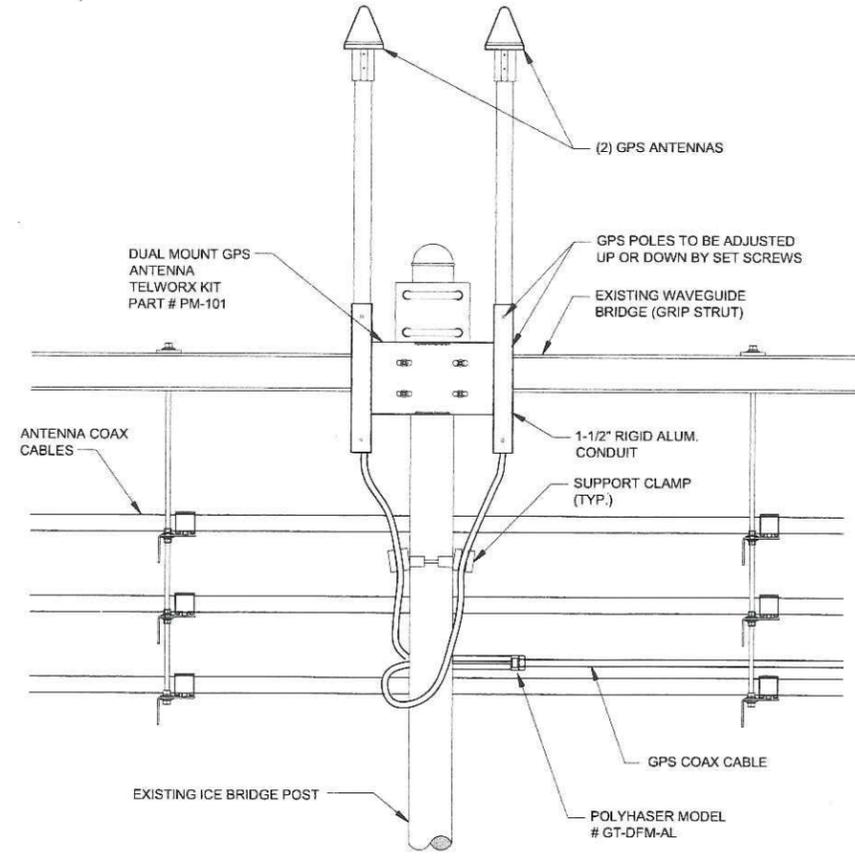
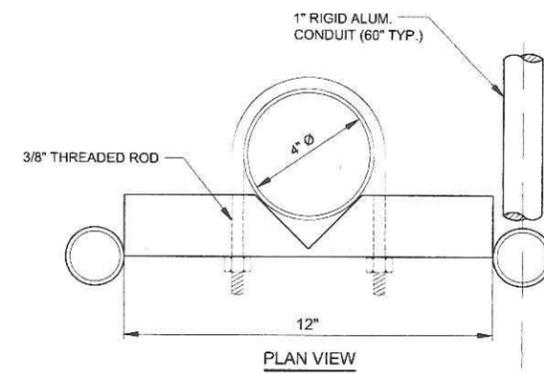
NOTE:
INSTALL EACH GPS ON THE
CLOSEST ICE BRIDGE POSTS TO
SHELTER (TYP. AT 2 LOCATIONS).



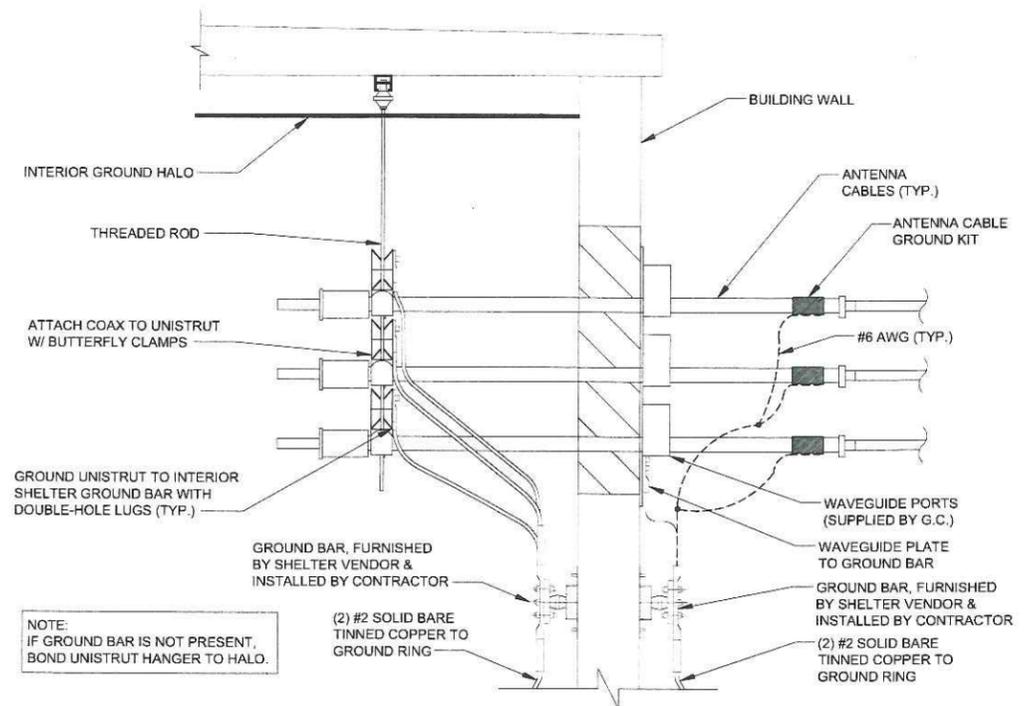
2 ICE BRIDGE DETAIL
N.T.S.

NOTES:
1. ICE BRIDGE POST SHOULD BE STAGGERED
ON EITHER SIDE OF ICE BRIDGE FOR EXTRA
STABILITY
2. ANY SPLICES OR CANTILEVERED SECTIONS
OF THE ICE BRIDGE SHALL BE LOCATED
WITHIN 2'-0" OF A SUPPORT POST.

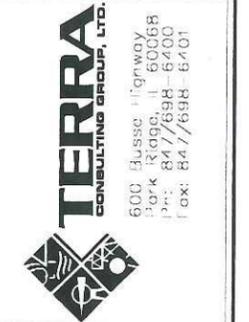
NOMINAL CABLE SIZE	CABLE TYPE NUMBER	CABLE WAVE CABLE HANGER TYPE NUMBER
1 - 5/8"	810920-001	915594
1 - 1/4"	810916-001	915594
7/8"	810921-001	915660



3 GPS MOUNTING DETAIL
N.T.S.



4 ENCLOSURE ENTRY PANEL GROUNDING DETAIL
N.T.S.

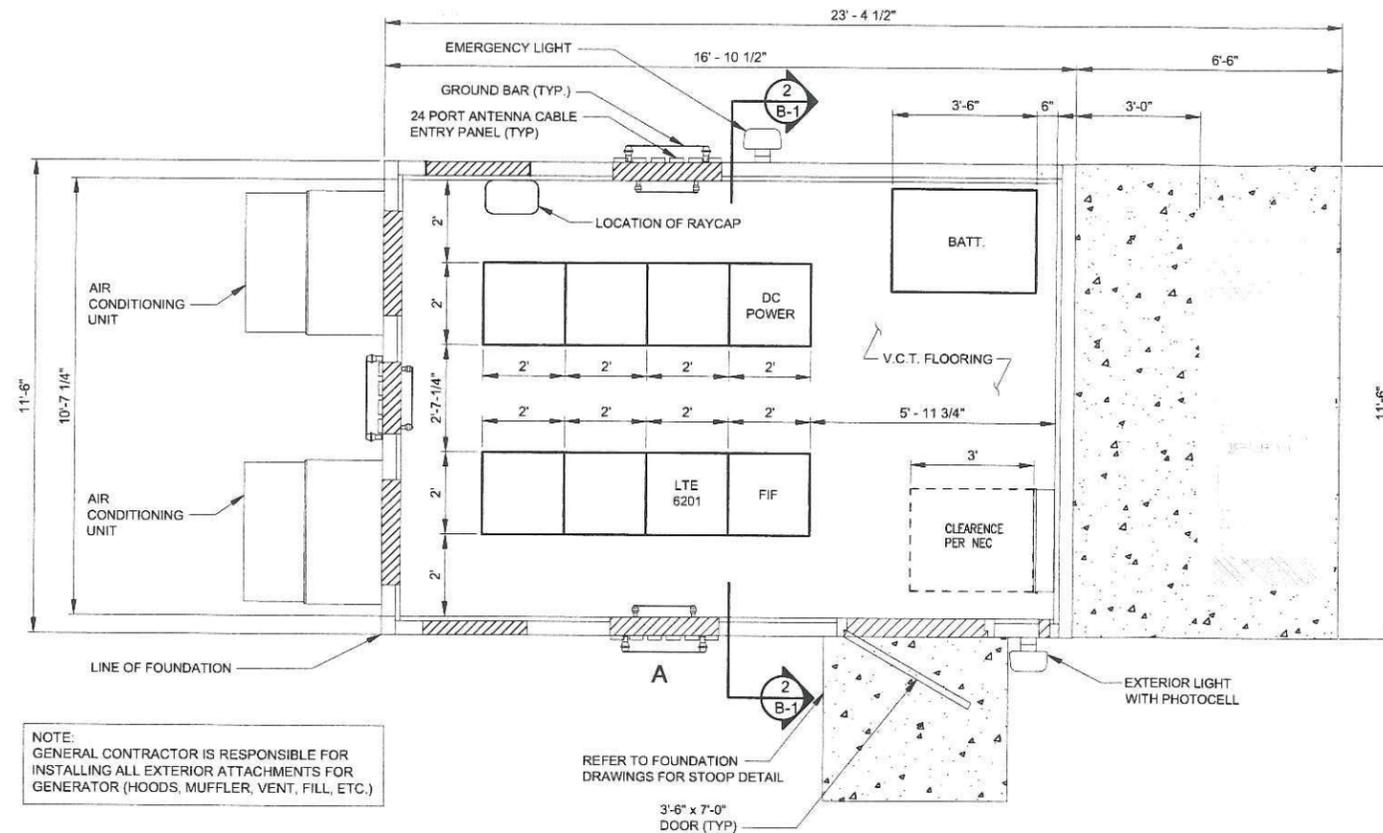


NO.	REVISIONS	DATE	DESCRIPTION
1	ISSUED FOR REVIEW	02/06/14	
2	UPDATE LESSEE LEASE AREA	02/15/14	
3	TOWER HEIGHT REVISION	06/16/14	

IL-00-1127
PLAINFIELD & 47TH
9100 47th ST.
BROOKFIELD, IL 60513

DRAWN BY: JAY
CHECKED BY: TAZ
DATE: 2/6/14
PROJECT #: 50-079

SHEET TITLE
ANTENNA MOUNTING DETAILS
SHEET NUMBER
ANT-4



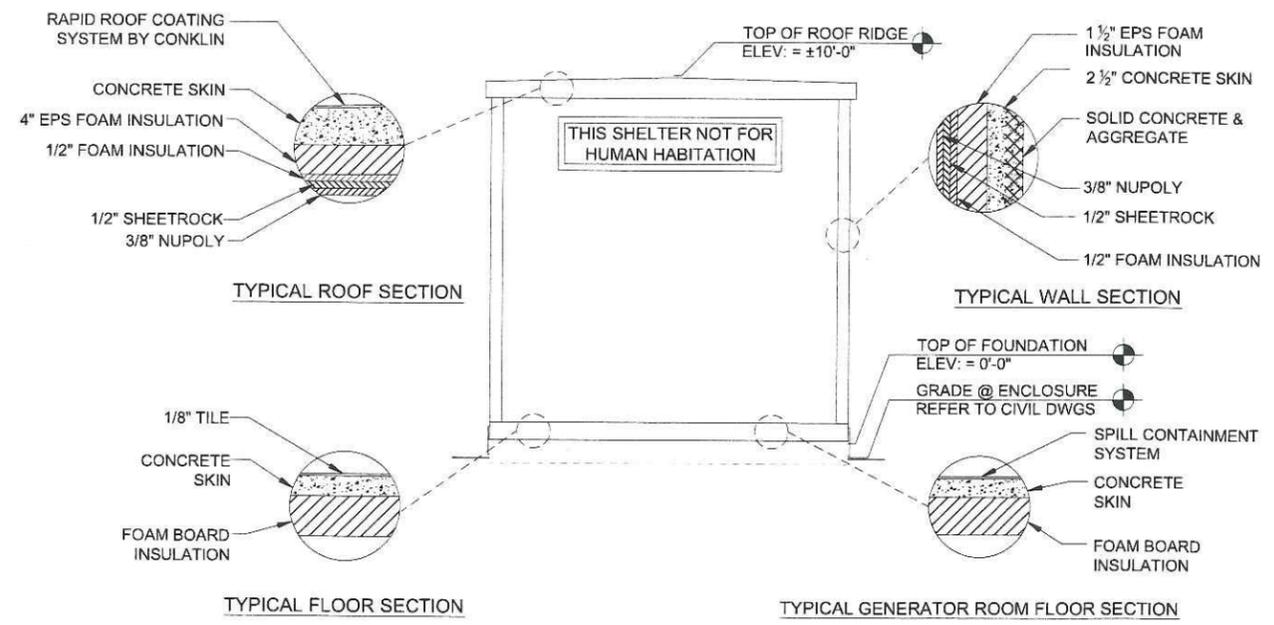
NOTE:
GENERAL CONTRACTOR IS RESPONSIBLE FOR
INSTALLING ALL EXTERIOR ATTACHMENTS FOR
GENERATOR (HOODS, MUFFLER, VENT, FILL, ETC.)

REFER TO FOUNDATION
DRAWINGS FOR STOOP DETAIL

1 FLOOR PLAN-EQUIPMENT ENCLOSURE
SCALE: 1/2" = 1'-0"

VENTILATION NOTES:

- AIR CONDITIONING IS PROVIDED BY A BARD WALL MOUNTED SELF-CONTAINED ENERGY EFFICIENT COOLING SYSTEM, MODEL # WA602-A05EX2X1.5 TON, 120/240 VOLT, 30 AMP, SINGLE PHASE, 57,500 BTUH COOLING CAPACITY, 10.20 SEER, 24" DIA. FAN, 2600 CFM WITH FILTER
- ELECTRIC HEAT IS PROVIDED BY 5 KW, 18,840 BTUH, 240 VOLT, SINGLE PHASE HEAT STRIP, WITHIN BARD UNIT LISTED ABOVE.



2 TRANSVERSE SECTION
N.T.S.

ROOM PURPOSE	AREA	VENTILATION				REMARKS
		NATURAL		MECHANICAL		
		ACTUAL	REQUIRED	ACTUAL	REQUIRED	
WIRELESS TELEPHONE EQUIPMENT ENCLOSURE (NON-INHABITED)	268.9 S.F.	0 CFM	0 CFM	2600 CFM	0 CFM	SEE NOTE 1.

NOTES:

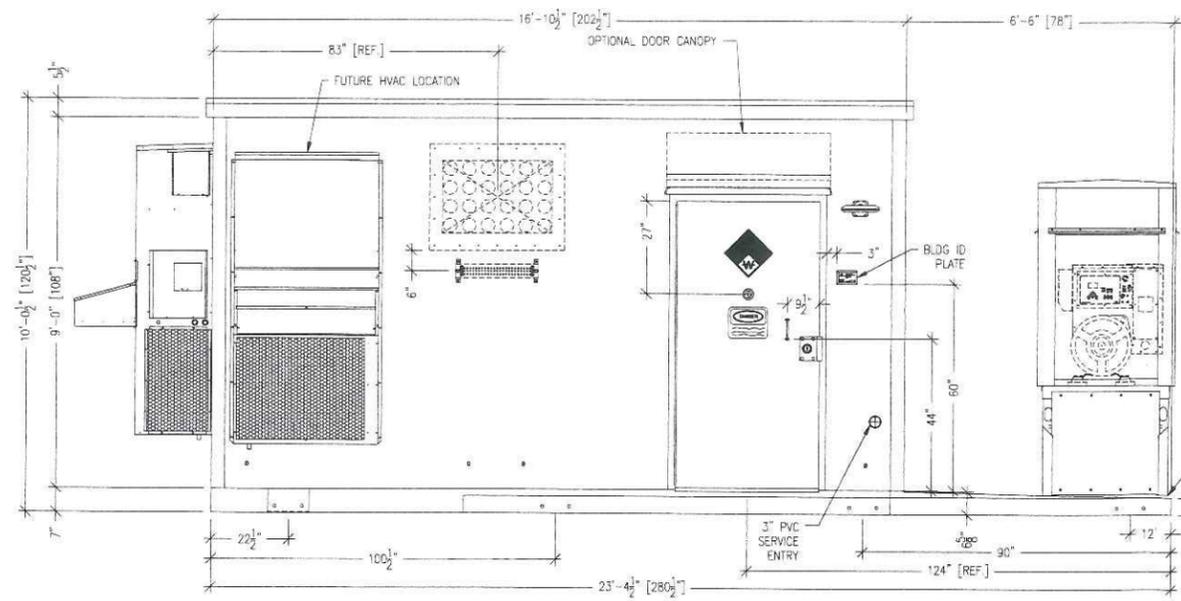
- EQUIPMENT ENCLOSURE IS MANUFACTURED BY FIBREBOND CORPORATION, 1300 DAVENPORT DRIVE, MINDEN, LA, 71055. THIS SHEET IS PROVIDED AS GUIDE ONLY. REFER TO ACTUAL FIBREBOND DRAWINGS FOR FULL BUILDING PLANS.
- EPS BOARD INSULATION IS LISTED TO HAVE A FLAME SPREAD OF 25 OR LESS AND SMOKE DEVELOPED OF 450 OR LESS WITH A MAXIMUM THICKNESS OF 2 INCHES AT 1 PCF DENSITY. POLYISOCYANURATE FOAM INSULATION HAS BEEN TESTED TO A MAXIMUM THICKNESS OF 3 INCHES AT 1.9 PCF AND HAS A FLAME SPREAD OF 25 AND A SMOKE PRODUCT OF 395.
- INTERIOR PANELING IS LISTED TO HAVE A FLAMESPREAD OF 200 OR LESS.
- THIS ENCLOSURE IS CLASSIFIED AS USE GROUP B, TYPE 5B CONSTRUCTION, PER 1998 BOCA AND IS IN COMPLIANCE WITH 1998 BOCA BUILDING CODE, 1996 INTERNATIONAL MECHANICAL CODE, 2002 NEC AND ILLINOIS ASHRAE 90.1.
- DESIGN CRITERIA
WIND LOAD = 125 MPH FLOOR DEAD LOAD = 35 PSF
ROOF LIVE LOAD = 100 PSF WALL DEAD LOAD = 35 PSF
FLOOR LIVE LOAD = 135 PSF SNOW LOAD = 80 PSF
ROOF DEAD LOAD = 45 PSF SEISMIC EXPOSURE GROUP = III
- $F_p = 5000$ PSI @ 28 DAYS (EQUIPMENT ENCLOSURE)
- ENCLOSURE AND ASSOCIATED EQUIPMENT IS PROVIDED BY OWNER UNDER SEPARATE CONTRACT. EQUIPMENT ENCLOSURE INFORMATION INDICATED HEREIN IS PROVIDED FOR REFERENCE ONLY AND IS TAKEN FROM MANUFACTURER'S AVAILABLE DATA. REFER TO CIVIL, STRUCTURAL AND ELECTRICAL DRAWINGS FOR WORK TO BE PERFORMED UNDER THIS CONTRACT.
- PRIOR TO PROJECT CLOSE OUT AND SHELTER INSTALLATION, THE GENERAL CONTRACTOR IS TO CLEAN THE SHELTER FLOOR AND APPLY A STATIC-FREE WAX TO THE FLOORS.

