

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL WORKSHOP
APRIL 22, 2008 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
Special Use for a Telecommunications Tower at Hummer Park	Resolution ✓ Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

A Special Use Ordinance has been prepared to construct a telecommunications tower in an R-4 residential zoning district at 4833 Fairview Avenue, commonly known as Hummer Park.

STRATEGIC PLAN ALIGNMENT

The Five Year Plan and Goals for 2007-2012 identified *Preservation of the Residential and Neighborhood Character*. Supporting this goal are the objectives *Tolerance of Neighborhood Private Redevelopment* and *Continuing Reinvestment in the Neighborhoods*.

FISCAL IMPACT

N/A.

RECOMMENDATION

The Plan Commission recommended denial of the petition at its March 3, 2008, public hearing. Staff recommends approval of the petition on the May 20, 2008, active agenda.

BACKGROUND

The petitioner is requesting approval of a Special Use pursuant to Section 28.502(t) of the Zoning Ordinance to allow construction of a new telecommunications tower and equipment pad within Hummer Park. Hummer Park is zoned R-4, Single Family Residential, and a telecommunications tower is a permitted Special Use in the R-4 zoning district.

The Village has previously deemed telecommunications towers to be special uses in all residential zoning districts, including the R-4 district.

The Village has a duty to apply the special use standards for the structural portions of the tower. The enforcement of the height and setback provisions will ensure that the public is protected from the tower itself. If the applicant was able to find an existing structure of height in the target search area, a special use would not have been required for the antenna. The petitioner has provided information (attached to Staff Report dated March 3, 2008) describing how the proposal complies with the Municipal Code and the Radiofrequency (RF) Emissions regulations.

The petitioner is proposing to construct a 75-foot telecommunications tower designed to appear as a flag pole. The tower will be located immediately north of the existing park shelter building and will include the necessary apparatus to fly a United States flag. Two T-Mobile antennas will be located within the tower and

will not be visible to the naked eye. The tower is not designed to support additional antenna. A small brick paver walkway and landscaping will be constructed around the approximately 28-inch tower base.

The tower's equipment cabinets will be located within an existing fenced service area immediately east of the shelter. The equipment will be secured with an additional closed design six-foot fence and will not be visible or accessible to park users.

A telecommunications tower must comply with Section 28.1307 of the Zoning Ordinance and the rules and regulations of the Federal Communications Commission (FCC) and Federal Aviation Administration (FAA). The petitioner has provided a Radiofrequency (RF) Emissions Compliance Report prepared by a professional engineer which indicates compliance with FCC requirements and a Market Value Study prepared by a certified real estate appraiser which finds the tower and equipment will have no negative impact on the value of surrounding properties. The proposed telecommunications tower facility meets all zoning requirements and fully complies with the bulk regulations as shown in the table below:

Zoning Requirements	Required	Provided
North Setback	20'	530'
East Setback	36'	300'
South Setback	25'	440'
West Setback	25'	175'
Tower Height	90'	75'
Separation from other towers	1,500'	3,168' (min)

Numerous residents spoke at the Plan Commission meeting on March 3, 2008. The public expressed concern about long-term health effects, the improper use of open space and public land, the size of the tower and flag, lightning strikes, the noise and lighting of the flag at night and the preference to see towers located in industrial areas.

The Plan Commission considered this petition at its March 3, 2008, meeting and unanimously recommended denial of the petition. The Commission believed the commercial use of a park was not appropriate, felt telecommunication towers should be sited within industrial zoning districts and did not believe alternative locations had been exhausted. The Commission alluded to its findings regarding the proposed telecommunications tower at Gilbert Park. In the Gilbert Park petition, the Commission felt the tower would be too much of an infringement and intrusion on public open space without a public purpose, the tower is not a desirable use and the proposed tower and equipment does not conform to the Future Land Use Plan in preserving the park for open space.

ATTACHMENTS

Ordinance

Staff Report with attachments dated March 3, 2008

Resident submittals from the March 3, 2008 Plan Commission Hearing

Petitioner's additional submittals from the March 3, 2008 Plan Commission Hearing

Minutes of the March 3, 2008 Plan Commission Hearing

Resident submittals from May 2, 2008

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A SPECIAL USE
TO PERMIT A TELECOMMUNICATION
TOWER AT 4833 FAIRVIEW AVENUE**

WHEREAS, the following described property, to wit:

THAT PART OF BLOCK 1 IN AUSTIN'S SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED FEBRUARY 2, 1884 AS DOCUMENT NO. 32849 IN THE DUPAGE COUNTY RECORDER'S OFFICE, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 1, SAID POINT BEING ALSO THE SOUTHWEST CORNER OF LOT 5 IN GIERZ AVENUE RESUBDIVISION; THENCE SOUTH 89°58'07" EAST ALONG THE NORTH LINE OF SAID BLOCK 1 A DISTANCE OF 367.01 FEET TO THE NORTHWEST CORNER OF LOT 12 IN WORLEY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 10, 1890 AS DOCUMENT NO. 42864; THENCE SOUTH 25°29'46" EAST ALONG A WESTERLY LINE OF SAID WORLEY'S SUBDIVISION, 196.38 FEET TO THE NORTHWEST CORNER OF LOT 17 IN PARK VIEW ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 28, 1956 AS DOCUMENT NO. 794392; THENCE THE NEXT 3 COURSES AND DISTANCES ALONG THE WESTERLY LINE OF SAID PARK VIEW ESTATES: 1) SOUTH 24°30'34" EAST 115.53 FEET; 2) THENCE SOUTH 24°41'39" EAST 153.68 FEET; 3) THENCE SOUTH 24°38'50" EAST 110.43 FEET TO THE NORTHEAST CORNER OF LOT 1 IN FLASKA'S RESUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 8, 1957 AS DOCUMENT NO. 829081; THENCE SOUTH 66°14'29" WEST ALONG THE NORTHERLY LINE OF SAID FLASKA'S RESUBDIVISION, 239.07 FEET TO THE NORTHWEST CORNER OF LOT 4 IN SAID FLASKA'S RESUBDIVISION; THENCE SOUTH 00°06'25" EAST ALONG THE WEST LINE OF LOT 4 IN SAID FLASKA'S RESUBDIVISION, 214.65 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4, SAID POINT BEING ALSO ON THE NORTHERLY LINE OF A PUBLIC ROADWAY HERETOFORE DEDICATED AS SHELDON AVENUE; THENCE SOUTH 66°21'48" WEST ALONG SAID NORTHERLY LINE OF SHELDON AVENUE, BEING ALSO THE SOUTHERLY LINE OF BLOCK 1 IN SAID AUSTIN'S SUBDIVISION, 427.14 FEET TO THE SOUTHWEST CORNER OF BLOCK 1 IN SAID AUSTIN'S SUBDIVISION; THENCE NORTH 00° EAST (ASSUMED BEARING) ALONG THE WEST LINE OF BLOCK 1 IN SAID AUSTIN'S SUBDIVISION, BEING ALSO THE EAST LINE OF A PUBLIC ROADWAY HERETOFORE DEDICATED AS FAIRVIEW AVENUE, 1004.79 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PORTION PREVIOUSLY DEDICATED AS WILCOX AVENUE