NO.	REVISIONS	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	02/06/14	
2	UPDATE LESSEE LEASE AREA	02/15/14	
3	TOWER HEIGHT REVISION	06/16/14	

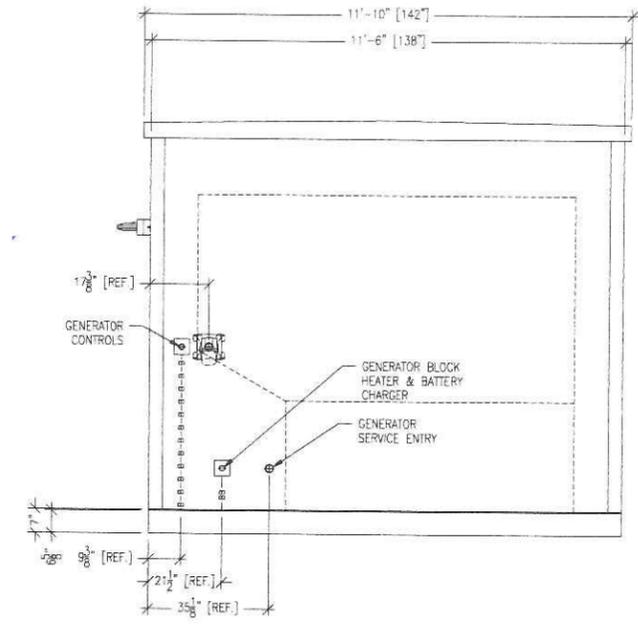
IL-00-1127
PLAINFIELD & 47TH
9100 47th ST.
BROOKFIELD, IL 60513

DRAWN BY:	JAY
CHECKED BY:	TAZ
DATE:	2/6/14
PROJECT #:	50-079

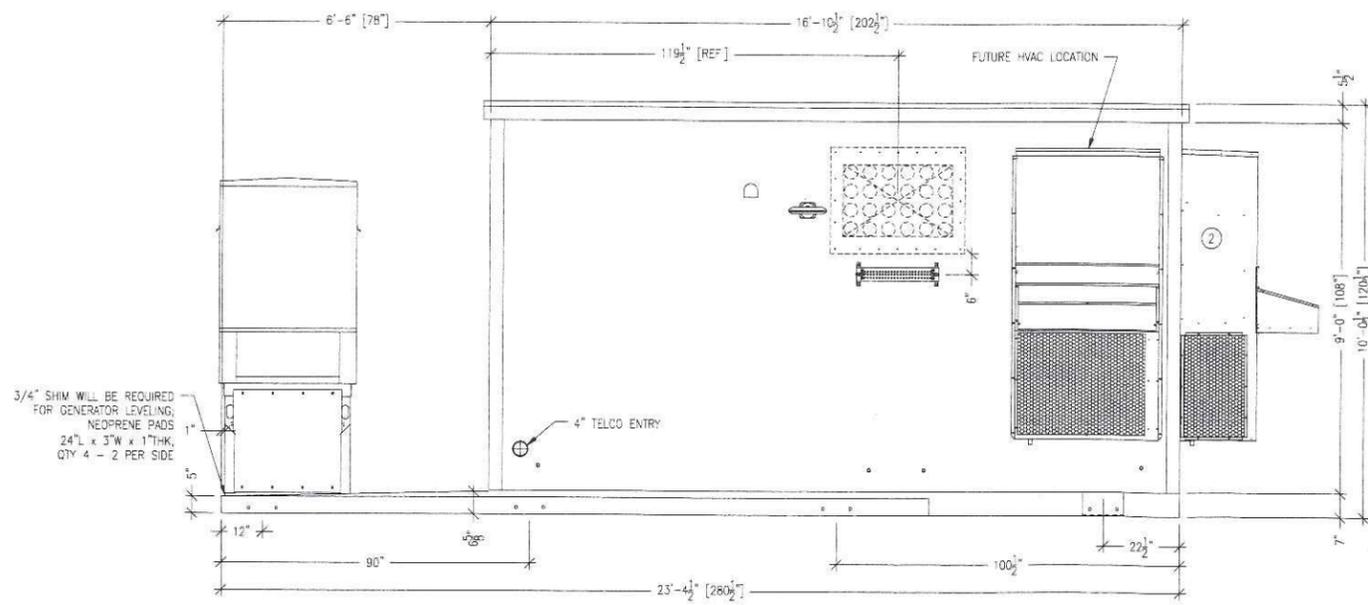
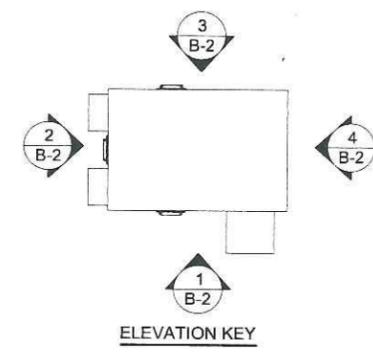
SHEET TITLE
EQUIPMENT ENCLOSURE PLAN & SECTION
SHEET NUMBER
B-1



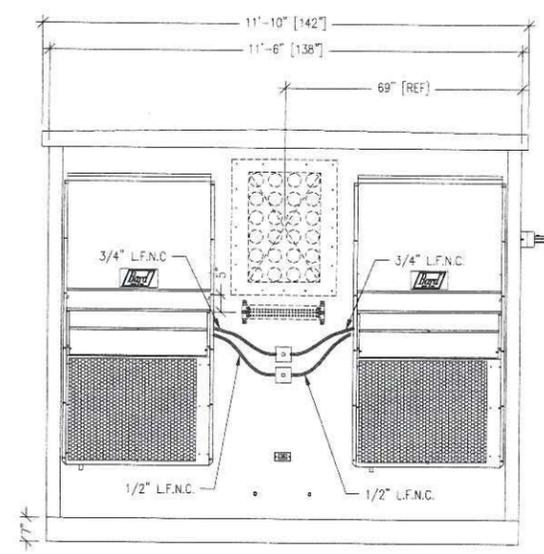
1 ELEVATION-EQUIPMENT ENCLOSURE
SCALE: 1/2" = 1'-0"



2 ELEVATION-EQUIPMENT ENCLOSURE
SCALE: 1/2" = 1'-0"



3 ELEVATION-EQUIPMENT ENCLOSURE
SCALE: 1/2" = 1'-0"



4 ELEVATION-EQUIPMENT ENCLOSURE
SCALE: 1/2" = 1'-0"

3/4" SHIM WILL BE REQUIRED FOR GENERATOR LEVELING; NEOPRENE PADS 24" L x 3" W x 1" THK; QTY 4 - 2 PER SIDE



CENTRAL STATES TOWER II, LLC



600 Busse Highway
Park Ridge, IL 60068
Tel: 847/698-6200
Fax: 847/698-6401

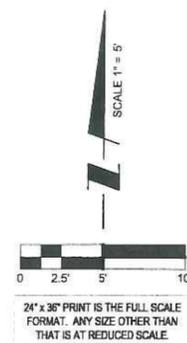
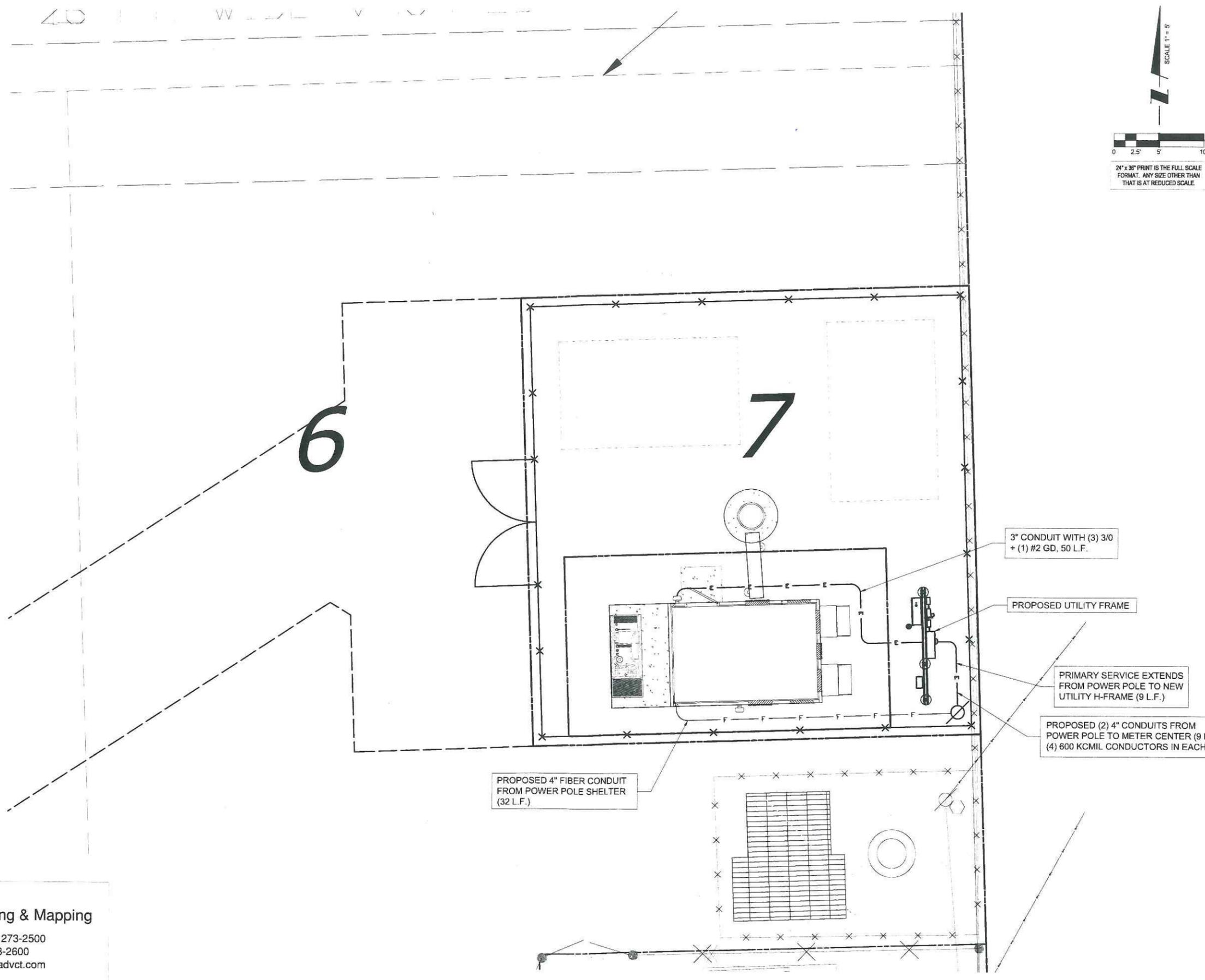
NO.	REVISIONS	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	02/06/14	
2	UPDATE LESSEE LEASE AREA	02/15/14	
3	TOWER HEIGHT REVISION	08/16/14	

IL-00-1127
PLAINFIELD & 47TH
9100 47th ST.
BROOKFIELD, IL 60513

DRAWN BY:	JAY
CHECKED BY:	TAZ
DATE:	2/6/14
PROJECT #:	50-079

SHEET TITLE
EQUIPMENT ENCLOSURE ELEVATIONS

SHEET NUMBER
B-2



SURVEY PERFORMED BY:
Advanced Surveying & Mapping
 Telephone (630) 273-2500
 Fax (630) 273-2600
 E-MAIL asmc@advct.com

CST
 CENTRAL STATES TOWER II, LLC

TERRA
 CONSULTING GROUP, LTD.
 600 Busse Highway
 Park Ridge, IL 60068
 Ph: 847/698-6400
 Fax: 847/698-6401

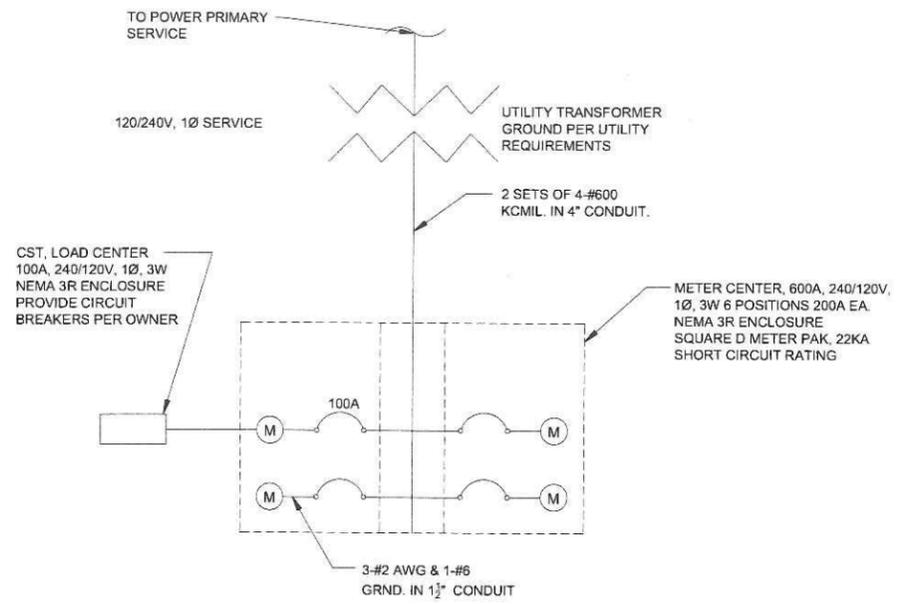
NO.	DESCRIPTION	DATE
1.	ISSUED FOR REVIEW	02/06/14
2.	UPDATE LESSEE LEASE AREA	02/15/14
	TOWER HEIGHT REVISION	06/16/14

IL-00-1127
PLAINFIELD & 47TH
 9100 47th ST.
 BROOKFIELD, IL 60513

DRAWN BY:	JAY
CHECKED BY:	TAZ
DATE:	2/6/14
PROJECT #:	50-079

SHEET TITLE
UTILITY ROUTING PLAN

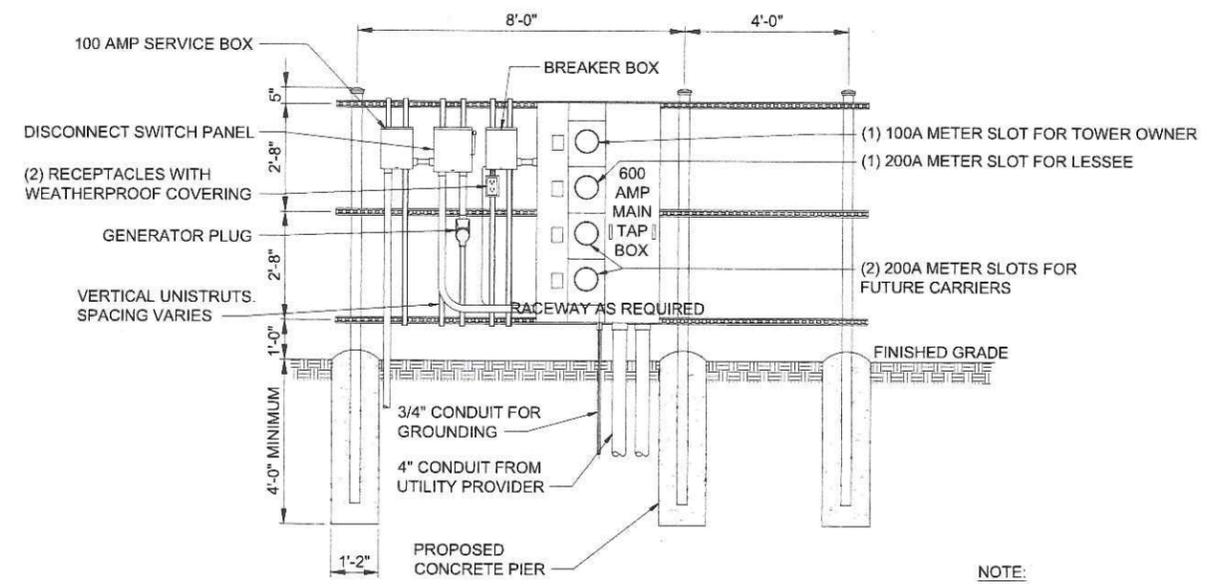
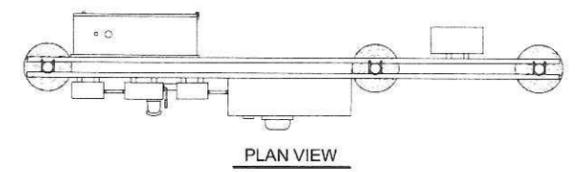
SHEET NUMBER
E-1



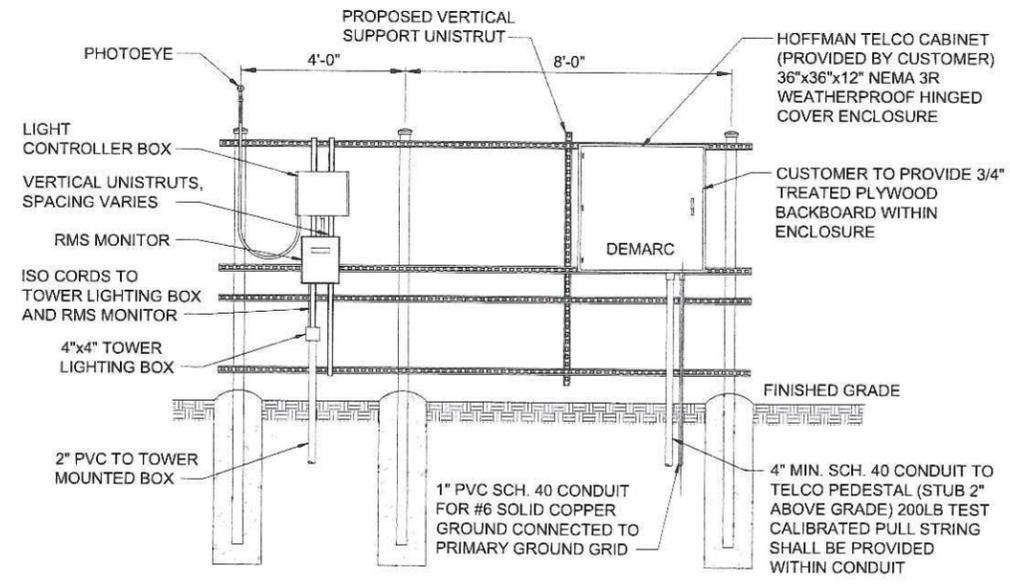
2 POWER ONE LINE DIAGRAM
N.T.S.

ELECTRICAL NOTES:

1. SUBCONTRACTOR SHALL PROVIDE 200AMP, SINGLE PHASE, 120/240 VAC, 60HZ SERVICE FOR SITE
2. SUBCONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY BEFORE THE START OF CONSTRUCTION, POWER AND TELEPHONE CONDUIT SHALL BE PROVIDED AND INSTALLED PER UTILITY REQUIREMENTS.
3. FOR COMPLETE INTERNAL WIRING AND ARRANGEMENT REFER TO DRAWINGS PROVIDED BY PANEL MANUFACTURER.
4. SUBCONTRACTOR SHALL PROVIDE ELECTRICAL SERVICE EQUIPMENT WITH FAULT CURRENT RATINGS GREATER THAN THE AVAILABLE FAULT CURRENT FROM THE POWER UTILITY.
5. SUBCONTRACTOR SHALL VERIFY THAT MAIN BONDING JUMPER AND GROUNDING ELECTRODE CONDUCTOR IS INSTALLED PROPERLY WHEN PANEL IS SERVICE ENTRANCE EQUIPMENT



FRONT



REAR

NOTE:

1. ALL ELECTRICAL PLUMBING MUST BE VERIFIED PRIOR TO INSTALLATION BY CONTRACTOR AND MUST MEET GOVERNING CODES, NO EXCEPTIONS.
2. 1 36" x 36" x 12" NEMA 3R ENCLOSURE (HOFFMAN A-20R20BHCR OR SIMILAR)
3. NEW TOWER LIGHT KIT TO BE INSTALLED BY CONTRACTOR. VERIFY ALL REQUIREMENTS PRIOR INSTALLATION.

1 MULTI-GANG UTILITY H-FRAME DETAILS
N.T.S.



NO.	DATE	DESCRIPTION
1	02/06/14	ISSUED FOR REVIEW
2	02/15/14	UPDATE LESSEE LEASE AREA
	06/16/14	TOWER HEIGHT REVISION

IL-00-1127

PLAINFIELD & 47TH

9100 47th ST.
BROOKFIELD, IL 60513

DRAWN BY:	JAY
CHECKED BY:	TAZ
DATE:	2/9/14
PROJECT #:	50-079

SHEET TITLE
SINGLE LINE DIAGRAM AND DETAILS

SHEET NUMBER
E-2

ELECTRICAL INSTALLATION NOTES

1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS THE NATIONAL ELECTRICAL CODE (N.E.C.), AND ALL APPLICABLE LOCAL CODES.
2. WIRING RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE N.E.C.
3. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE N.E.C.
4. CABLES SHALL NOT BE ROUTED THROUGH LADDER CABLE TRAY RUNGS.
5. EACH END OF EVERY POWER PHASE CONDUCTOR (I.E., HOTS), GROUNDING, AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH N.E.C. & OSHA
6. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH PLASTIC TAPE PER COLOR SCHEDULE. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING, AND BRANCH CIRCUIT ID NUMBERS (I.E. PANEL BOARD AND CIRCUIT ID'S).
7. PANEL BOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH PLASTIC LABELS.
8. ALL TIE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES.
9. POWER, CONTROL, AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
10. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (#6 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2 GREEN INSULATION, CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE NOTED.
11. POWER AND CONTROL WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 AWG OR LARGER) 600 V, OIL RESISTANT THHN OR THHN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET AND DRY) OPERATION; WITH OUTER JACKET; LISTED OR LABELED FOR LOCATION USED, UNLESS OTHERWISE SPECIFIED.
12. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRENUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRENUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75°C (90°C IF AVAILABLE)
13. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND N.E.C.
14. ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40, OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
15. ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT), OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
16. GALVANIZED STEEL INTERMEDIATE METALLIC CONDUIT (IMC) SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.
17. RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND; DIRECT BURIED; IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.
18. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
19. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SETSCREWS FITTINGS ARE NOT ACCEPTABLE.
20. CABINETS, BOXES AND WIREWAYS SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND N.E.C.
21. WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARD; SHALL BE PANDUIT TYPE E (OR EQUAL) AND RATED NEMA 1 (OR BETTER).
22. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES, AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL, SHALL MEET OR EXCEED UL 50, AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS
23. METAL RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED, OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
24. NONMETALLIC RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
25. THE SUBCONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CONTRACTOR BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
26. THE SUBCONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD AGAINST LIFE AND PROPERTY

GROUNDING NOTES

1. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION, AND AC POWER GES'S) SHALL BE BONDED TOGETHER BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE N.E.C.
2. THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR GROUND ELECTRODE SYSTEMS. THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.
3. THE SUBCONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT & PROVIDE TESTING RESULTS.
4. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 AWG COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
5. METAL RACEWAY SHALL NOT BE USED AS THE N.E.C. REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE N.E.C., SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
6. CONNECTIONS TO THE GROUND BUS SHALL NOT BE DOUBLED UP OR STACKED. BACK TO BACK CONNECTIONS ON OPPOSITE SIDES OF THE GROUND BUS ARE PERMITTED.
7. ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING SHALL BE #2 AWG SOLID TINNED COPPER UNLESS OTHERWISE INDICATED.
8. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
9. USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED.
10. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
11. ALL GROUND CONNECTIONS ABOVE GRADE (INTERIOR & EXTERIOR) SHALL BE FORMED USING HIGH PRESS CRIMPS.
12. COMPRESSION GROUND CONNECTIONS MAY BE REPLACED BY EXOTHERMIC WELD CONNECTIONS.
13. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR.
14. APPROVED ANTIOXIDANT COATINGS (I.E., CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
15. ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.
16. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE N.E.C.
17. BOND ALL METALLIC OBJECTS WITHIN 6 FT. OF MAIN GROUND WIRES WITH (1) #2 AWG TIN-PLATED COPPER GROUND CONDUCTOR.
18. GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G., NON-METALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.



CENTRAL STATES TOWER II, LLC



500 Busse Highway
Park Ridge, IL 60068
Tel: 847/698-6400
Fax: 847/698-6401

NO.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	02/06/14
2	UPDATE LESSEE LEASE AREA	02/15/14
3	TOWER HEIGHT REVISION	06/16/14

IL-00-1127

PLAINFIELD & 47TH

9100 47th ST.
BROOKFIELD, IL 60513

DRAWN BY:	JAY
CHECKED BY:	TAZ
DATE:	2/6/14
PROJECT #:	50-079

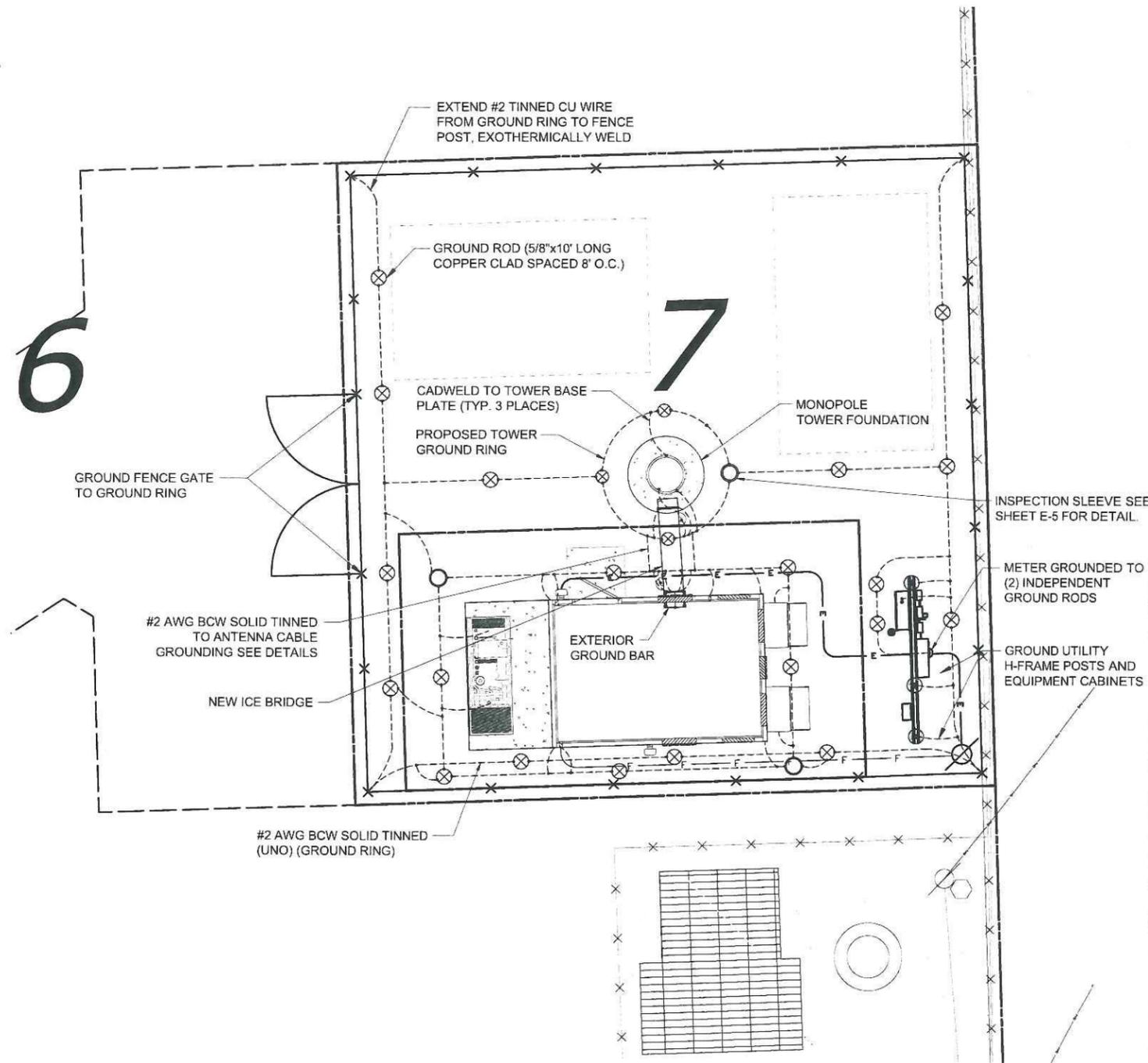
SHEET TITLE
ELECTRICAL AND GROUNDING NOTES

SHEET NUMBER

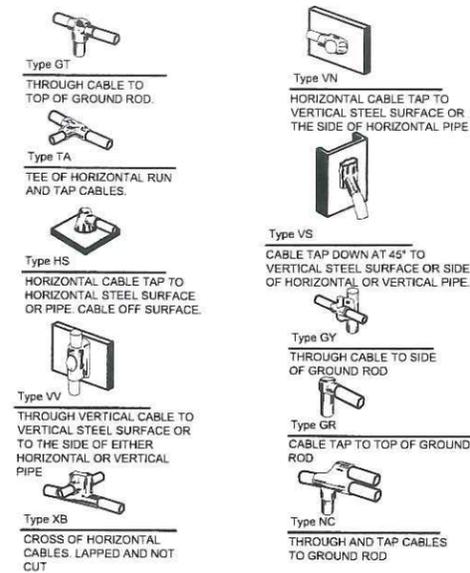
E-3

LEGEND

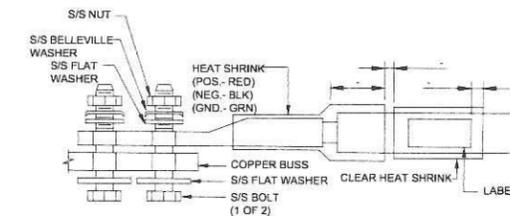
SYMBOL	DESCRIPTION
⊗	5/8" DIAMETER X 10'-0" LONG COPPER CLAD GROUND ROD (HARGER-5810)
⊙	5/8" DIAMETER X 10'-0" LONG COPPER CLAD GROUND ROD WITH INSPECTION WELL
---	#2 AWG TINNED SOLID BARE COPPER WIRE MINIMUM 42" BELOW GRADE (HARGER-L2)
---UE---	UNDERGROUND ELECTRICAL
---UT---	UNDERGROUND TELEPHONE
---F---	UNDERGROUND FIBER
●	EXOTHERMIC WELD
—OE—	OVERHEAD ELECTRICAL SERVICE
—OT—	OVERHEAD TELEPHONE SERVICE



TYPICAL MONOPOLE SITE GROUNDING PLAN
N.T.S.



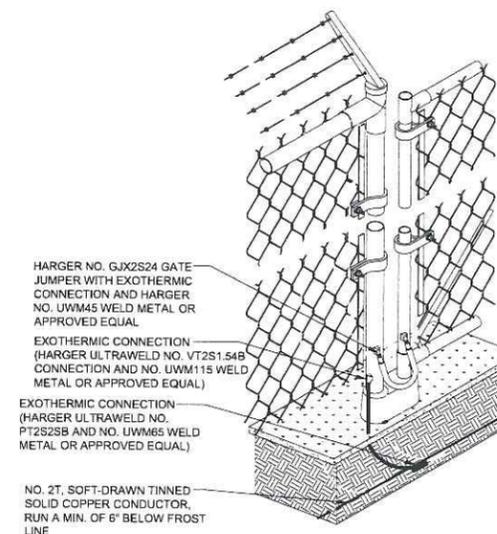
1 EXOTHERMIC WELD DETAILS
EXOTHERMIC AND HARGER ULTRAWELD APPROVED EQUAL



NOTES:

1. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING BELLEVILLES. 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.