Commonly known as 4833 Fairview Avenue, Downers Grove, IL (PINs 09-09-102-001, 09-09-102-002, 09-09-103-001)

(hereinafter referred to as the "Property") is presently zoned in the "R-4, Single Family Residence District" under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition

conforming to the requirements of the Zoning Ordinance, requesting that a Special Use per Section 28-508 of the Zoning ordinance be granted to allow a telecommunication tower within a residential zoning district.

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove, and said Plan Commission has given the required public notice, has conducted a public hearing respecting said petition on March 3, 2008 and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and,

WHEREAS, the Village Council finds that the evidence presented in support of said petition, as stated in the aforesaid findings and recommendations of the Plan Commission, is such as to establish the following:

1. The proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.
2. The proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.
3. The proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located.
4. The proposed use is one of the special uses specifically listed for the district in which it is to be located and, if approved with restrictions as set forth in this ordinance, will comply with the provisions of the Downers Grove Zoning Ordinance regulating this Special Use.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Downers Grove, in DuPage County, Illinois, as follows:

SECTION 1. That Special Use of the Property is hereby granted to a telecommunication tower within a residential zoning district.

SECTION 2. This approval is subject to the following conditions:

1. The Special Use shall substantially conform to Staff Report dated March 3, 2008, the preliminary engineering plans prepared by Fullerton Engineering Consultants, dated August 10, 2007 and landscape plans prepared by Fullerton Engineering Consultants, dated January 4, 2008 except as such plans may be modified to conform to Village Codes and Ordinances.
2. Before the issuance of any building permits, the applicant shall submit an engineer's cost estimate in the amount sufficient to fund any costs incurred by the Village due to Owner's failure to comply with all codes, ordinances, rules and regulations of the Municipal Code including any removal or restoration work that the Village must perform itself or have completed as a consequence of the Owner's failure to comply with all provisions of the Municipal Code. Following the approval of such cost estimate, the applicant shall establish a "Security Fund" in that amount with the Village, in the form of an unconditional letter of credit, surety bond or other instrument. The letter of credit, surety bond or other instrument shall (i) provide that it shall not be canceled without prior notice to the Village; and (ii) not require the consent of any other person other than the proper Village official

prior to the collection by the Village of any amounts covered by said letter of credit, surety bond or other instrument. The Security Fund shall be continuously maintained in accordance with the Zoning Ordinance, Section 28.1307, at Owner's sole cost and expense.

3. The landscape plan shall be revised to include a mixture of small and medium height (two to six feet) shrubs.

SECTION 3. The above conditions are hereby made part of the terms under which the Special Use to allow a telecommunication tower in a residential zoning district is hereby granted. Violation of any or all of such conditions shall be deemed a violation of the Village of Downers Grove Zoning Ordinance, the penalty for which may include, but is not limited to, a fine and or revocation of the Special Use granted herein.

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Mayor

Passed:

Published:

Attest: _____

Village Clerk

ANALYSIS

SUBMITTALS

This report is based on the following documents, which are on file with the Department of Community Development:

1. Application/Petition for Public Hearing
2. Project Summary
3. Project Data
4. Plat of Survey
5. Engineering and Site Plans
6. Landscape Plans

DESCRIPTION

The petition is for the location of a telecommunications tower within Hummer Park. The proposed tower is 75 feet tall and will be designed as a flag pole. Hummer Park is zoned R-4 Single Family Residential. A Special Use is required for the location of a telecommunication tower in a residential district.

The nine acre park includes a one-story brick park shelter located along Fairview Avenue between Franklin and Wilson Streets. The topography of the site slopes so that the south and east facades of the shelter appear to be two stories. The flag pole will be located immediately north of the existing shelter. The pole will be 75 feet tall and will be centered on a brick walkway that will tie into the existing brick walkways. Landscaping will be provided around the new flag pole and brick walkway. Two T-Mobile antennas will be located within the flag pole and will not be visible to the naked eye.

The ancillary and accessory facilities, including the equipment cabinets, will be located to the east of the existing shelter building within an existing service area. The service area is surrounded by an existing closed design six foot wood fence. The T-Mobile facilities will be secured by an additional closed design six foot wood fence. Coaxial cables running from the equipment to the tower will be run underground.

COMPLIANCE WITH THE FUTURE LAND USE PLAN

According to the Future Land Use Plan, the subject property is designated for Open Space. Staff believes the proposed flag pole telecommunication tower will not impact the land use characteristics of the park and is consistent with the intent of the Future Land Use Map and other Village planning documents.

COMPLIANCE WITH THE ZONING ORDINANCE

The property is zoned R-4 Single Family Residential. The proposed use, a telecommunications tower, is a permitted Special Use in this zoning district. Staff believes the Special Use is consistent with the goals of the Zoning Ordinance.

Telecommunication towers must comply with Section 28.1307 of the Zoning Ordinance. The petition complies with all the requirements, including but not limited to separation distances from existing towers, setbacks, and fencing. The petitioner has provided detailed information in his narrative letter describing how the proposal complies with this section of the Municipal Code. The proposal meets the bulk requirements as shown in the table on the following page.

Zoning Requirements	Required	Provided
North Setback	20'	530'
East Setback	36'	300'
South Setback	25'	440'
West Setback	25'	175'
Tower Height	90'	75'
Separation from other towers	1,500'	3,168' (min)

ENGINEERING/PUBLIC IMPROVEMENTS

There are no proposed engineering or public improvements associated with this petition. The Downers Grove Park District will grant T-Mobile access and utility easements across their property for the right to maintain and operate the T-Mobile equipment.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division of the Fire Department has reviewed the proposed plans and has not noted any park safety concerns.

NEIGHBORHOOD COMMENT

The petitioner held an open house on February 4 to discuss the petition with interested residents. The open house was attended by six residents. The attendees were interested in the design of the pole and its layout, the financial terms of the lease agreement between the Downers Grove Park District and T-Mobile, the scope of construction, and safety. The petitioner provided answers to the residents and can speak of the open house during the Plan Commission meeting.

Staff has corresponded with two residents regarding this proposal. The staff answered questions concerning the design of the flag pole, landscaping, fencing, safety and the impact of the tower on the park.

FINDINGS OF FACT

Staff believes the standards for a Special Use, as shown below, have been met. T-Mobile has identified a coverage gap in this area of the Village. The location of a telecommunications tower is desirable to provide coverage to Village residents. As noted in the petitioner's materials, there are no existing telecommunication towers within the target coverage area, thus the installation of a tower within Hummer Park is the least obtrusive location in the neighborhood. The tower will contribute to the general welfare of the neighborhood by providing additional wireless communication capacity, and the flag pole will be a positive addition to Hummer Park. The flag pole design will not be detrimental to the health, safety, morals, or general welfare of the surrounding property owners. Additionally, the petitioner has provided documentation noting radiofrequency (RF) emissions for this project are compliant with applicable Federal Communications Commission Rules and Regulations. The proposed tower complies with the Zoning Ordinance regulations and is a permitted Special Use in residential districts.

Section 28.1902 Standards for Approval of Special Uses

The Village Council may authorize a special use by ordinance provided that the proposed Special Use is consistent and in substantial compliance with all Village Council policies and land use plans, including but not limited to the Comprehensive Plan, the Future Land Use Plan and Master Plans and the evidence presented is such as to establish the following:

- (a) That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*
- (b) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.*

- (c) *That the proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located or will comply with any variation(s) authorized pursuant to Section 28-1802.*
- (d) *That it is one of the special uses specifically listed for the district in which it is to be located.*

RECOMMENDATIONS

The proposed Special Use is compatible with surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission make a positive recommendation of the Special Use for this petition to the Village Council subject to the following conditions:

1. The Special Use shall substantially conform to the preliminary engineering plans prepared by Fullerton Engineering Consultants, dated August 10, 20007 and landscape plans prepared by Fullerton Engineering Consultants, dated January 4, 2008 except as such plans may be modified to conform to Village Codes and Ordinances.
2. Before the issuance of any building permits, the applicant shall submit an engineer's cost estimate in the amount sufficient to fund any costs incurred by the Village due to Owner's failure to comply with all codes, ordinances, rules and regulations of the Municipal Code including any removal or restoration work that the Village must perform itself or have completed as a consequence of the Owner's failure to comply with all provisions of the Municipal Code. Following the approval of such cost estimate, the applicant shall establish a "Security Fund" in that amount with the Village, in the form of an unconditional letter of credit, surety bond or other instrument. The letter of credit, surety bond or other instrument shall (i) provide that it shall not be canceled without prior notice to the Village; and (ii) not require the consent of any other person other than the proper Village official prior to the collection by the Village of any amounts covered by said letter of credit, surety bond or other instrument. The Security Fund shall be continuously maintained in accordance with the Zoning Ordinance, Section 28.1307, at Owner's sole cost and expense.
3. The landscape plan shall be revised to include a mixture of small and medium height (two to six feet) shrubs.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

TD:sp
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Hummer Park Location Map



STATEMENT IN SUPPORT OF APPLICATION

The Application:

T-Mobile Central, LLC, doing business as T-Mobile ("T-Mobile"), respectfully requests the Village of Downers Grove grant a special use permit and any and all other necessary waivers and approvals (the "Petition") for the installation of a wireless telecommunication facility (the "Proposed Facility") in Downers Grove, Illinois, located at Hummer Park (the "Site").

General Background:

T-Mobile has acquired licenses from the Federal Communications Commission ("FCC") to provide Personal Communications Services ("PCS") throughout the United States. These licenses include DuPage County and the remainder of the Chicago metropolitan region, and is part of an integrated nationwide network of coverage.

The Telecommunication Facility which T-Mobile proposes to construct on the Site is necessary in order to provide PCS services to your community, including traditional cellular services such as wireless telephone service and new services not available under some traditional analog cellular systems, such as paging, wireless internet connections and wireless data transmission. T-Mobile's PCS technology operates at various radio frequency ("RF") bands between approximately 1850 and 1990 megahertz and utilizes a digital (rather than analog) wireless voice and data transmission system. This technology does not interfere with radio, television or other communications signals. The regulation of all matters pertaining to signal interference are within the sole jurisdiction of the FCC, and T-Mobile's broadcast emissions are in full compliance with all FCC regulations.

Like traditional cellular phone systems, PCS operates on a "grid" system, whereby adjacent overlapping "cells" mesh to form a seamless wireless network. The technical criteria for establishing cell sites are very exacting as to both the height and location of the Telecommunication Facility. Because T-Mobile's broadcasts at a very low power output, their Facilities are necessarily more numerous and closely spaced than other wireless carriers who broadcast in different frequency ranges using different equipment. Accordingly, within the Chicago MTA, T-Mobile's sites are typically located approximately 1.5 to 2.5 miles apart.