2 LUG DETAIL
N.T.S.



3 FENCE GROUNDING DETAIL
N.T.S.



CENTRAL STATES TOWER II, LLC



600 Busse Highway
Park Ridge, IL 60068
Ph: 847/698-6400
Fax: 847/698-6401



NO.	DATE	DESCRIPTION
1.	02/05/14	ISSUED FOR REVIEW
2.	02/15/14	UPDATE LESSEE LEASE AREA
	06/16/14	TOWER HEIGHT REVISION

IL-00-1127

PLAINFIELD & 47TH

9100 47th ST.
BROOKFIELD, IL 60513

DRAWN BY: JAY

CHECKED BY: TAZ

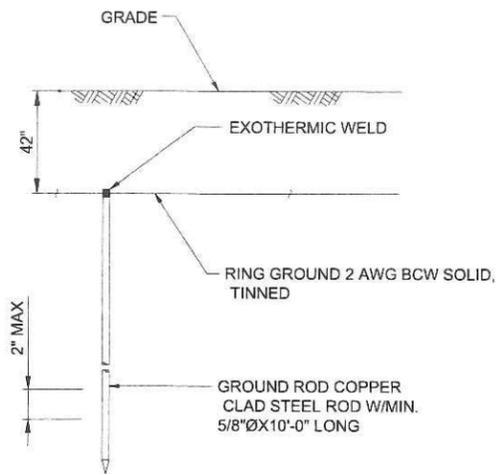
DATE: 2/6/14

PROJECT #: 50-079

SHEET TITLE
GROUNDING DETAILS

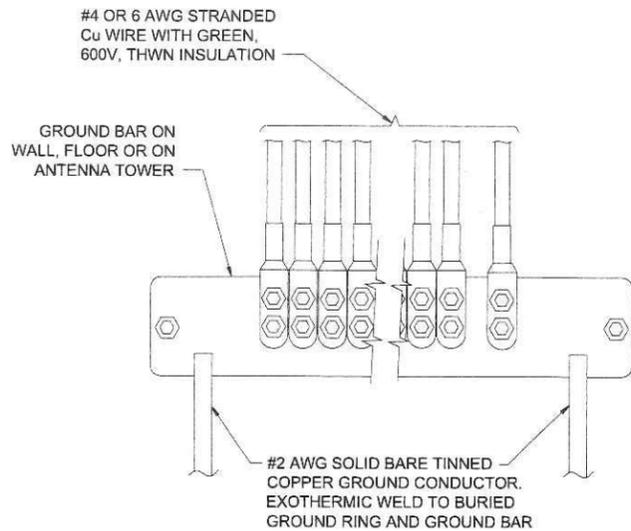
SHEET NUMBER

E-4



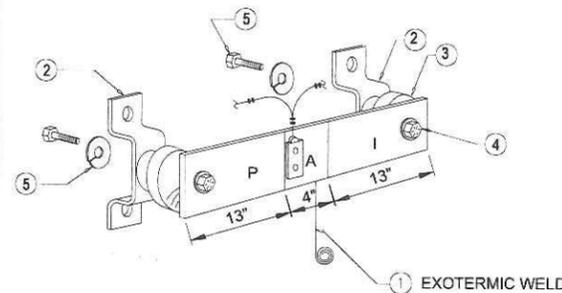
NOTE:
GROUND ROD SHALL BE DRIVEN VERTICALLY, NOT TO EXCEED 45 DEGREES FROM THE VERTICAL.

1 GROUND ROD
N.T.S.



2 GROUND WIRE TO COAX CABLE GROUND BAR DETAIL
N.T.S.

NEWTON INSTRUMENT COMPANY, INC BUTNER, N. C.			
NO.	REQ.	PART NO.	DESCRIPTION
1	1	1/4x4"x30"	SOLID GND. BAR
2	2	A-6056	WALL MTG. BRKT.
3	2	3061-4	INSULATORS
4	4	3012-1	5/8" 11x1" H.H.C.S.
5	4	3015-8	5/8 LOCKWASHER



3 (RGB) REFERENCE GROUND BAR DETAIL
N.T.S.

EACH GROUND CONDUCTOR TERMINATING ON ANY GROUND BAR SHALL HAVE AN IDENTIFICATION TAG ATTACHED AT EACH END THAT WILL IDENTIFY ITS ORIGIN AND DESTINATION

SECTION "P"-SURGE PROTECTORS
CABLE ENTRY PORTS (HATCH PLATES) (#2)
GENERATOR FRAMEWORK (IF AVAILABLE) (#2)
TELCO GROUND BAR (#2)

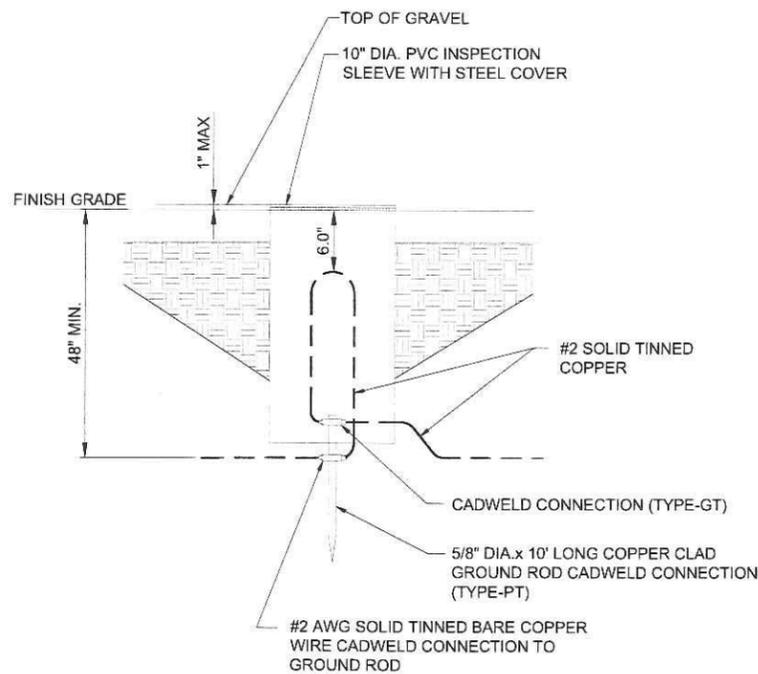
COMMERCIAL POWER COMMON NEUTRAL/GROUND BOND (#2)
+24 POWER SUPPLY RETURN BAR (#2)
-48V POWER SUPPLY RETURN BAR (#2)
RECTIFIER FRAMES.
COAX SUPPRESSIONS

INTERIOR GROUND RING (#2)
EXTERNAL EARTH GROUND FIELD (BURIED GROUND RING) (#2)
METALLIC COLD WATER PIPE (IF AVAILABLE) (#2)
BUILDING STEEL (IF AVAILABLE) (#2)

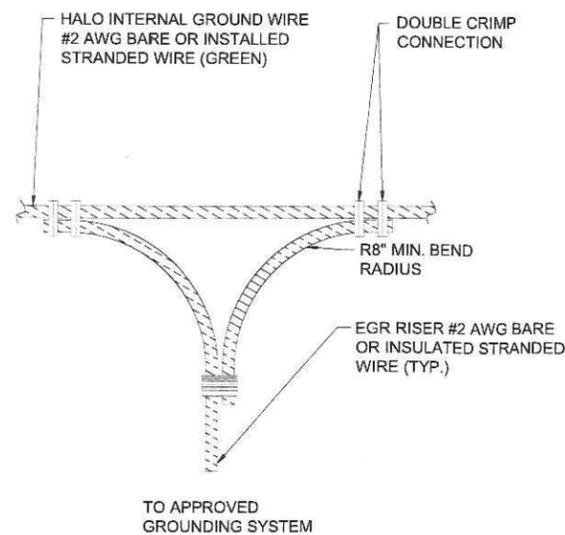
SECTION "I"-ISOLATED GROUND ZONE
ALL COMMUNICATIONS EQUIPMENT FRAMES.
ISOLATED GROUND BAR-IGB (#2)

DETAIL NOTES:

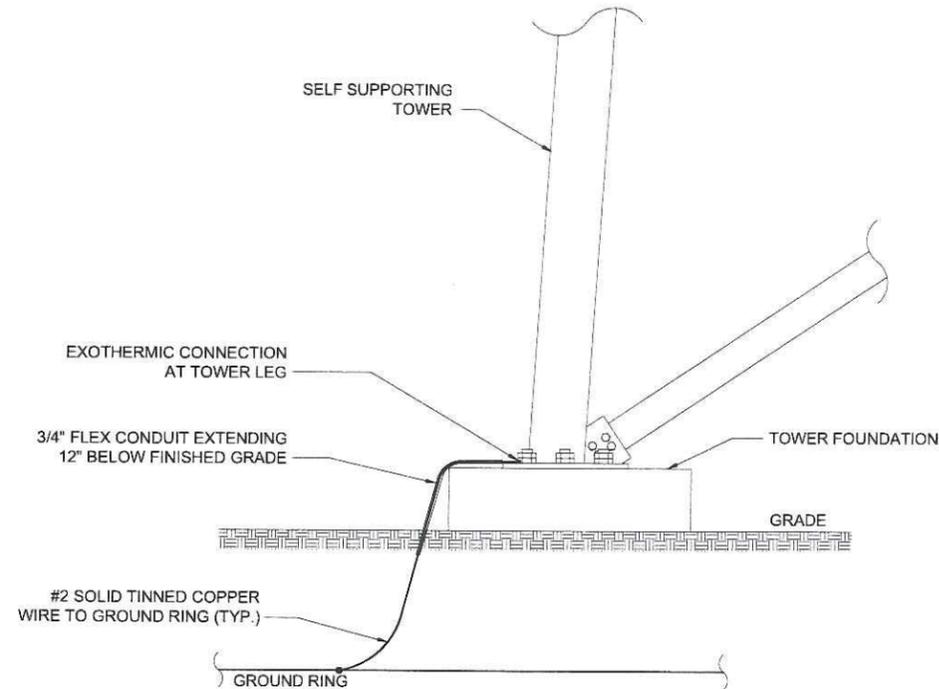
- EXOTHERMICALLY WELD #2 AWG BARE TINNED SOLID COPPER CONDUCTOR TO GROUND BAR. ROUTE CONDUCTOR TO BURIED GROUND RING AND PROVIDE PARALLEL EXOTHERMIC WELD.
- USE PERMANENT MARKER TO DRAW THE LINES BETWEEN EACH SECTION AND LABEL EACH SECTION ("P", "A", "I") WITH 1" HIGH LETTERS.



4 INSPECTION SLEEVE DETAIL
N.T.S.



5 HALO NON-DIRECTIONAL GROUND RING SPLICE DETAIL
N.T.S.



6 GROUNDING AT TOWER BASE
N.T.S.



CENTRAL STATES TOWER II, LLC



600 Busse Highway
Suite 400
Naperville, IL 60563
Tel: 630/847-6998
Fax: 630/847-6998

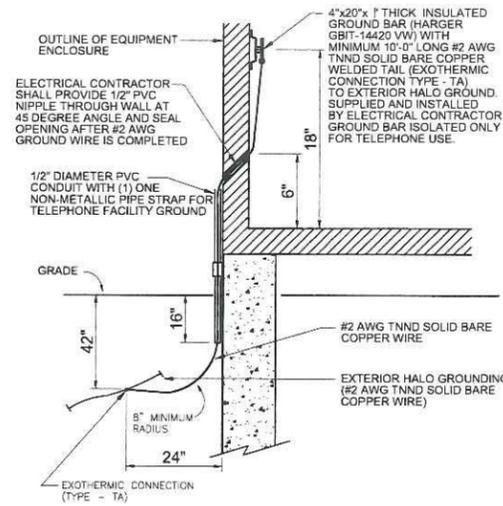
NO.	REVISIONS	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	02/06/14	
2	UPDATE LESSEE LEASE AREA	02/15/14	
3	TOWER HEIGHT REVISION	06/16/14	

IL-00-1127
PLAINFIELD & 47TH
9100 47th ST.
BROOKFIELD, IL 60513

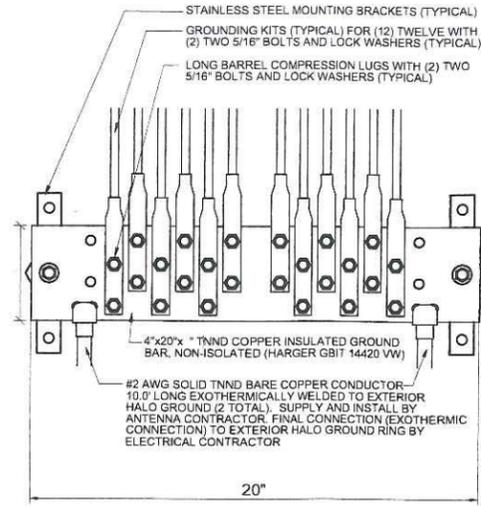
DRAWN BY: JAY
CHECKED BY: TAZ
DATE: 2/6/14
PROJECT #: 50-079

SHEET TITLE
GROUNDING DETAILS

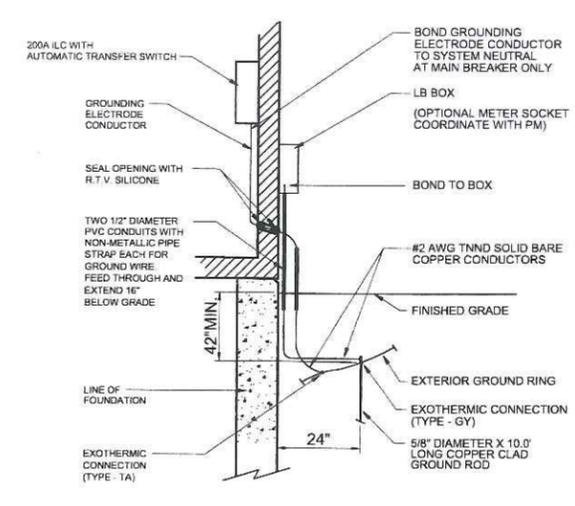
SHEET NUMBER
E-5



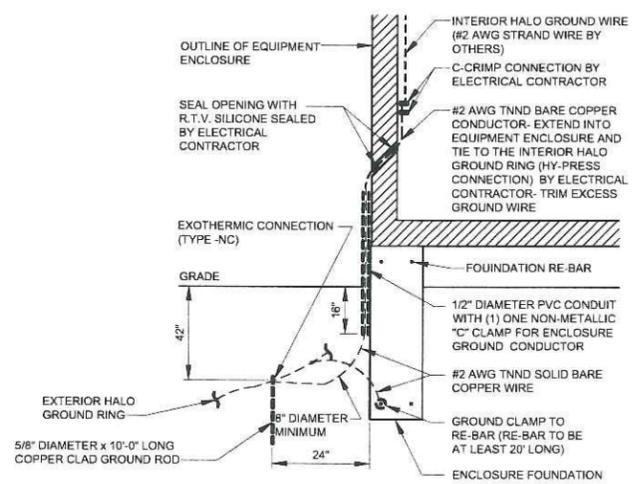
1 TELEPHONE FACILITY GROUND
N.T.S.



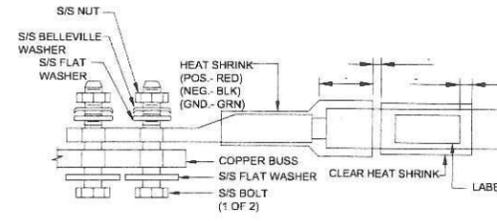
2 EXTERIOR GROUND BAR DETAIL
N.T.S.



3 ELECTRIC SERVICE GROUNDING
N.T.S.

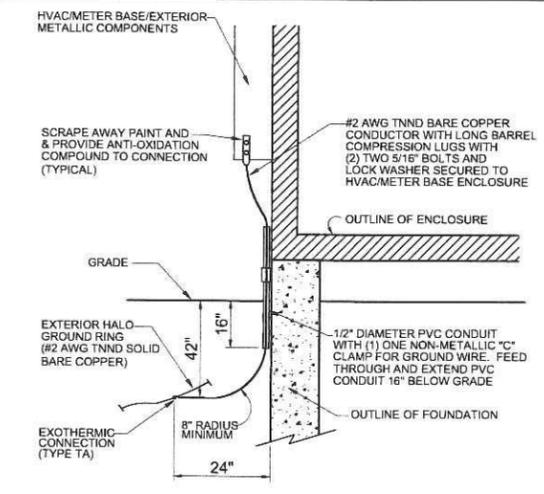


4 ENCLOSURE GROUNDING DETAIL
N.T.S.

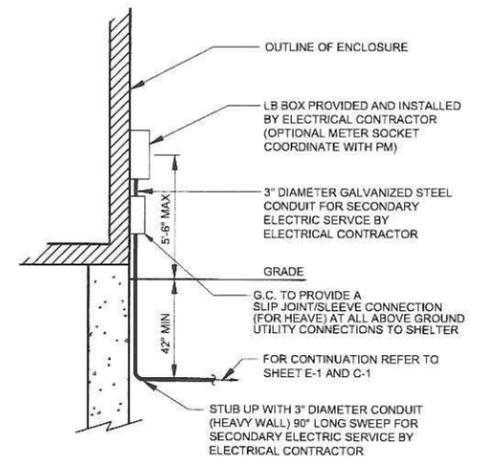


- NOTES:
1. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING BELLEVILLES. COAT ALL SURFACES WITH KOPR-SHIELD BEFORE MATING.
 2. FOR GROUND BOND TO STEEL ONLY: INSERT A DRAGON TOOTH WASHER BETWEEN LUG AND STEEL. COAT ALL SURFACES WITH KOPR-SHIELD.

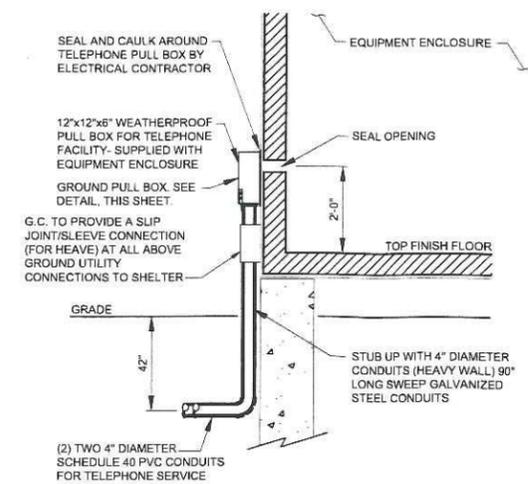
5 LUG DETAIL
N.T.S.