When searching for a suitable antenna location, T-Mobile's first priority is to locate existing wireless and/or antenna towers proximate to the search ring upon which T-Mobile could collocate their antennas and equipment. In the event no such existing telecommunications towers exist within or near the target coverage area, the next initiative is to locate any existing structure of height such as a building rooftop, light pole, or church steeple sufficient to elevate the antennas to an effective operating height. Failing the foregoing, the last resort is to construct a new communications tower.

Based on a computerized engineering study which takes into account, among other things, subscribership, local population density, traffic patterns, tree cover, and topography, T-Mobile's RF engineers have identified a necessary location for a PCS site centered along Burlington Avenue at roughly Cumnor, east of the intersection of Maple and Fairview, and having a target coverage

radius of ½ mile. T-Mobile's application contains radio frequency propagation forecasts which demonstrate that substantial gaps in coverage will occur if T-Mobile had no Telecommunication Facility in the immediate vicinity of the Property.

The target location was “scrubbed” for existing towers and/or structures which might be suitable for achieving an effective operating height. The area is primarily low density, single family residential in character with commercial and industrial uses along the Burlington Northern tracks. No existing communications towers or tall buildings were identified within the search ring. An existing radio tower owned by Tivoli enterprises and a communications lattice tower owned by the Village were both considered but deemed by T-Mobile engineers as too far west of the center of the target objective to adequately cover the gap in coverage.

Because of the lack of existing structures of height within the search ring, it was necessary to consider construction of a new structure to provide coverage to the target area. A traditional monopole communications tower was considered inappropriate given the low density residential character of the neighborhood. In keeping with T-Mobile's desire to be sensitive to the surrounding community while still meeting community demands for improved service, T-Mobile is proposing to erect a new 75' monopole disguised as a flag pole at Hummer Park.

Hummer Park was selected as the nearest government owned property proximate to the search ring center with a ground elevation greater than the neighborhood to the south the site endeavors to cover. In that trees absorb wireless signal, topography requires elevating the antennas above the tree level in order for the site to be effective. While T-Mobile's target height for this location is 120', 75' was settled upon as sufficient to allow the antennas to “see” above the trees – which in this top out around 60 feet – while at the same time limiting the visual obtrusiveness of the new structure by disguising it as a symbol of civic pride appropriate to the Park's civic utility and appeal. The configuration of the existing park shelter also allows a unique opportunity to hide the base station equipment behind the building in an existing service yard.

The Proposal:

Pursuant to the Downers Grove Zoning Ordinance, T-Mobile respectfully requests approval for its special use application and any other zoning relief necessary for the Proposed Facility as detailed below and in the accompanying materials. Said request is made under §§ 28.1307 and §§28.1902 of the Downers Grove Zoning Ordinance and per direction provided by the Downers Grove Planning and Community Development Department.

The Petition attempts to substantially comply with the intent and spirit of the Downers Grove Zoning Ordinance (“Zoning Ordinance”). The Proposed Facility is designed to satisfy the public need for seamless wireless coverage in the Downers Grove community, as well as to remedy wireless communications coverage deficiencies in the target location. Specifically, T-Mobile's wireless network suffers gaps in reliable coverage in the vicinity of the Site, resulting in blocked and dropped calls by mobile phone users and other customers. The Proposed Facility needs to be of a sufficient height to furnish coverage to the surrounding area. The Proposed Facility must also be positioned such that it interconnects with T-Mobile's existing adjoining cell sites. At the same time the Proposed Facility cannot be located too close to an existing facility, where overlapping would occur resulting in audio clutter and poor call quality.

Accompanying the Petition are a map of T-Mobile's adjoining sites depicting current coverage conditions including the substantial gap in coverage in the target area and a map depicting T-Mobile's prediction of substantially improved coverage to the target area subsequent to the installation of the Proposed Facility.

The new 75' flag pole will be centered on the north end of the existing picnic shelter/building and designed to accommodate collocation of two internal antenna arrays at center-line heights of approximately seventy five feet (70') and sixty two (62') above ground level. (T-Mobile intends to occupy both locations.) As noted, the antennas will be mounted inside the circumference of the pole and invisible to casual observation. The ancillary and accessory facilities including equipment cabinets to service this facility will be contained within a fenced enclosure behind the shelter. The pole will be surrounded by a paver brick plaza to provide a natural integration of the pole into the park setting.

The proposed height of the Telecommunication Facility is the minimum functional height given the geographic area it needs to serve as affected by the rolling local terrain, tree cover and other physical factors. Any reductions in the height of T-Mobile's antennae are forecasted to result in gaps in T-Mobile's coverage, and would also increase the prospects for adding additional sites in the future.

The Proposed Facility will be unstaffed and, upon completion, will require only infrequent maintenance visits (approximately one or two times a month) by a service technician utilizing a car, pick-up or van. Access to the Proposed Facility is intended to be furnished via the existing paved driveway. The site is entirely self-monitored by sophisticated computers which connect directly to a central office and which alert personnel to equipment malfunction or breach of security. T-Mobile's equipment will be contained within the leased parcel. Hence, the facility will not have any material impact on traffic, parking or storm water control. Moreover, no material noise, glare, smoke, debris, traffic flow or any other nuisance will be generated by the Proposed Facility.

In general, PCS technology does not interfere with any other forms of communication. To the contrary, PCS technology provides vital communications in emergency situations and will be commonly used by local residents and emergency personnel to protect the general public's health, safety and welfare.

The proposed facility will be designed and constructed to meet applicable governmental and industry safety standards. Specifically, T-Mobile will comply with all FCC and FAA rules governing construction requirements, technical standards, interference protection, power and height limitations, and radio frequency standards. In addition, T-Mobile will comply with all applicable FAA rules pertaining to site location. Any and all RF emissions are subject to the exclusive jurisdiction of the FCC.

Special Use Criteria:

T-Mobile hereby incorporates by reference all of the facts and materials contained in this Statement into each response set forth below. Without limiting the generality or efficacy of the foregoing, T-Mobile hereby specifically states that its Petition for a Special Use Permit satisfies any and all applicable criteria under §28.1900 of the Downers Grove Ordinance and its subsections as follows:

The Village Council may authorize a special use by ordinance provided that the proposed Special Use is consistent and in substantial compliance with all Village Council policies and land use plans, including but not limited to the Comprehensive Plan, the Future Land Use Plan and Master Plans and the evidence presented is such as to establish the following:

(a) That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

Wireless is a rapidly growing industry currently experiencing is unprecedented demand for new wireless services and expanded features from both mobile and in-home wireless subscribers. For example, early mobile phones were installed permanently in vehicles and used exclusively for voice communication as a convenience while traveling, prompting wireless carriers to build their first wave of infrastructure along major roadways in order to satisfy demand from subscribers traveling by vehicle. The next evolution in technology provided portability, allowing the PCS device to be utilized anywhere sufficient signal strength existed, and causing wireless providers to expand their networks beyond the interstate highway system and heavily traveled major thoroughfares into commercial locations and densely populated residential areas. Currently, wireless devices are increasingly used by in-home subscribers in lieu of land-line telephones, as well as for a host of other features never anticipated by early network designers such as text messaging, photo sharing, internet access, and streaming audio and video, all of which require additional bandwidth.

The need for the Proposed Facility is based on customer demand for T-Mobile service in the designated target area, which is essentially of a low density, single family character. As subscriber demand continues to grow and the typical user profile evolves away from business and travel voice usage toward a more expansive and technologically consumptive “pedestrian” morphology, wireless providers such as T-Mobile are being forced to find creative methods of increasing signal strength in heretofore off limits locations, such as the residential neighborhood comprising the proposed Site. Without the Site, T-Mobile cannot guarantee reliable, robust service to the Downers Grove community.

(b) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.

The Proposed Facility will not be detrimental to or endanger the public health, safety,

morals, or general welfare. On the contrary, wireless communication technology has become a vital component of our overall safety infrastructure and is used to promote efficient and effective personal, business, and governmental communications. Consider the following:

- **As of 2006, there were over 270 million wireless subscribers in the US.**
- **Approximately 13% of all US households have abandoned land line phones in favor of wireless phones exclusively, and that number is increasing, especially among younger subscribers.**
- **50% of all 9-1-1 calls made each day are made by wireless phone.**
- **“Enhanced 9-1-1” allows emergency dispatchers to locate distressed callers on a GPS grid system.**
- **Municipal emergency service personnel rely on wireless for all sensitive intra-departmental communications due to privacy concerns related to their two-way radio systems.**

Wireless services have become established and accepted as an integral part of the nation's communications infrastructure and serve to promote the public health, safety, morals, and general welfare. What’s more, Telecommunications Facilities of the sort proposed by T-Mobile have become commonplace in all manner of urban, suburban, exurban and rural locales, and already exist in a variety of sizes, types and locations throughout Downers Grove.

Finally, the Federal Communications Commission (“FCC”) controls and regulates the operation of all telecommunications equipment and devices in the US. In accordance with Section 704(a) of the Federal Telecommunications Act of 1996, the FCC likewise maintains sole jurisdiction and authority over any health and environmental effects of radio frequency emissions from personal wireless facilities, especially as such concerns relate to approval criteria for locating said facilities. In compliance with their FCC license, the antennas and equipment T-Mobile proposes for this site will conform to all FCC regulations concerning such emissions, as verified by an independent engineering included with this application. Routine visits to the site will be made to ensure that the system continues to operate properly. The frequency at which T-Mobile operates will not interfere with any police, fire, or emergency communications.

(c) That the proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located or will comply with any variation(s) authorized pursuant to Section 28-1802.

The proposed Site is currently zoned R-4 Single Family Residence District under the Downers Grove Zoning Ordinance. It is the petitioner’s intention to substantially comply with all applicable state, federal, and local laws including regulations specified for this District, as well as those enumerated under §§28.1307 pertaining to telecommunications towers. Toward this end, the petitioner has provided below, elsewhere in this document, or to planning staff in documentation accompanying this application, the following supplemental information:

- **An inventory and map of other existing and proposed T-Mobile antenna installations within, or proximate to, the Village of Downers Grove.**

- **Construction drawings inclusive of (i) a scaled site plan; (ii) plat of survey; (iii) fencing details; (iv) a landscape plan; (v) elevations showing antenna slots for two providers; (vi) shelter details, (vii) legal description.**
- **A zoning map of the proposed location.**
- **A discussion of alternative structures researched within search ring (included elsewhere in this document).**
- **A discussion of the necessity for this site and the type of technology proposed to be employed.**
- **Backhaul network (T-1 line) provided by ATT.**
- **All design work and structural calculations performed by licensed professional engineers.**

(d) That it is one of the special uses specifically listed for the district in which it is to be located.

According to §§28.508, permitted special uses in the R-4 District are the same as set forth in §§28.501 for the R-1 District. As such, communications towers are an Allowed Special Use under the Downers Grove Ordinance for this district.

Given the tremendous time pressure under which T-Mobile is working, and consistent with applicable law, we respectfully ask that this application be processed as expeditiously as possible. Please note that T-Mobile expressly reserves all of its rights and claims, including, without limitation, those available to it under the Downers Grove Zoning Ordinance or any other state, local or Federal law. Without limiting the generality of the foregoing, no waiver or similar consequence should be inferred herefrom, and no filing of any application for any permit (including, without limitation, any building or other permit), license or approval or any other action heretofore or hereafter taken by or on behalf of T-Mobile shall be construed as a waiver or limitation of any right or claim of T-Mobile.

T-Mobile looks forward to working with The Village of Downers Grove to bring the benefits of T-Mobile's PCS to the community. Wireless telephone service has already proven to be of great value to the public, and we believe that Downers Grove as a community will reap the benefits of superior digital service and greater competition in the marketplace as a result of this installation.

RF EMISSIONS COMPLIANCE REPORT

T-Mobile

Site: CH65325A - Hummer Park
4833 South Fairview
Downers Grove, IL
11/12/2007

Report Status:

T-Mobile Is Under 5% Threshold

Prepared By:

SiteSafe, Inc.