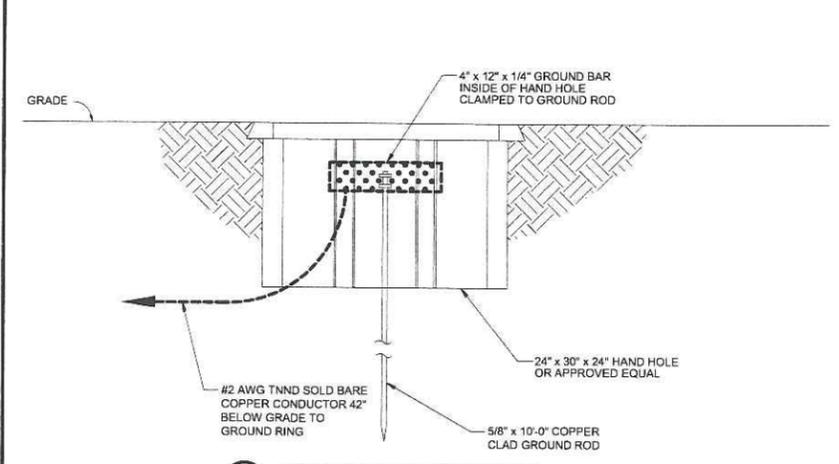
6 HVAC/METER BASE/METALLIC COMPONENTS GROUNDING DETAIL
N.T.S.



7 UNDERGROUND SERVICE DETAIL
ELEVATION N.T.S.



8 TELEPHONE SERVICE ENTRANCE
N.T.S.



9 HANDHOLE GROUNDING DETAIL
N.T.S.



CENTRAL STATES TOWER II, LLC



600 Busse Highway
P.O. Box 847
Naperville, IL 60563
Tel: 630/777-6938
Fax: 630/777-6938

NO.	REVISIONS	DATE	DESCRIPTION
1	ISSUED FOR REVIEW	02/08/14	
2	UPDATE LESSEE LEASE AREA TOWER HEIGHT REVISION	02/15/14	
		06/16/14	

IL-00-1127

PLAINFIELD & 47TH

9100 47th ST.
BROOKFIELD, IL 60513

DRAWN BY:	JAY
CHECKED BY:	TAZ
DATE:	2/6/14
PROJECT #:	50-079

SHEET TITLE
LESSEE GROUNDING DETAILS

SHEET NUMBER
E-6



Village of Brookfield

Planning and Zoning Commission Memo

TO: Village of Brookfield Planning and Zoning Commission

FROM: Building and Planning Department

Date: 10/9/2014

PREPARED BY: Heather Milway, Village Planner

Background

Commissioners have asked that Staff research training materials. Attached to this memo is an article that is only of the most recommended materials for Planning and Zoning Commissioners. Commissioners can read the article and ask questions or give comments at the meeting.

Staff will discuss future training materials at the meeting.

Attachments

1. Training article

LISTEN!

When They Speak, Do You Listen?

"I know you hear me, but are you listening?" Nearly shouting with exasperation, a frustrated citizen confronted her community's planning commission after a particularly heated public meeting on a controversial zone change.

The chair of the commission took exception to her question. "Of course we're listening. What do you think we've been doing the last four hours?"

They may have thought they were listening, but the decision made by the planning commissioners soon after the meeting did nothing to convince a skeptical public. The commissioners voted unanimously to endorse their previous stand on the issue without any acknowledgment of the public comments they had ostensibly been "listening to" the previous four hours.

It is possible that no amount of public discussion would have changed the opinions -- and the votes -- of the planning commissioners, and it is entirely within their rights to reaffirm their original opinion. But once they opened up the discussion to the citizens, they should have showed by their questions and other responses that they considered the public's input seriously before they took another vote. "Why did we bother to come? They didn't even hear what we were saying," is a rea-

sonable public evaluation of the proceedings that occurred.

Be aware of what you say and how you say it. When you answer or respond to a public comment, do you engage in a dialogue or in a monologue? In other words, do you have your set speech or point-of-view no matter what the citizens say, or do your responses show you were listening?

One effective approach is to respond to each individual by name. If you are not personally acquainted, give your memory a boost by jotting down their names as they introduce themselves. Then, take care to couch your response in terms the citizen has raised. "Yes, Mrs. Jones, I can understand your concern that widening the street will take out those two old oak trees. Several of your neighbors have also raised that issue."

... During the commissioners' discussion after the public comment period is over, look for ways to give further evidence you were listening. "According to what we've heard today, several citizens seem to think that it is better to save the trees than widen the street. I would like to explore this further before we make a decision." Or, even if you think the citizens are off track, you should acknowledge what you heard, and then go on to state why you disagree.

Most citizens are reasonable, and understand you cannot al-

ways give them what they want. But they do want -- and deserve -- to have their points-of-view listened to and acknowledged.

From, "When They Speak Do You Listen?" by Elaine Cogan.

Do Be Attentive

Those appearing before you have probably spent hours and hours preparing and rehearsing their arguments. The least you can do is listen and make them think that you are as interested as you should be. Refrain from talking to other members, passing notes, and studying unrelated papers.

From, "The Riggins Rules" by Fred Riggins.

All the People

Listen to all the people and not just those who fit into a neat stereotype of "desirable citizen." Worst traits often come out at a public zoning or planning hearing. But angry, obstreperous or noisy people are not necessarily wrong.

Neither are minorities who do not speak English well or understand bureaucratic procedures. It is important to give polite attention to everyone -- people you may not want as friends or neighbors, newcomers as well as those whose forebears settled the place.

From, "It's Time to Discuss the "P" Word" by Elaine Cogan.

EDUCATE YOURSELF

Learning the Language

You have been active in community organizations and causes. You are intelligent and enthusiastic. You have even attended some planning commission meetings, like that time there was a rezoning in your neighborhood. You know what planning is all about, right?

Then you get your first agenda packet and you discover there are a few things about planning you do not know.

The agenda and its staff reports are written in a language you only partially understand.

Common words seem to have different meanings and some words have no meaning to you: "variance," "findings," "conditional uses," "nonconforming," "mitigation measures." Many new planning commissioners leave their first meeting feeling dazed and confused.

As a new commissioner you need to have some early orientation or training so that you can better understand what is expected of you and so that you can do a better job sooner. The training can come from many different sources. Your planning department staff or a consultant can provide it soon after your appointment. You can attend a seminar or conference with special sessions for new commissioners. You can study on your own and talk to "old" commissioners. ...

Most of a planning commissioner's work is done at meetings.

Meetings are where you interact with the public and developers, hold hearings, and make decisions on the cases before you. While it is the chair's responsibility to keep the meeting running smoothly, you should know enough meeting protocol to make proper motions.

You also need to know your state's open meeting laws and conflict of interest laws

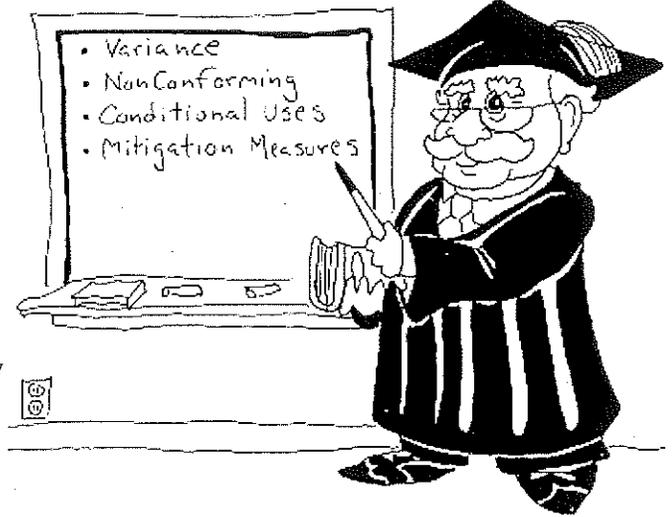
The respective roles of staff, commission, and governing body are especially important. You were appointed to fulfill your role, not staff's and not the governing body's. It is very important that you understand how this works in your community.

From, "The New Commissioner -- Dazed & Confused," by Sharon Wiley Hightower.

Talk With Staff

Talk with the staff. It's not always possible to have great answers to every question during the meeting. Giving the staff a heads up on your questions is greatly appreciated!

From, "Sitting on Both Sides of the Table," comment by Austin Bless.



Getting Oriented

Get to know your material and your commission make-up as soon as possible. Zoning codes can be unwieldy and difficult to read through. It's better to orient yourself by sitting down with the retiring commission member, the chair, or another experienced member. Let them quickly outline the various documents and maps with which you will be working.

Not only will these individuals concisely summarize the zoning structure, they will often identify the controversial areas, and the political and public hot potatoes that can lead to lengthy meetings and distressed neighbors. They may also give you a better understanding of the group dynamics in which you will work.

From, "Welcome to the Commission! Advice from Six Planning Commissioners" comments by Theresa Long.

TIP #3 FOR NEW COMMISSIONERS

BE POLITE ... AND PATIENT

Common Civility

Too many public meetings degenerate into name calling and chaos through neglect of common civility. Citizens who brave ice storms, heat waves, or the comfort of their living rooms to show up at a public forum deserve our respect, no matter how we feel about their opinions. It is important that public officials speak in measured tones, address each person appropriately, and otherwise model the kind of behavior they expect from the audience.

Is your tone sarcastic or angry? Most perpetrators of this behavior usually accompany their words with folded arms and frowns. "Well, sure, you just never saw the signs we posted" or "You don't really expect us to believe you didn't notice your brother-in-law's violation." Similar to assuming guilt, this type of posture puts you at a disadvantage because people will tend to side with someone who is being insulted.

From, "Ask Questions Well and You May Even Receive Worthwhile Answers!" by Elaine Cogan.

Don't Become Involved in Altercations

Some persons seem to come to hearings with the express purpose of "telling them guys down there how the cow ate the cabbage." If you answer their irrelevant rantings, you are im-

mediately involved in a fight. Don't answer or try to defend yourself. You are there to hear testimony and make decisions based thereon, not to head up a debating society.

Remember, you are the judge and the jury. In most cases, it is sufficient to say, "thank you very much for coming here and giving us the benefit of your thinking. I am sure that the members of this body will give your remarks serious consideration."

From, "The Riggins Rules," by Fred Riggins.

Show Respect

Respect the questioner even when you doubt the question. People ask dumb questions ... hostile ones ... tough ones ... all of which you should answer as directly as you can, but always respectfully.

Those three little words, "I don't know," followed up by "but I'll find out for you," should be high in your vocabulary.

From, "You, Too, Can Speak So People Will Listen!" by Elaine Cogan.

Patience

It will not take long after you have joined the planning board to become an "insider." You will begin to understand professional planning jargon and may even be able to decipher plat maps and legal documents.

That knowledge, which is essential to doing a good job on the commission, can also cause you to be impatient with lesser informed citizens who slow down commission meetings with simple or elementary questions.

Patience may be the first attribute you lose when it should be the one you hold on to most tenaciously.

From, "Starting Out the New Year on the Right Foot," by Elaine Cogan.



ASK QUESTIONS

“The Only Dumb Question ...”

Once appointed, don't be reluctant to ask questions of other board members and the planning staff. The staff is there to assist and advise the board. At your board's public meetings, ask questions. Other board members, or citizens in attendance, may have the same question in the back of their mind. ... A new board member will not (and should not) be chastised for asking basic questions to understand the issue before the board.

From, “Welcome to the Commission! Advice from Six Planning Commissioners,” comment by Stephen DeFeo, Jr.

Ask the Right Questions ... and the Hard Ones

Learn to ask the right questions of applicants, staff, and the public -- and don't assume the unstated. If you ask the wrong kinds of questions the answers will be meaningless.

For example, it may be “logical” that a developer would only propose development on safe, stable soil. It seems “logical” that he wouldn't want to risk future problems with development on soil of unknown or unstable characteristics. He may even profess to “value” safe, well-engineered projects. Everyone values safety, surely. But neither issue of “logic” or “value” has anything to do with the reality of whether the soil is

stable or not. Don't take things for granted. Ask the right questions, and make sure of the fact that the soils are indeed stable.

Ask the Hard Questions. My favorite is, “Is this just your idea, or do you have any evidence to back it up?” No category of comment is more common at a zoning hearing than unsubstantiated “fact.”

Comments like, “It will decrease my property values,” or “The traffic impacts will hardly be noticeable” will plague you all your days. Sift through the testimony for relevant planning information corroborated by evidence.

Keep in mind that aside from expert witnesses, and without evidence, one person's opinion is just about as valid as another's. Be fair, but be discriminating in what you choose to accept as truth.

From, “Being a Planning Commissioner,” by Steven R. Burt.

“Plannerese”

Don't be afraid to ask questions! Planning is a specialized field and planners often speak and write in jargon or “plannerese.”

I can tell you that there are others in the room that don't understand, are a bit embarrassed, and need someone to speak up.

From, “Sitting on Both Sides of the Table,” comment by Ann Bagley.



When In Doubt

One of the responsibilities of the planning commission is to assess the evidence presented. What is often a difficult concept for many commissioners to accept is the fact that you do not have to believe everything that you are told. If you have doubts about what you are hearing, you can and should ask for better documented information.

It is true that if an applicant meets the requirements of the regulations, you must approve the application. However, some evaluation of evidence is usually required. Very few codes are entirely quantitative in nature. Indeed, if a set of regulations were entirely quantitative in nature, there would be no need to have a planning commission.

From, “Getting Even,” by Greg Dale.

TIP #5 FOR NEW COMMISSIONERS

DO YOUR HOMEWORK

Before the Meeting

Preparation in advance of the meeting will make you a more effective board member, better suited to serve your community. It is not fair to the applicant, fellow board members, or the community you were sworn to serve to enter the meeting unprepared. Open the plans and read the documents relating to items on the agenda *before* the meeting. Know what the agenda items entail and what action the board is expected to take. But don't worry about being an expert or an authority on the issues before the board.

From, "Welcome to the Commission! Advice from Six Planning Comm'rs," comments by Stephen F. DeFeo, Jr.

Have you read the agenda packet ahead of time and prepared for the meeting?

As you prepare and find you need additional information, do you ask staff to get it for you?

I'm certainly not saying that you should have all your questions answered and your mind made up before the meeting. However, if staff can gather additional information to assist the process, it will benefit the commission, the staff, and, in many cases, the applicant.

For instance, you may want to refresh your memory regarding a previous similar request. Often locating this type of information requires "digging" in archived files. Staff can either supply the information to you before or at the meeting.

From, "Planning from Different Perspectives," by Carolyn L. Braun.

And you will make some horrible and disturbing decisions.

From, "The Riggins Rules," by Fred Riggins.

See the Sites

A resident in our town sought a variance of a few feet to erect a garage addition he had planned over a decade ago. Now that he could finally afford to build it, he found that the town had changed the zoning. So he needed a variance.

Had I not gone by the house I wouldn't have known that the footing for the house had been poured long ago.

Unfortunately, one of our board members, who hadn't seen the site, asked "Why can't you just shift the addition a little this way?" -- a remark that I thought would cause the poor applicant to have a cardiac arrest. The color left his face, he went into a sweat, and began stuttering!

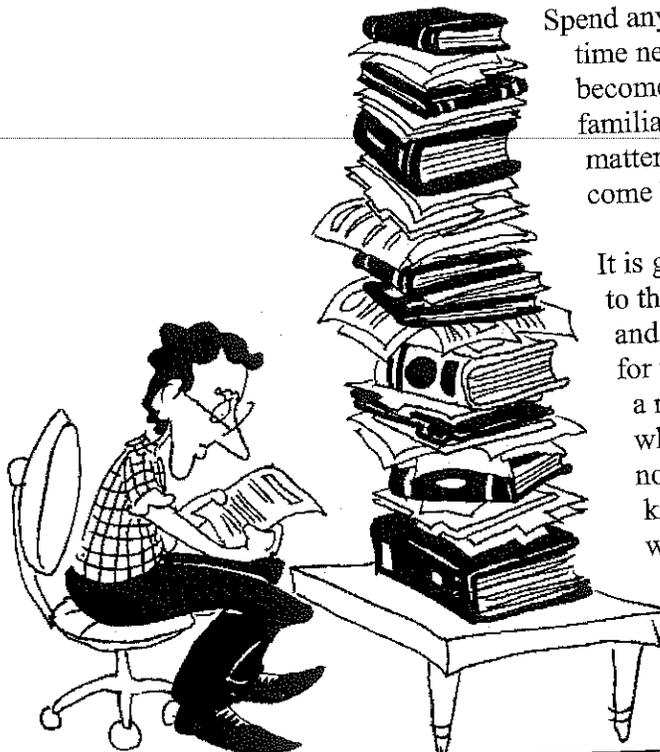
While no harm was done -- we granted the variance -- as a board member you should do your best to take a look at the projects you'll be acting on.

From, "Lessons From Nine Years on a Zoning Board," by Douglas C. Hageman.

Do Your Homework

Spend any amount of time necessary to become thoroughly familiar with each matter which is to come before you.

It is grossly unfair to the applicant and to the City for you to act on a matter with which you have no previous knowledge or with which you are only vaguely familiar.



AVOID “EX PARTE” CONTACTS

“Bending Your Ear”

Consider the following scenario: you are approached by a developer who is considering acquiring a large parcel for development into a major retail facility. He asks if he can “bend your ear” a bit, and gain an understanding of how you might view a zone change on this property to permit the facility. ... In the interest of wanting to be helpful, you agree. During the conversation, you indicate your belief that the zone change is a good idea. ...

The first mistake made by the planning commissioner in our scenario was to agree to meet with the developer. This meeting would be considered an “ex parte” contact, meaning that it occurred outside the public realm. ...