Engineering Statement in Re:
Electromagnetic Energy Analysis
T-Mobile
Downers Grove, IL

Upon penalty of perjury, I, Klaus Bender, state:

That I am registered as a Professional Engineer in the state of Arizona; and

That I have extensive professional experience in the wireless communications engineering industry; and

That I am a contractor to Sitesafe, Inc. in Arlington, Virginia; and

That I am thoroughly familiar with the Rules and Regulations of the Federal Communications Commission ("the FCC" and "the FCC Rules") both in general and specifically as they apply to the FCC's Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields; and

That the technical information serving as the basis for this report was supplied by T-Mobile (See attached Site Summary and Carrier documents), and that T-Mobile's installations involve communications equipment, antennas and associated technical equipment at a location referred to as the "CH65325A - Hummer Park" ("the site"); and

That T-Mobile proposes to operate at the site with transmit antennas listed in the carrier summary and with a maximum effective radiated power as specified by T-Mobile and shown on the worksheet, and that worst-case 100% duty cycle have been assumed; and

That this analysis has been performed with the assumption that the ground immediately surrounding the tower is primarily flat or falling; and

That at this time, the FCC requires that certain licensees address specific levels of radio-frequency energy to which workers or members of the public might possibly be exposed (at §1.1307(b) of the FCC Rules); and

That such consideration of possible exposure of humans to radio-frequency radiation must utilize the standards set by the FCC, which is the Federal Agency having jurisdiction over communications facilities; and

That the FCC rules define two tiers of permissible exposure guidelines: 1) "uncontrolled environments," defined as situations in which persons may not be aware of (the "general public"), or may not be able to control their exposure to a transmission facility; and (2) "controlled environments," which defines situations in which persons are aware of their potential for exposure (industry personnel); and

That this statement specifically addresses the uncontrolled environment (which is more conservative than the controlled environment) and the limit set forth in the FCC rules for licensees of T-Mobile's operating frequency as shown on the attached antenna worksheet; and

That when applying the uncontrolled environment standards, the predicted Maximum Power Density at two meters above ground level from the proposed T-Mobile operation is no more than 0.409% of the maximum in any accessible area on the ground and

That it is understood per FCC Guidelines and OET65 Appendix A, that regardless of the existent radio-frequency environment, only those licenses whose contributions exceed five percent of the exposure limit pertinent to their operation(s) bear any responsibility for bringing any non-compliant area(s) into compliance; and

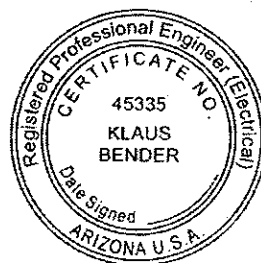
That the calculations provided in this report are based on data provided by the client and antenna pattern data supplied by the antenna manufacturer, in accordance with FCC guidelines listed in OET-65. Horizontal and vertical antenna patterns are combined for modeling purposes to accurately reflect the energy two meters above ground level where on-axis energy refers to maximum energy two meters above the ground along the azimuth of the antenna and where area energy refers to the maximum energy anywhere two meters above the ground regardless of the antenna azimuth, accounting for cumulative energy from multiple antennas for the carrier and frequency range indicated; and

That the Occupational Safety and Health Administration has policies in place which address worker safety in and around communications sites, thus individual companies will be responsible for their employees' training regarding Radio Frequency Safety.

In summary, it is stated here that the proposed operation at the site would not result in exposure of the Public to excessive levels of radio-frequency energy as defined in the FCC Rules and Regulations, specifically 47 CFR 1.1307 and that T-Mobile's proposed operation is completely compliant.

Finally, it is stated that access to the tower should be restricted to communication industry professionals, and approved contractor personnel trained in radio-frequency safety; and that the instant analysis addresses exposure levels at two meters above ground level and does not address exposure levels on the tower, or in the immediate proximity of the antennas.

Date: November 13, 2007



Klaus Bender, P.E.
Registered Professional Engineer
State of Arizona Certificate No. 45335

**T-Mobile
CH65325A - Hummer Park
Site Summary**

Carrier	Area Maximum Percentage MPE
T-Mobile	0.409 %
Composite Site MPE:	0.409 %

T-Mobile
CH65325A - Hummer Park
Carrier Summary

Frequency: 1930 MHz
 Maximum Permissible Exposure (MPE): 1000 $\mu\text{W}/\text{cm}^2$
 Maximum power density at ground level: 4.08794 $\mu\text{W}/\text{cm}^2$
 Highest percentage of Maximum Permissible Exposure: 0.40879 %

Antenna Make	Model	Height (feet)	Orientation (degrees true)	ERP (Watts)	On Axis		Area	
					Max Power Density ($\mu\text{W}/\text{cm}^2$)	Percent of MPE	Max Power Density ($\mu\text{W}/\text{cm}^2$)	Percent of MPE
Andrew	TMBX-6517-R2M	72	0	2500	3.339644	0.333964	3.721206	0.372121
Andrew	TMBX-6517-R2M	72	120	2500	3.339643	0.333964	3.721206	0.372121
Andrew	TMBX-6517-R2M	72	240	2500	3.339643	0.333964	3.721206	0.372121

T-Mobile
CH65325A - Hummer Park
Andrew:TMBX-6517-R2M Antenna Worksheet (0 Sector)

Maximum Permissible Exposure (MPE): 1000
ERP (Watts): 2500 Height (feet): 72 Frequency (MHz): 1930 Downtilt (Degrees): 0.0

Depression Angle (degrees)	Relative dB	Relative Gain	Slant Distance (meters)	Dist From Structure (meters)	Power Density ($\mu\text{W}/\text{cm}^2$)	Percent of MPE	Times Below MPE
0.1	-2.12	0.6138	11428.02	11428.00	0.000638	0.000064	156664
1.0	-0.50	0.8913	1142.86	1142.69	0.063823	0.006382	15668
2.0	0.00	1.0000	571.52	571.17	0.255216	0.025522	3918
3.0	-0.90	0.8128	381.11	380.59	0.573944	0.057394	1742
4.0	-3.30	0.4677	285.93	285.24	1.019621	0.101962	980
5.0	-8.00	0.1585	228.85	227.98	1.591701	0.159170	628
6.0	-18.20	0.0151	190.82	189.77	2.289490	0.228949	436
7.0	-24.70	0.0034	163.66	162.44	3.112135	0.311214	321
8.0	-15.40	0.0288	143.32	141.92	3.339644	0.333964	299
9.0	-16.00	0.0251	127.50	125.93	2.508628	0.250863	398
10.0	-20.90	0.0081	114.86	113.12	1.116540	0.111654	895
12.0	-23.60	0.0044	95.93	93.84	0.321661	0.032166	3108
14.0	-26.80	0.0021	82.45	80.00	0.382348	0.038235	2615
16.0	-26.30	0.0023	72.36	69.56	0.126554	0.012655	7901
18.0	-30.80	0.0008	64.55	61.39	0.369751	0.036975	2704
20.0	-22.30	0.0059	58.32	54.80	0.451661	0.045166	2214
22.0	-18.40	0.0145	53.24	49.37	0.540960	0.054096	1848
24.0	-24.40	0.0036	49.04	44.80	0.635887	0.063589	1572
26.0	-30.30	0.0009	45.50	40.89	0.736487	0.073649	1357
28.0	-32.20	0.0006	42.49	37.51	0.581838	0.058184	1718
30.0	-31.20	0.0008	39.89	34.55	0.141140	0.014114	7085
32.0	-27.20	0.0019	37.64	31.92	0.157827	0.015783	6336
34.0	-39.90	0.0001	35.67	29.57	0.174954	0.017495	5715
36.0	-31.50	0.0007	33.93	27.45	0.192182	0.019218	5203
38.0	-32.40	0.0006	32.40	25.53	0.116846	0.011685	8558
40.0	-37.00	0.0002	31.03	23.77	0.116093	0.011609	8613
42.0	-32.60	0.0005	29.81	22.15	0.403613	0.040361	2477
44.0	-36.10	0.0002	28.71	20.65	0.924319	0.092432	1081
46.0	-24.90	0.0032	27.73	19.26	1.005862	0.100586	994
48.0	-21.40	0.0072	26.84	17.96	1.067422	0.106742	936
50.0	-21.90	0.0065	26.04	16.74	1.126324	0.112632	887
52.0	-25.70	0.0027	25.31	15.58	1.183553	0.118355	844
54.0	-34.40	0.0004	24.65	14.49	1.237247	0.123725	808
56.0	-40.00	0.0001	24.06	13.45	0.817699	0.081770	1222
58.0	-40.00	0.0001	23.52	12.46	0.251439	0.025144	3977
60.0	-40.00	0.0001	23.03	11.52	0.070622	0.007062	14159
62.0	-37.70	0.0002	22.59	10.61	0.076017	0.007602	13154
64.0	-35.00	0.0003	22.19	9.73	0.078004	0.007800	12819
66.0	-34.80	0.0003	21.83	8.88	0.079906	0.007991	12514
68.0	-37.30	0.0002	21.51	8.06	0.081620	0.008162	12251
70.0	-40.00	0.0001	21.23	7.26	0.083138	0.008314	12028
72.0	-40.00	0.0001	20.97	6.48	0.075757	0.007576	13200
74.0	-37.10	0.0002	20.75	5.72	0.087336	0.008734	11450
76.0	-35.30	0.0003	20.56	4.97	0.088258	0.008826	11330
78.0	-35.50	0.0003	20.39	4.24	0.088964	0.008896	11240
80.0	-35.40	0.0003	20.25	3.52	0.089453	0.008945	11179
82.0	-35.90	0.0003	20.14	2.80	0.089725	0.008973	11145
84.0	-36.4	0.0002	20.06	2.1	0.08596	0.008596	11633
86.0	-37.8	0.0002	19.99	1.39	0.075311	0.007531	13278
88.0	-38.2	0.0002	19.96	0.7	0.061666	0.006167	16216
90.0	-38.2	0.0002	19.95	0	0.045242	0.004524	22103

T-Mobile
CH65325A - Hummer Park
Andrew:TMBX-6517-R2M Antenna Worksheet (120 Sector)

Maximum Permissible Exposure (MPE):

1000

ERP (Watts): 2500 Height (feet): 72 Frequency (MHz): 1930 Downtilt (Degrees): 0.0