The literal meaning of the term “ex parte” is “one-sided.” This, of course, suggests that when you engage in an ex parte contact, you are engaging in a one-sided discussion, without providing the other side an opportunity to respond.

Obviously, commissioners can and do have outside contacts with many members of the community, including developers. While such contacts are often appropriate, a line must be drawn when they involve matters which the commission is likely to act on in its capacity as a review body (e.g., when reviewing development proposals or rezoning requests). Moreover, the fact a contact occurs on a

matter that is not yet formally before the commission does not eliminate the problem.

The second mistake was to accept something as confidential information. Planning commissioners are, in fact, public officials. Any public official, including those serving on commissions, should as a general rule consider information provided them to be public information. (I do not mean to include information the commission, as a body, is legally authorized to treat as confidential, such as discussion of pending litigation or personnel matters).

If information you obtained through a confidential discussion ends up having relevance to a public matter before the commission, you will have an ethical obligation to disclose it. ...

The third mistake made by the “helpful” commissioner in our hypothetical was to give an opinion about the merits of the possible rezoning. A commissioner’s credibility is undermined by announcing a position on a matter before the public hearing occurs. Moreover, prejudging matters harms the credibility of the commission as a whole by raising doubts about the integrity of the process.

From, “Bending Your Ear,” by Greg Dale.

Politely, Say “No”

Don’t discuss a case privately and as a single member of a

body with an applicant or objector prior to the filing and prior to the hearing if it can be politely avoided.

In the event that it is not avoidable, and many times it is not, be very non-committal ... explain that you are only one member of the body, that you have not had an opportunity to study the matter thoroughly, that you have not seen the staff recommendation, and that you have no way of knowing what opposition there may develop or what will occur at the public hearing.

Be certain that the person concerned understands that you cannot commit yourself in any manner, except to assure him that he may expect a fair and impartial hearing.

From, “The Riggins Rules, by Fred Riggins.

About Email

One other caution on ex parte contacts ... treat email communications just as you would hard copy or oral communications. It is amazing to me how people tend to view emails as somehow being under the radar screen.

The reality is that email communications between you and other commissioners or interested parties about matters before you are likely to be considered public record, and you may be required to produce them.

From, “Revisiting Ex Parte Contacts,” by Greg Dale.

RECOGNIZE CONFLICTS OF INTEREST

Why Care About Conflicts of Interest?

Conflict of interest questions are part of the larger due process consideration of the impartiality of the planning board or commission. Simply stated, every party before your board is entitled to a fair hearing and decision, free from bias or favor. Having a conflict of interest can threaten that impartiality. Therefore, it is critical that conflicts be identified and dealt with in an appropriate manner.

The issue of conflicts of interest is particularly acute when a planning board member has an interest in developable real estate. While none of us like to think that we have given up some right by agreeing to serve on the planning board, the most sensitive ethical area involves a perception that a planning board member is acting in a way to advance his own interests in private property development.

As a planning commissioner you are a public official. As such your actions are sure to be under scrutiny by members of the public and by your local media. The slightest stumble in how you deal with ethical issues has the potential to flare up into controversy.

When in Doubt, Disclose

If you believe that you have a conflict of interest or a situation that could create the impression of a conflict of interest, the safest route is to disclose the nature

of your concern to the planning commission. Be sure to make this disclosure *before* beginning discussion of the item.

Let the Commission Decide

Rather than an individual planning commissioner making a unilateral determination on conflict questions, consider establishing a procedure whereby a commissioner may request permission to be excused, or request permission to participate, and let the commission make the determination. This has several effects. First, it removes the burden from the individual. Second, it allows for the possibility that the commission may disagree with the individual commissioner's determination.

Err on the Side of Caution

When faced with a potential conflict, readily agree that you are willing to step aside if the commission so desires. Any insistence on your part to stay involved will only create the impression that you have a reason "to stay involved."

Leave the Room

Once a determination has been made that there is a conflict or potential conflict the simplest course of action is for that commissioner to simply leave the room. Out of sight, out of mind. Continuing to sit silently with the commission or even moving to the audience is not good enough. Leave the room.

An Ounce of Prevention ...

As with many things in life, it makes sense to *plan* for contingencies. Take the time to become familiar with whatever legal restrictions involving conflicts of interest apply in your state. It may benefit your full commission to schedule an informal meeting or workshop with your city or county attorney to discuss hypothetical conflict of interest (and other ethical) concerns and how to deal with them..

From, "Conflicts of Interest – A First Look" and "Caution: Conflicts of Interest," by Greg Dale.

Disqualify Yourself

Don't fail to disqualify yourself if either directly or indirectly you have any financial interest in the outcome of the hearing, and let your conscience be your guide where it could be said that moral, ethical, political, or other considerations, such as personal animosity, would not permit you to make a fair and impartial decision. ...

To avoid all accusations of undue influence, it is generally wise to leave the room and ask that the record show that you did so and that you did not indicate by word or action whether you were in favor of, or opposed to, the matter under discussion.

From, "The Riggins Rules," by Fred Riggins..

TIP #8 FOR NEW COMMISSIONERS

ATTEND ... AND CONTRIBUTE

Be There ... On Time

Don't accept an appointment or nomination to a Board, Commission, or Council unless you expect to attend 99.9999 percent of the regular and special meetings.

If your participation falls below 85 percent during any six months' period, you should tender your resignation. You aren't doing your job. You aren't keeping well enough informed to make intelligent decisions, and you are making other people do your work for you and assume your not inconsiderable responsibility.

Do be on time. If the hearing is scheduled at 7:30, the gavel should descend at the exact hour, and the hearing begin, if there is a quorum. If you have to wait ten minutes for a quorum and there are 100 people in the room, the straggler has wasted two full working days of someone's time besides creating a very bad beginning for what is a very important occasion for most of those present.

*From, "The Riggins Rules,"
by Fred Riggins.*

Call In

Serving on a planning commission means having to attend meetings. Just as you would do with your employer, you should call the planning staff or the planning commission chairman if you know you will be unable to attend a commission meeting or be arriving late.

*From, "Getting the Job Done"
by Michael Chandler.*

You Need to Attend!

Failure to regularly attend meetings can result in a number of problems. It can create poor morale on both the part of staff and fellow commissioners. It can make decisions more difficult to reach -- and can, at times, make it harder to obtain a quorum for doing business.

This is a disservice to applicants, as well as to members of the public, who are entitled to action on a project request. Finally, it can cause resentment on the part of those commissioners who are doing their job, and create a poor public image of the commission.

Many absences are obviously legitimate, and scheduling constraints often make it difficult to both prepare for and attend meetings. But often times the problem is more a reflection of the low priority that the ghost commissioner places on serving on the commission.

*From, "The Ghost Commissioner,"
by Greg Dale.*

Contribute

Recognize that you have an obligation to contribute to your planning and zoning meeting, even if you don't have a set of initials following your name and can't name the planner who laid out the streets of Paris. It's not a "chance" to contribute; it's an "obligation" by virtue of your appointment. Study any staff reports, maps, and the like, and come prepared to contribute.

... Planning commissions are places for people who care and want to make a difference to their communities.

*From, "Being a Planning
Commissioner,"
by Steven R.
Burt.*



BE INDEPENDENT & INFORMED

The Planning Commission's Role

A central function of a planning commission is to provide an objective, and independent, voice on matters relating to a community's long-term development. This is especially important since local governing bodies are (quite naturally) more sensitive to public opinion and the demands of various special interests.

Planning historian Larry Gerckens has noted that "citizen planning commissioners were put in that position not to execute administrative chores for city council, but to provide insights into the problems and potential of the community, and to provide leadership in the solution of problems before they arise." (see, p. 17)

Moreover, the American Planning Association's "Statement of Ethical Principles in Planning" notes that: "Planning process participants should exercise fair, honest and independent judgment in their roles as decision makers and advisors." (emphasis added)

What are some of the basics to ensuring that a commissioner is well-informed, and capable of exercising his or her independent judgment?

First, be sure to open your meeting packet *before* the meeting! OK, maybe that is too basic, but many commissioners have cringed to hear the sound of a

fellow board member tearing the envelope open at the meeting.

If you have a professional staff you should obviously review the staff report carefully. If not, then you should review the application itself. Also, there is no substitute for viewing the subject site and the surrounding area. ... It is also helpful to review the zoning code and comprehensive plan provisions that are relevant to a particular request.

Do not confuse independent judgment with personal bias. The comprehensive plan and the regulations that implement that plan represent the policies and laws that you are bound to uphold, regardless of your own personal biases.

Can one do too much to prepare? Always remember that your decision must ultimately be based upon evidence in the public record. Many commissioners, in their well-placed enthusiasm to be as prepared as possible, engage in independent investigation that involves discussing pending cases before the commission with interested parties to that application. Such ex-parte contacts are improper and should be avoided. See Tip #6.

Another aspect of this issue has to do with the

relationship between the commission and staff. Professional planning staff have the training and ability to provide the commission with valuable information and insights. Planning commissions should take full advantage of staff expertise in making decisions.

However, both commission and staff should recognize the obligation of the commission to act in an independent manner.

From, "Independent and Informed" by Greg Dale.



Facing Friends and Neighbors

As planning commissioners, I'm sure you have heard difficult requests from friends or neighbors that do not comply with the code. It is hard not to be empathetic with your neighbors. They stand before you, looking at you, hoping you -- of all people -- will understand and help them. After all, you live there.

Silently, you wonder whether granting the request would be that bad. After all, it really wouldn't hurt anyone. What's a couple of feet in the greater scheme of things?

Similarly, you may be called on to decide applications that have evoked strong neighborhood

opposition. This time, many friends and neighbors may be standing before you. One by one they make impassioned pleas against the proposal. Once again, you are in a difficult position ... how can you approve this request with so many people in opposition? How could this possibly be best for the community? How could all of these people be wrong?

Your staff, though they may empathize with your friends and neighbors, are usually not under the same pressure as you. While both your job and theirs is to review projects to determine whether they comply with the code, staff members do not make the final decision. You do.

It is tempting as a commissioner to simply make a popular decision. It has been my experience, however, that in the long run

consistent decisions give you more credibility. But rest assured, it won't always be easy.

From, "Planning from Different Perspectives," by Carolyn L. Braun.

Think It Through

A new member has to do a lot of homework to understand what the whole thing is all about. Also, a new member needs to realize that in meetings there's sometimes pressure from some group to resolve a problem quickly.

I think new members are more likely to feel they have to get this decided, or they'll make an extremely positive statement which they cannot change, or feel they can't change.

It's important to realize that perhaps your first reaction to something may not be the best -- and that you might change your mind as you think it through. I know I've had that experience where something looks pretty good right at the beginning and then as we thought about it, talked about it, and put it over for another month we began to realize what some of the underlying issues were.

From, "Welcome to the Commission! - A Roundtable Discussion," comments of Carl F.W. Kohn.



TIP #10 FOR NEW COMMISSIONERS MAKE A DIFFERENCE!

A Commitment to Excellence

There are fundamentally three types of planning commissioners. The first type thinks they should have some title after their last name and planning commissioner is as good as any. The second type believes in giving public service, prepares well for commission meetings, and participates thoughtfully. The third type of commissioner, however, takes this one step further. Because of a personal commitment to excellence, the third type will make an extra effort to become especially well informed about their community, about planning ideas and techniques, and about ways in which the planning commission can work towards creating a better community.

From, "Welcome to the Commission! Advice from Six Planning Commissioners," comments by Ron Ames.

Show Some Passion

We rarely think of passion as a quality of an effective planning commissioner. Passion need not be stubbornness or unwillingness to examine all sides of an issue. It does require, however, that you are willing to speak out or hold out on some matters on which you feel very strongly, even if you are a minority of one.

At least once in your career as a planning commissioner there should be an issue of sufficient importance that you will want to be its champion, regardless of the consequences. On the other hand, do not give the same level of passion or support to every issue, or, like the boy who cried wolf, your colleagues and the community will not be able to recognize those issues that really concern you.

Passionate espousal of your point of view requires that you

honor and respect others who are equally impassioned.

From, "Starting Out the New Year on the Right Foot," by Elaine Cogan.

Roll Up Your Sleeves

In my zeal to learn the ropes, I rolled up my sleeves and plowed through as many books and articles as I could find. Then, as each project or zoning application was set to come before our board, I researched the applicable regulations and statutes before the meeting, because I didn't want to make uninformed decisions -- nor did I wish to look stupid in public.

The result was that I sometimes had a leg up on some of the other board members, and I occasionally found myself catching details others had missed. ...

Now, as I drive around town and see subdivisions springing up and new businesses coming to town, I like to take my friends or visiting relatives with me, because it's fun to point out the changes I helped to make.

From, "Welcome to the Commission! Advice from Six Planning Commissioners" comments by Ann R. McReynolds.



Obviously at the center of the planning universe! Planning commissions often have two distinct functions. The first involves preparation and revision of the community's comprehensive (or municipal) plan and local land use regulations, such as the zoning or subdivision code. This role is typically advisory to the local governing body, with the planning board forwarding a recommended plan (or ordinance) to the governing body for consideration.



The second, and often most time-consuming, function involves review of development proposals, such as site plans and subdivision plats.

In some states the planning commission makes the final decision on these, subject to possible court review. In other states, the planning commission recommends a decision that the local governing body can modify.

With both long and short range planning responsibilities, planning commission members can justifiably lay claim to being at the hub of the planning universe!

THE PLANNING COMMISSION

The Planning Commission & The Plan

Planning commissions have numerous duties and responsibilities. Chief among them is the preparation of a comprehensive plan for the community.

Whether we label our plan comprehensive, master or general, we are, in most instances, describing the same thing. For most communities, a comprehensive plan is the physical manifestation of putting down on paper the hopes, dreams and goals a community holds for itself.

Properly done, a comprehensive plan will describe how, and at what pace, the community desires to develop physically, economically, and socially. The plan functions much like a roadmap; it is a means to an end.

From, "Developing the Comprehensive Plan," by Michael Chandler.

Forward Thinking Advisors

Planning commissions serve as independent *advisors* to their local governing body on planning and land use matters. Keeping this in mind is important when considering a planning commission's relationship to the governing body.

Not having the final word can be a difficult thing – especially when the commission expends great amounts of time and energy only to have its advice rejected by the governing body (though, hopefully, this will not happen too often). Don't let this discourage you. Instead, look for ways your commission can advance the cause of good planning, and strengthen its relationship with the governing body.

Remember that as a planning commissioner you're responsible for focusing on the long-term. Most elected officials appreciate this forward thinking role.

From, "The Planning Commission As Independent Advisor," by Michael Chandler.

The Perfect Place for Leadership

The planning commission can be the perfect place for leadership to emerge. First, because it's where many community disputes receive their earliest hearings, so if the community needs to learn new ways of resolving disagreements, the commission can be where it learns them. Second, with its mandate for planning, the commission is concerned with the community's future. If new ideas are needed, where better for them to be developed and aired?

From, "Making a Difference," by Otis White.

Don't Apologize!

They jump into the middle of their neighbors' business, staying up late at night to attend meetings, attempting to play Solomon. If they had any sense, they'd be at home playing cards.

Around the neighborhood they may be considered opinionated, nosy, busybodies, or "butt-in-skis." But around City Hall they're accorded the title of "planning commissioner."

Whether it's an honor or a burden depends on what you're able to make of it. ...

From, "Being a Planning Commissioner," by Steven R. Burt.

Providing Insights

It's easy to sit back and wait for problems to arrive at the planning commission. All of a commissioner's time can be spent stamping out brushfires and processing standard reviews.

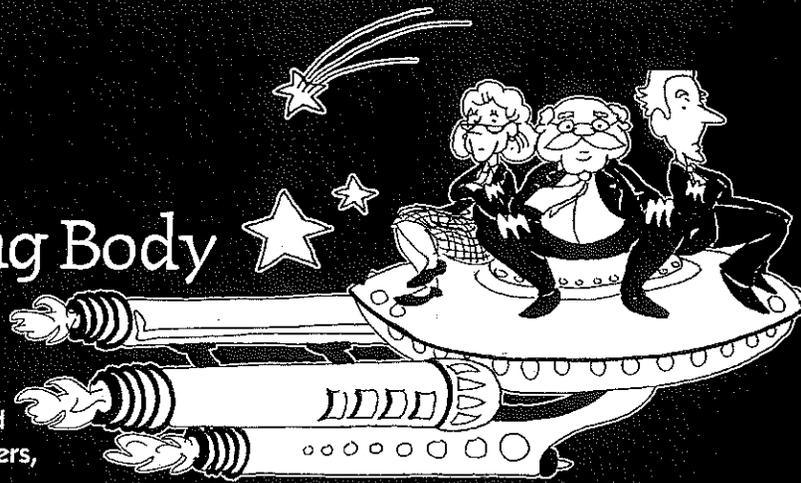
But it is worth recalling that citizen planning commissioners were put in that position not to execute administrative chores for city council, but to provide insights into the problems and potential of the community, and to provide leadership in the solution of problems before they arise.

From, "Community Leadership & the Cincinnati Planning Commission," by Laurence Gerckens.

The Local Governing Body

Your mayor and local legislative body, whether it be a city or town council, or board of county commissioners, are key players in the planning universe. Indeed, a responsibility for setting the planning process in motion rests with the local governing body. In most states, the process begins with the governing body and/or mayor appointing the planning commission.

The comprehensive plan, which is typically produced by the commission, cannot go into effect without being adopted by the governing body. Similarly, the local governing body has final say on



the adoption of zoning ordinances, subdivision ordinances, and other regulations designed to implement the comprehensive plan. In some states, the governing body also makes the final decision on development approvals.

Planning commissions need to keep the mayor and governing body well informed of planning initiatives, as elected officials generally like to know what's going on and frown upon surprises.

THE LOCAL GOVERNING BODY

The Different Roles of the Governing Body and Planning Board

A misunderstanding of roles is the most frequent barrier to a positive relationship between councils and planning boards.

What are the roles? The Council begins with the responsibility of appointing the members of the Board. It is the Council's job to create a capable Board with a balance of experience and expertise. However, the Council then needs to leave the Board to do its job.

The two groups have distinctly different jobs:

Councilors are policy makers. They are elected by and are responsive to the public whom they represent in all its various constituencies.

The Board members, on the other hand, are not policy makers. They are appointed to work within the ordinances adopted by the Council. They work within already established policy and do not change policy based on public comment.

Even if the room is packed with citizens arguing that a permitted use be denied in a site plan hearing, it is not the Planning Board's role to change what is or is not permitted. It is their role to apply the given ordinance.

If the public does not like what the ordinance permits, then the

Council is the place to get it changed. Similarly, if the Board is concerned about the impacts of applying a given ordinance, their option is to recommend changes to the Council.

Even in the process of rewriting or developing new ordinances, the Council is still the policy maker. The Council gives a sense of direction to the Board. The Board then uses its specialized background and expertise to make recommendations back to the Council.

The recommendations may be creative and far reaching. They may be more complex or technically innovative than the Council ever imagined. But, it is the Council that makes the final decision with whatever political considerations it deems appropriate. Each role is vital to a smoothly functioning community. But they are separate.

From, "Town Councils & Planning Boards," by Pamela Plumb.

Involving Your Governing Body

Governing bodies have a critical role in setting the community's agenda. Given the importance of the comprehensive plan in identifying community goals and objectives -- and how these will be accomplished -- it makes sense for the governing body to be more than a mere spectator to the comprehensive planning

process. This involvement, ideally, will translate into a sense of ownership and commitment to the plans and ordinances that result from this process.

It makes sense for the planning commission and the local governing body to meet at least once a year to discuss matters involving planning, land use, and community change ...

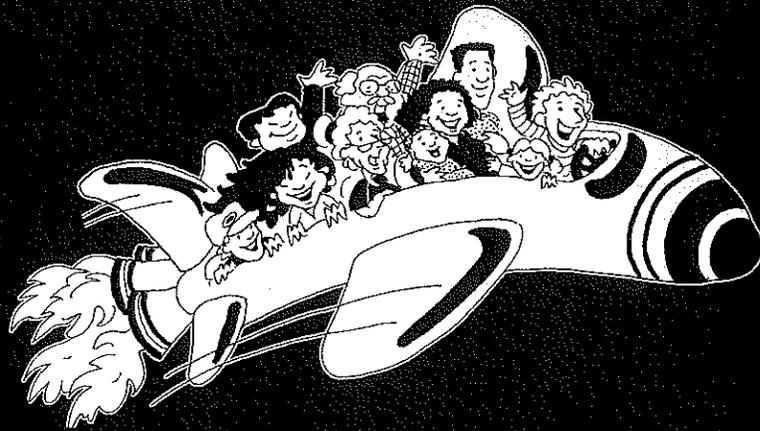
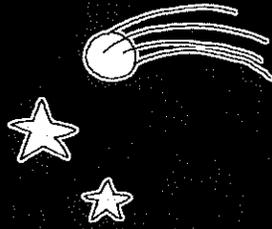
Another useful engagement strategy, especially if your locality is preparing or updating its comprehensive plan, is a joint visioning exercise. By including the governing body in the planning process at an early stage, the commission can incorporate the governing body's perspective and concerns. This will reduce the chances of being "blind-sided" by critical comments at the end of the process.

From, "Linking Elected Officials With Planning," by Michael Chandler.

Who Are the Politicians?

The planning commission's marching orders are to provide the best advice to the governing body as laid out in the comprehensive plan, mindful of the potentially evolving notion of the health, safety, and welfare of the whole community ... planning commissioners MUST remain above politics."

From, "Putting Some Oomph Into Planning," comments by Jim Segedy.



Citizens

For planning commissioners who have just concluded a prolonged or heated public hearing, the happy, smiling citizens illustrated above must appear as a cruel joke or a scene that could only take place in outer space! Perhaps, however, the citizens have just returned from a dynamic and exciting workshop helping to envision the community's future!

Citizens are an essential (perhaps the most essential) element of the planning

universe, and one that planners must reckon with if the planning process is to have any long-term value. A challenge facing many localities is deciding how best to include citizens in the planning process. A multitude of strategies, each with particular strengths, are possible. If planning is to succeed, however, the question will not be whether citizens should be involved in planning for the future, but how to get them involved.

CITIZENS

Engaging the Public

"Public sentiment is everything. With public sentiment nothing can fail; without it, nothing can succeed." – Abraham Lincoln at Ottawa, Illinois, 1858.

As planning commissioners, it is vital that you find meaningful ways to engage the public in the planning process. Too often, communities simply go through the motions of advertising in the local paper, posting a notice in a public place, or notifying property owners because state law or local policy requires it.

While these requirements do have some value, they may represent little more than soliciting objections rather than constructive engagement.

Faced with a continual barrage of lengthy agendas or highly controversial items, planning boards and staff understandably, but unfortunately, tend to overlook the art of more creatively engaging the community.

While engagement strategies can take time and effort, they offer a number of benefits:

- Engagement advances the planning commission's credibility and creates an atmosphere of trust.
- Engagement allows the public to be part of the solution to community issues.

- Engagement creates opportunities for planning boards to deliver improved recommendations.

- Engagement can help establish a more consistent framework for appointed and elected officials to make informed decisions about key issues.

- Engagement fosters enthusiasm and excitement about best planning practices, and involves the public in important policy considerations.

- Engagement allows planning board members and staff to extend their knowledge of the community.

From, "Engaging the Public" by Larry Frey.

The Challenge

The inability to achieve a public consensus about what kind of future a community intends to create for itself is a fundamental reason land use planning fails.

To be successful, planning must reflect the wants, needs, and desires of the citizens who live in the community. Thus, a primary challenge facing a planning commission involves developing an effective strategy for getting citizen input in the planning process.

From, "Developing the Comprehensive Plan, Part II," by Michael Chandler.

We Need to Listen to Their Stories

My grandmother used to tell me, "We have two ears and one mouth because listening is twice as important as talking."

A few years ago, Jim [Segedy] was working with a rural Midwestern community to develop a new comprehensive plan. The interviews with elected and appointed officials had gone well, and the public meetings were well attended, but the actual usable community input was sparse. So in an infrastructure focus group, I asked, "What was the most exciting day in your town?"

Right away several folks talked about the tornado that had hit a few years before. From their stories of the storm striking with no warning, residents suddenly realized that a storm warning siren network was an important infrastructure and public safety need they had overlooked when writing their new plan.

The act of listening to someone's story allows them to listen to it as well -- this is empowerment at the most basic level."

From "Inviting Them In: Using Story as a Planning Tool," by Lisa Hollingsworth-Segedy.

Planning Staff

Many towns, cities, and counties employ a local planner or planning staff to manage, in partnership with the planning commission, the local planning effort.

It is important that the planning commission and planning staff agree on ways to foster a mutually beneficial work relationship. Clarity regarding roles, duties, and expectations should be viewed as a top priority. While the planning commission typically focuses on the "bigger picture" associated with policy, direction, and goal setting, the chief responsibility of planning staff involves providing technical assistance and guidance — and managing the planning office's many functions on a day-to-day basis. This requires communication and coordination. As a result, it is not surprising that planning staff are frequently found whizzing through all corners of the planning universe.



THE PLANNING UNIVERSE

PLANNING STAFF

Understand What Your Planning Staff Does

Planning commissioners may well be unaware of the amount of time that staff spends in dealing with major or controversial requests. Staff may have met and talked numerous times with neighbors and the applicant to resolve the issues. In essence, staff often "lives and breathes" these requests for months at a time. ...

From, "Planning from Different Perspectives," by Carolyn L. Braun.

Don't forget that the staff is there to help you in any way possible. It is composed of very capable professional people with vast experience. Lean on them heavily. They can pull you out of many a bad spot if you give them a chance. Or they may just sit and let you stew, if you do not give them the respect which is their due. Remember that their usual practice is to remain silent unless they are specifically asked to comment. Most of them consider it presumptuous and unprofessional to inject any unsolicited comments into the hearings. Always ask them to comment prior to the final vote.

Do not take staff recommendations lightly. These recommendations are made after much study by professional people with years of experience in their field and are based on pertinent laws, ordi-

nances, regulations, policies, and practices developed by you and your predecessors.

Your job is to temper their recommendations with information developed during the hearing which was not available to the staff. It is not unusual for a staff to voluntarily reverse or change the details of its recommendation during the course of a hearing.

From, "The Riggins Rules," by Fred Riggins.

A Working Relationship

Effective staff/commission relations are vital to the overall success of planning in your community, whether your planning agency has one, ten, or one hundred employees. Good will and an understanding of the pitfalls that impede sound relationships can help you solve any problems that may arise.

Resist the temptation to "micro-manage." After you have been on the job any time at all, you will become more familiar with planning jargon, and the rules and regulations of your community, than most citizens. Still, you are not expected to be a professional planner. Indeed, you would be less effective as a citizen planning commissioner if you were.

Even if you are a successful professional or businessperson, it is not appropriate to try to tell the planning director whom to hire or fire or how you think the agency

should be managed. You should have more than enough to do studying the issues and making policy decisions. ...

Control your public behavior. Never be guilty of berating, downgrading or insulting the staff at a public meeting. Yes, it can be embarrassing if citizens point out apparent errors in staff reports or presentations. The public meeting, however, is not the place to find out what happened or why ... in most cases, a quiet discussion with staff away from the public can work out seeming discrepancies or disagreements.

Reward good work. A simple "thank you -- you did a great job last night before that group of hostile homeowners" can be just the right comment to uplift a harassed planning staff when it appears the whole town has taken up arms against them. Take your planning director to lunch. Praise a particular piece of staff work at a public meeting. ... There are all manner of ways you can -- and should -- reward your often overworked and undervalued planners.

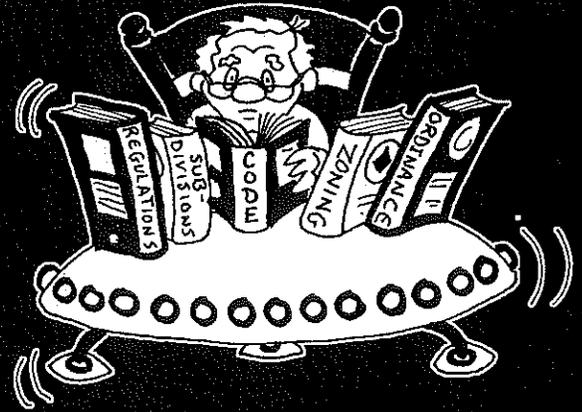
There will always be some tension between commissioners and staff; you have different responsibilities and, often, different perspectives. But the sooner you can develop a creative partnership -- and the more you can nurture it -- the better it will be for everyone.

From, "Staff Needs a Little TLC, Too!," by Elaine Cogan.

The Law

Planning is a structured process governed by legal principles, statutes, and codes. A planning commission works within the framework of its state's enabling law, for this defines a commission's range of substantive duties and responsibilities, as well as the procedural requirements it must follow.

Any consideration of the planning universe must also recognize the strong influence that federal laws and regulations — and the financial assistance funneled to local governments pursuant to these laws and regulations — have on the local planning process.



THE LAW (and Lawyers)

Within the Law

When considering applications or requests, you are operating within a prescribed set of procedures and standards, as set out in your state and local regulations. When someone appears before you, the question is not whether or not you "like" their proposal, but whether or not it complies with the regulations.

From, "The Ethics of Bias," by Greg Dale.

Subdivision Controls

The primary impetus to land subdivision reform came from the Standard City Planning Enabling Act, prepared in 1928 by the U.S. Department of Commerce as a model for adoption by the states.

The Planning Enabling Act provided, among other things, for municipal planning commission approval of plats. The subdivision plat review process helped assure that residential streets would have adequate capacity to handle future traffic, and that lots would be of adequate size and shape and have frontage on a public way. By 1968 over 95 percent of municipalities of 5,000 population or more had adopted subdivision control ordinances.

Subdivision regulation in many communities has expanded beyond the early objectives. By the mid-1950s, local subdivision controls were often specifying road construction quality and utility services, and many were requiring donation of land for

neighborhood park and recreation facilities.

In more recent years, some jurisdictions have used subdivision regulations as a growth management tool. Others have used subdivision controls to preserve natural features such as wetlands, or as a way of achieving environmental goals such as the control of stormwater runoff.

From, "Ten Successes that Shaped the 20th Century American City," by Laurence Gerckens.

Spot Zoning

Because spot zoning often focuses on the single parcel without considering the broader context, that is, the area and land uses surrounding the parcel, it is commonly considered the antithesis of planned zoning. While rezoning decisions that only affect a single parcel or small amount of land are most often the subject of spot zoning claims (as opposed to rezonings of larger areas), a locality can lawfully rezone a single parcel if its action is shown to be consistent with the community's land use policies. ...

Courts commonly note that the underlying question is whether the zoning decision advances the health, safety, and welfare of the community. A zoning decision that merely provides for individual benefit without a relationship to public benefit cannot be legally supported.

From, "Understanding Spot Zoning," by Robert Widner.

The Role of the Lawyer

When the applicant brings a lawyer, listen carefully to the presentation, but don't assume that the lawyer is necessarily right on every point, either of law or of fact. Lawyers in this situation are advocates and as such will be selective in the points they make to the commission.

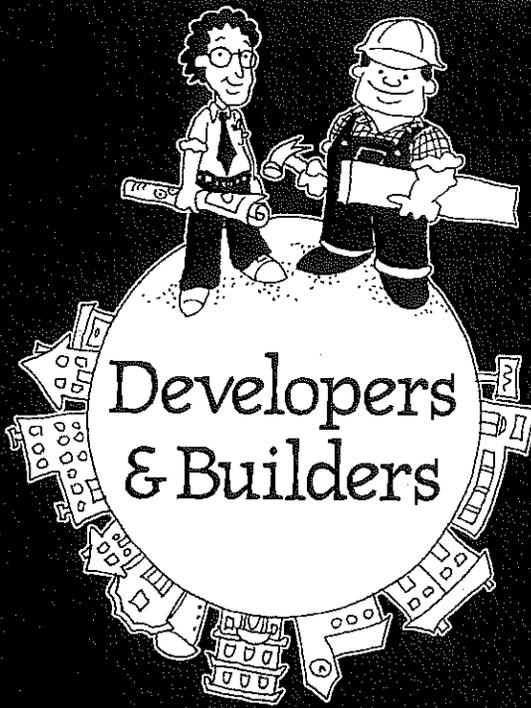
Lawyers who have done their job will be familiar with the commission's ordinance and regulations, especially the sections that pertain to their clients' applications. But a lawyer's interpretation of a given section may differ from yours. Be consistent in your application of the rules.

Ask questions, but don't argue with the lawyer. Make notes of any points where you disagree, and the basis for your disagreement. Above all, don't let yourself be bullied by threats of litigation, unconstitutional takings and other bluster which may come your way.

Make your decision based upon the law as set forth in your ordinances and regulations.

Be sure that the bases for your decision are clearly stated in the motion or motions on which the commission votes. Courts do not lightly overturn planning commission decisions if they are in accordance with duly adopted regulations and are firmly based on factual findings.

From, "The Role of the Lawyer," by Carolyn W. Baldwin, Esq.



Developers and builders often transform land from one use to another. In doing so, they are acting to satisfy a perceived community demand for a service or product in a manner that produces a profit. This market dynamic is representative of our free enterprise system and is central to sustaining our society. The planning challenge lies in deciding how best to integrate the market with the needs of the larger society.

Much can be learned from developers who realize that markets and market demand do not exist in isolation from one another or from the larger society. Developers can pinpoint regulations and policies which may sound great in principle, but are impossible to achieve in the real world. By recognizing the valuable role developers and builders play in the planning universe, and reaching out to gain their insights, planning commissioners can enhance the quality of the regulatory process.

DEVELOPERS & BUILDERS

Cooperation

Developers and environmentalists are starting to cooperate to change local laws and policies that impede smart growth. Both realize that land use regulations need to be more flexible to allow for innovation. ...

While builders, environmentalists, and planning commissioners will never see "eye-to-eye" on everything, it is certainly true that all these groups have much in common. Establishing non-adversarial mechanisms for identifying common interests is one planning trend that benefits us all.

*From, "Smart Growth Trends,"
by Edward McMahon.*

Building on Common Ground

As planning commissioners, professional planners, citizen planners, builders, and developers, it is up to us to set the stage for higher-quality development and better-planned communities. Rather than trying to reinvent the wheel with each discussion, perhaps we can reach consensus on some issues.

The fields of planning and development are plagued with outdated ideas. Even though the evidence is clear that these ideas do not work, they nonetheless prevail and have power over people.

One of these old ideas concerns the desirability of large lots and low-density development. We now know that developing homes with large lots does *not* preserve farmland and does *not* preserve rural character. Large lots incur higher public service cost and force people to drive longer distances. As a planning tool, low density development *has been a failure*.

Some home builders believe that customers want large lots, but consumer preference surveys conducted by the National Association of Home Builders show that a large lot is one of the first features homebuyers are willing to forego to obtain the home they want. Consumers are most interested in getting the most house for their money in a good neighborhood.

Another outdated idea is that wide neighborhood streets are safe and desirable. In fact, just the opposite is true. Wider streets encourage people to drive faster and more carelessly. Research has shown that narrow streets force people to drive slower. ...

We need to step back for a second and look at the bigger picture. We need to recognize that development does and will happen. In fact, we build about one million homes in this country in an average year. Therefore, debating whether growth will occur is not a productive way to spend our time. Instead, we should be

debating the pattern that this growth will take and the type of communities we will be building.

From, "Building on Common Ground," by Joseph Molinaro.

A Quick "Fairy Tale"

A community fears development will destroy views of its mountains. Developers own the mountains, but must make money or bust. Community has housing shortage. Classic deadlock, classic problem.

Planning Commission works with both groups. A consensus is formed, higher densities at the base of mountains with no development on sides or top. Everyone is happy (This is a fairy tale remember!).

Is the problem solved? Nope. Developers still need to make money and community still needs housing. So developers build housing and community moves in. Now the problem is solved.

The Planning Commission did not solve the problem. They simply facilitated a solution. The community and developers solved their own problem, they just needed help. This is a customer service view of planning.

From, "Customer Service: What It Is & Why It's Important," by Ray Quay.

Consultants

The use of a private planning consultant can be an efficient way of conducting a local planning project. If handled properly, consultants can be a valuable addition to the planning resources of a community.

It is important to understand that planning projects are not engineering projects. There are typically no "right or wrong" approaches to planning. Finding the right match for the local community in terms of personalities, approach, vision, and skills is critical.

The late Wayne Lemmon, a planner and real estate consultant, colorfully explained the role of consultants in the planning universe: "Consultants can be compared to house pets. They come when called, and they're happy when they're fed on time.

And some can do some really amazing tricks. But if you don't give them good direction, they can mess up the house." Avoiding misunderstandings is in everyone's best interest!



PLANNING CONSULTANTS

Working With Planning Consultants

Before you begin a consultant selection process, your department/commission should also be clear about the scope and nature of the project. Too many communities use the consultant selection process as a means to help define a project. Unfortunately, this often leads to widely divergent proposals being submitted, which are quite difficult to compare.

Begin with a request for qualifications and use that as a basis to narrow the number of candidate firms that you will then request full proposals from.

After a consultant is selected, the contract and scope of services should be carefully negotiated. Even if the process involved a full proposed scope of services, there is still the opportunity for the community to negotiate the details and content of that scope of services.

Make sure all have a clear understanding of the roles of the consultant, the planning commission, the legislative body, the planning staff, and any citizen-based steering committee. Who will the consultant be expected to answer to? How and when will planning commissioners and elected officials be involved? What will be the composition and role of any steering committee?

There is no substitute for regular communication between client and consultant. When a consultant is expected to do substantial amounts of work without feedback from the client, surprises tend to occur. And these surprises are not usually pleasant!

While the consultant / client relationship is a business relationship, it should be founded on trust. View the consultant as a team member, not simply an outside expert.

Remember that a good consultant helps plan with the community, not for the community.

From, "Working With Planning Consultants," by Greg Dale.

Fair Dealings

Communicate honestly and directly. This basic ground rule is often lacking. Instead, both sides too often engage in a "game" approach to contracts. Consultants may overpromise, while planning departments may hold unrealistic expectations about what can be done for the money budgeted. While this type of thinking may (for the consultant) get the job and may (for the department) look like maximizing value, it can lead to hard feelings later on when the consultant is asked to modify the scope of services.

From, "Practical Pointers on Dealing with Consultants," by Marilyn J. Ryba.

Help Wanted

Even if your community has a professional staff, there are a number of situations in which it will make good sense to hire a consultant for a specific project:

- *Staff is too busy.* Preparing a comprehensive plan or updating a zoning code can be time-consuming. The staff that conducts the day-to-day business of the planning department may not have time to undertake such a project without help.

- *Staff needs expert help.* A planning director may be involved in drafting one or two zoning ordinances in his or her entire career. There are consultants who prepare several zoning ordinances every year. Experience does count and the right consultant can bring a lot of experience to your project.

- *Project requires objectivity.* The community may need an objective evaluation of a complex situation that has become an emotional issue for people living in the community.

- *Project requires credibility.* There is some truth to the old adage that a consultant is someone from at least 50 miles away. Sometimes the community just needs the credibility of an outside expert, even if the planning staff and planning commission know what needs to be done.

From, "The Commission and the Consultant," by Eric Damian Kelly.

NIMBYs

If you are considering a land use change that will affect a residential neighborhood, perfectly normal, rational people will grow fangs and acquire the ability to spit fire. Changes in the neighborhood spark a primitive reaction in defense of home and family. As a planning commissioner, you need to keep your cool when confronted by angry neighbors, and recognize the difference between legitimate concerns and irrational fears.

You've heard it many times:
"We don't oppose housing for poor people. We just think it ought to be located somewhere else." It's a difficult balance for planning commissioners. Communities need low-cost housing and community services, but neighborhoods often argue that these facilities should be sited elsewhere.



Most often it seems that no matter what decision the local commission makes, someone will be unhappy. The phenomenon of community opposition has been with us as long as we have had zoning.

NIMBYs

A Nose for NIMBYs

It's easy to feel sorry for the beleaguered neighbors and do something that's not in the interest of the community as a whole. It's also easy to react the other way and dig in your heels in response to annoying and pushy people, just to show them you can't be bullied. Try to separate the personalities from the substance of what they're saying. You need a nose for NIMBYs!

From, "A Nose for NIMBYs," by Chris Robbins.

Be Frank & Open

Move decisively to defuse fiction, gossip, and innuendo. Be aware of issues that may inflame your particular community and take the initiative to provide the facts frankly and clearly before the ugly rumors get around. Why is the planning board considering multi-family housing? Is there really a need? Just who are "those people" who will live there? What will the development look like?

Be frank and open at all times. Many good projects go down in blazing defeat because the proponents are so frightened of the opposition that they fall into the trap of holding closed-door meetings or making "secret" deals. As a planning commission, it is especially inappropriate to engage in such behind-the-scenes maneuvering.

Opponents are seldom all wrong. Find ways to meet reasonable objections and you not only are likely to have a better final project, but you will isolate the few true NIMBYs who are never satisfied.

From, "Is Your Community Being Invaded by NIMBYs," by Elaine Cogan.

Harmonizing Community Needs

Whether drawn from reason or from emotion, community opposition reflects neighbors' concerns that their lives will change for the worse. As a local planning commissioner, you can help your community harmonize the housing and service needs of your whole community with the specific objections of neighborhood opponents.

- Maintain an open door policy with providers so they will feel comfortable providing a "heads up" about proposed housing or service programs.
- Work with providers to conduct community education about the local needs for affordable housing and services before you need to work at a particular site. It's much easier to educate people and secure their support for housing and services when they are not fighting to keep them out of their own back yards.
- Help evaluate whether a proposal is appropriate for the community. Whether it involves

a homeless shelter, housing for poor people, or housing for people with disabilities, its design and scale should be well integrated into the community, with access to transportation, jobs, and community services.

From, "Why Not In Our Backyard?" by Michael Allen.

The "Yes, but" Twist

"Nimbyism" is a useful coinage for an ancient verity -- that people are suspicious of change. People prefer the known to the unknown, because they know how to respond to the known. And in many ways we're all "NIMBYs."

We all prefer the familiar to the new, especially when changes are proposed that come close to our personal thresholds. Many Nimbyites will protest that what is proposed is, indeed, a good idea. Our community needs housing, they will agree, for all sorts of special and critical purposes, but why choose "our" place, which is stable? Why not do "it" over there? It is exactly this "yes, but" twist that often proves to be most frustrating.

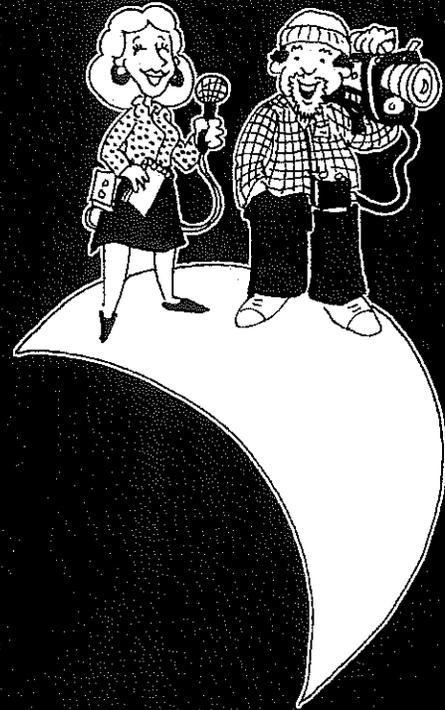
Spend more time asking than telling. Get more people involved in looking at and articulating a "problem" -- feeling it, wanting to do something about it. We don't know all the answers.

From, "Some Observations on NIMBY-ism," by Perry Norton.



The Media

For years, planners were advised that the media should be held at arms length. This attitude is giving way, fortunately, to a new way of thinking. Rather than viewing the media as an obstacle to be avoided, planning commissions are beginning to realize that the media — in all its various forms — represents a direct link to the larger community. Accordingly, efforts aimed at increasing the knowledge and perspective media representatives have of planning and the planning process are being initiated. Working with the media in a manner that is respectful, courteous, and open will yield positive dividends.



Nearby Communities

Each community does not live in its own universe isolated from neighboring towns and cities. Local land use decisions can have impacts outside a jurisdiction's own boundaries. Inclusion of a regional assessment or impact strategy section in local plans — to ensure that neighboring communities' plans are consistent with each other — is becoming a more common practice. County and regional planning commissions are also vital in seeing that cities, towns, and villages work together to solve shared planning problems.



THE MEDIA

Avoiding "Bad Press"

The best way to prevent "bad press" is to take steps to avoid it in the first place.

In most cases, the cause of bad press is ignorance, not bias. Luckily, ignorance can be dealt with in a variety of non-confrontational ways -- ways which, incidentally, complement the mission of your agency in disseminating information to the public.

The most effective techniques are those used before the fact:

Return phone calls. Leaving questions unanswered invites errors and unintentional bias.

Be prepared. This means creating in advance of meetings a very succinct written summary of the issues to hand to the media. Be

sure to include a thumbnail sketch of the legal basis for your decision -- the most commonly misunderstood aspect of planning and regulatory actions.

Do not duck controversy. You have to conduct your business in public, and attempting to shy away from controversy will only whet a reporter's appetite.

Do not try to dictate a story's content or tone. Instead provide enough information so that the story tells itself. Very few reporters set out to write an unfavorable story. Usually it is ignorance or laziness that produces one.

Alert the media to favorable stories. If you never call them in advance, then all they will cover is meetings, not all of which go smoothly. Contrary to popular

perception, good news goes in the paper too.

From, "Dealing With the Press," by Dan Hamilton.

Be Open, But Remember

Have you ever been misquoted in the newspaper or found your remarks seemingly out of context in a television interview? As a public figure, you can expect to be sought after by the media. You want to be friendly and open. But always remember that the media are businesses, and as such, report news in the way they believe will best attract and hold their customers. That may conflict with your perception of the specific situation.

From, "What's Your PMQ," by Elaine Cogan.

NEARBY COMMUNITIES

What Other Communities Are Doing

One of the problems that I see is to get commissioners to go outside of the box a little bit. If they're just told "this is the way we do things here," then you get a lot of status quo. It helps if planning commissioners see what's going on elsewhere so they can make comparisons between what's happening in other communities and what's happening in their own. And that can be done through trips, through workshops, through books, through articles.

The goal is to expand your horizon. Of course it's very important that commissioners know what the zoning code in their own community requires, but beyond that it's helpful for them to be aware of what other communities are doing to solve some of the same problems they're dealing with.

From, "A Roundtable Discussion," comments of Irv Schiffman.

Balancing Concerns

We understand that it is hard enough to worry about keeping

our own house in order, let alone think about the wider impacts of our decisions. However, planning commissions are uniquely positioned to provide leadership and advice to elected officials that goes beyond the parochial interest of a particular community and consider the impacts of our decisions outside our communities.

It is your job as a planning commissioner to balance your local concerns with regional concerns in a conscientious manner.

From, "Considering the Regional Implications of Your Actions," by Greg Dale.

THE PLANNING UNIVERSE

SOME ADDITIONAL OBSERVATIONS

Less Vocal Constituencies

Never worry that developers or land-owners will be shy about voicing their opinions about planning policies or programs. Planning affects them directly and they make it their business to follow what you are doing. But there may be other less vocal constituencies in your community equally as deserving of attention. ... Before you make significant decisions, broaden the range of people you inform and involve.

From, "What Your PMQ (Public Meeting Quotient)?" by Elaine Cogan.

A Fair & Open Process

Failure to adopt and follow formal, fair, and coherent procedures erodes public confidence in planning. Rules of procedure assure that all members of the body are treated equally, and that all are free to participate fully in the discussion.

From, "The Commission Will Come to Order," by David J. Allor.

The Big Picture

When a shopping center is proposed, when the question of what is wetland and what isn't hits the fan, when people line up to protest the conversion of a single

family residence to some sort of a group home, the local area newspapers are quick to point out that the "planners" did this, or the "planners" did that.

And who are these planners? Well, they're not those professionally trained planners, with degrees in planning. They are the members of local planning boards. They are, for the most part, volunteers, unpaid volunteers I might add, who give hours of their time, mostly in the evenings -- carrying out the mandates of local and state land use planning laws.

The work, at times, gets tedious. Hours and hours of discussion as to whether a proposed land use meets the requirements of the zoning or subdivision ordinance, is consistent with all the codes, is not discriminatory, is or isn't a landmark, and so on.

There are, indeed, so many items on the agenda that board members sometimes wonder what happened to the Big Picture.

The Big Picture is, indeed, a vital part of a planning board's responsibilities. ... The public, through legislatures, gives planning boards broad mandates. Again, the specifics vary from one location to another, but the fact remains that people turn to planning boards to secure a high quality of living environment.

You get the picture. What society wants from its planners is something more than the processing of permits. It would like the processing of some vision, as well. Not an easy row to hoe. But enormously fruitful if faithfully tended.

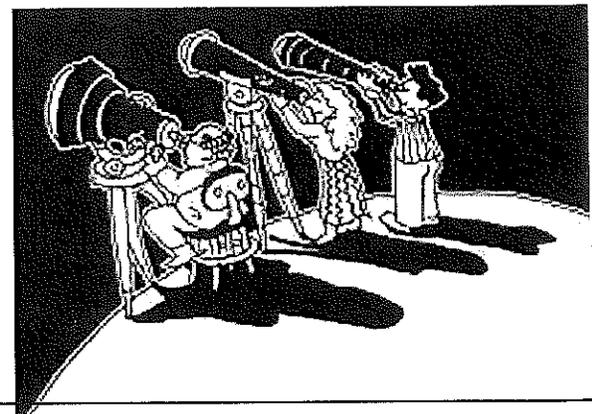
From, "Remembering the Big Picture," by Perry Norton.

One Commissioner

I'm familiar with a rural county where strong leadership came from a planning commissioner. He did not hold grandiose ideas, and there was no specific project that he promoted. But he was a constant presence, a calming influence, and a fair and honest dealer.

Through his perseverance, his willingness to share his knowledge, and his ability to teach other volunteers ... he created an environment for the county to deal with serious conflicts and major changes to its economic structure in a productive way.

From, "Finding Community Leaders," by Eileen Hennessy.



Be Open to New Ideas

Avoid tunnel vision and the "we've always done it that way" approach. Be familiar with other communities with similar situations. Be able to direct staff where to search out resources. Be open to new suggestions and be proactive in planning for your community's future.

From, "Welcome to the Commission! Advice from Six Planning Commissioners," comments by Theresa Long.

Serve the Whole Community

When commissioners are viewed as promoting their own interests, citizens may legitimately wonder about the fairness of the process. In my experience, this includes situations where commissioners become advocates for their own neighborhood.

Each planning commissioner is, obviously, the resident of some neighborhood. Understandably, each commissioner also wants his or her neighborhood to be the best possible. The difficulty is when commissioners, charged with implementing community-wide policies, find them in con-

flict with what their own neighborhood wants.

This is not to say that commissioners, through the comprehensive planning process, should not try to improve the quality of neighborhoods -- including their own. However, each commissioner needs to be guided by what is in the best interests of the entire community.

From, "Planning Commissioners as Advocates for Their Neighborhood," by William M. Harris.

Dealing With Change

There are two fundamentally different strategies for dealing with change. One strategy is premised on a belief that change is a threat, and should be feared and avoided. Much like a turtle sensing danger, this strategy involves retreating into a "shell" of comfort to ride out the storm.

The second strategy, in contrast, views change as an opportunity. Rather than being feared, change is pursued with vigor and enthusiasm. This mindset sees change much like the sculptor views a mound of fresh clay -- as something to be shaped, molded, and formed.

Making change happen is a fundamental planning commission responsibility. A reading of state planning enabling authority clearly establishes that planning commissions

are to actively plan for the future, in addition to meeting the needs of the moment. In light of this mandate, planning commissions need to identify strategies that will enable change.

From, "Making Change Happen," by Michael Chandler.

Think Before You Respond

If you have never held a public position before, understand that being a planning commissioner can change your perception about how plans are made and cities are governed. It is very easy to take pot shots at elected and appointed officials when you are a concerned citizen.

Once you have made the transition to being a decision maker, you realize how difficult the decisions can be. You are often called upon to approve plans that are unpopular with a group of citizens. They may be very unhappy with your decision and stay angry with you for years.

Think carefully before you respond to demands from citizens and developers. Often a salient issue will come to the attention of citizens before you, as a board member, have all the facts. Resist the urge to express your opinion until you are sure about where you stand on the issue.

From, "Welcome to the Commission! Advice from Six Planning Commissioners," comments by Cheryl R. Roberts.