Depression Angle (degrees)	Relative dB	Relative Gain	Slant Distance (meters)	Dist From Structure (meters)	Power Density ($\mu\text{W}/\text{cm}^2$)	Percent of MPE	Times Below MPE
0.1	-2.12	0.6138	11428.02	11428.00	0.000638	0.000064	1566665
1.0	-0.50	0.8913	1142.86	1142.69	0.063823	0.006382	15668
2.0	0.00	1.0000	571.52	571.17	0.255216	0.025522	3918
3.0	-0.90	0.8128	381.11	380.59	0.573944	0.057394	1742
4.0	-3.30	0.4677	285.93	285.24	1.019621	0.101962	980
5.0	-8.00	0.1585	228.85	227.98	1.591701	0.159170	628
6.0	-18.20	0.0151	190.82	189.77	2.289490	0.228949	436
7.0	-24.70	0.0034	163.66	162.44	3.112135	0.311214	321
8.0	-15.40	0.0288	143.32	141.92	3.339643	0.333964	299
9.0	-16.00	0.0251	127.50	125.93	2.505433	0.250543	399
10.0	-20.90	0.0081	114.86	113.12	1.115118	0.111512	896
12.0	-23.60	0.0044	95.93	93.84	0.321251	0.032125	3112
14.0	-26.80	0.0021	82.45	80.00	0.382348	0.038235	2615
16.0	-26.30	0.0023	72.36	69.56	0.126554	0.012655	7901
18.0	-30.80	0.0008	64.55	61.39	0.369751	0.036975	2704
20.0	-22.30	0.0059	58.32	54.80	0.450511	0.045051	2219
22.0	-18.40	0.0145	53.24	49.37	0.540960	0.054096	1848
24.0	-24.40	0.0036	49.04	44.80	0.633461	0.063346	1578
26.0	-30.30	0.0009	45.50	40.89	0.732743	0.073274	1364
28.0	-32.20	0.0006	42.49	37.51	0.581838	0.058184	1718
30.0	-31.20	0.0008	39.89	34.55	0.140243	0.014024	7130
32.0	-27.20	0.0019	37.64	31.92	0.157827	0.015783	6336
34.0	-39.90	0.0001	35.67	29.57	0.174954	0.017495	5715
36.0	-31.50	0.0007	33.93	27.45	0.190961	0.019096	5236
38.0	-32.40	0.0006	32.40	25.53	0.116846	0.011685	8558
40.0	-37.00	0.0002	31.03	23.77	0.116093	0.011609	8613
42.0	-32.60	0.0005	29.81	22.15	0.400538	0.040054	2496
44.0	-36.10	0.0002	28.71	20.65	0.924319	0.092432	1081
46.0	-24.90	0.0032	27.73	19.26	0.998200	0.099820	1001
48.0	-21.40	0.0072	26.84	17.96	1.067422	0.106742	936
50.0	-21.90	0.0065	26.04	16.74	1.126324	0.112632	887
52.0	-25.70	0.0027	25.31	15.58	1.183553	0.118355	844
54.0	-34.40	0.0004	24.65	14.49	1.237247	0.123725	808
56.0	-40.00	0.0001	24.06	13.45	0.817699	0.081770	1222
58.0	-40.00	0.0001	23.52	12.46	0.248888	0.024889	4017
60.0	-40.00	0.0001	23.03	11.52	0.069906	0.006991	14304
62.0	-37.70	0.0002	22.59	10.61	0.076017	0.007602	13154
64.0	-35.00	0.0003	22.19	9.73	0.078004	0.007800	12819
66.0	-34.80	0.0003	21.83	8.88	0.079906	0.007991	12514
68.0	-37.30	0.0002	21.51	8.06	0.081620	0.008162	12251
70.0	-40.00	0.0001	21.23	7.26	0.083138	0.008314	12028
72.0	-40.00	0.0001	20.97	6.48	0.075757	0.007576	13200
74.0	-37.10	0.0002	20.75	5.72	0.087336	0.008734	11450
76.0	-35.30	0.0003	20.56	4.97	0.088258	0.008826	11330
78.0	-35.50	0.0003	20.39	4.24	0.088964	0.008896	11240
80.0	-35.40	0.0003	20.25	3.52	0.088096	0.008810	11351
82.0	-35.90	0.0003	20.14	2.80	0.088251	0.008825	11331
84.0	-36.4	0.0002	20.06	2.1	0.084547	0.008455	11827
86.0	-37.8	0.0002	19.99	1.39	0.075311	0.007531	13278
88.0	-38.2	0.0002	19.96	0.7	0.060808	0.006081	16445
90.0	-38.2	0.0002	19.95	0	0.045242	0.004524	22103

T-Mobile
CH65325A - Hummer Park
Andrew:TMBX-6517-R2M Antenna Worksheet (240 Sector)

Maximum Permissible Exposure (MPE): 1000
 ERP (Watts): 2500 Height (feet): 72 Frequency (MHz): 1930 Downtilt (Degrees): 0.0

Depression Angle (degrees)	Relative dB	Relative Gain	Slant Distance (meters)	Dist From Structure (meters)	Power Density (µW/cm ²)	Percent of MPE	Times Below MPE
0.1	-2.12	0.6138	11428.02	11428.00	0.000638	0.000064	1566665
1.0	-0.50	0.8913	1142.86	1142.69	0.063823	0.006382	15668
2.0	0.00	1.0000	571.52	571.17	0.255216	0.025522	3918
3.0	-0.90	0.8128	381.11	380.59	0.573944	0.057394	1742
4.0	-3.30	0.4677	285.93	285.24	1.019621	0.101962	980
5.0	-8.00	0.1585	228.85	227.98	1.591701	0.159170	628
6.0	-18.20	0.0151	190.82	189.77	2.289490	0.228949	436
7.0	-24.70	0.0034	163.66	162.44	3.112135	0.311214	321
8.0	-15.40	0.0288	143.32	141.92	3.339643	0.333964	299
9.0	-16.00	0.0251	127.50	125.93	2.508628	0.250863	398
10.0	-20.90	0.0081	114.86	113.12	1.116540	0.111654	895
12.0	-23.60	0.0044	95.93	93.84	0.321661	0.032166	3108
14.0	-26.80	0.0021	82.45	80.00	0.381374	0.038137	2622
16.0	-26.30	0.0023	72.36	69.56	0.126232	0.012623	7921
18.0	-30.80	0.0008	64.55	61.39	0.368810	0.036881	2711
20.0	-22.30	0.0059	58.32	54.80	0.451661	0.045166	2214
22.0	-18.40	0.0145	53.24	49.37	0.538896	0.053890	1855
24.0	-24.40	0.0036	49.04	44.80	0.635888	0.063589	1572
26.0	-30.30	0.0009	45.50	40.89	0.736487	0.073649	1357
28.0	-32.20	0.0006	42.49	37.51	0.578880	0.057888	1727
30.0	-31.20	0.0008	39.89	34.55	0.141140	0.014114	7085
32.0	-27.20	0.0019	37.64	31.92	0.156824	0.015682	6376
34.0	-39.90	0.0001	35.67	29.57	0.173843	0.017384	5752
36.0	-31.50	0.0007	33.93	27.45	0.192182	0.019218	5203
38.0	-32.40	0.0006	32.40	25.53	0.115956	0.011596	8623
40.0	-37.00	0.0002	31.03	23.77	0.115208	0.011521	8679
42.0	-32.60	0.0005	29.81	22.15	0.403613	0.040361	2477
44.0	-36.10	0.0002	28.71	20.65	0.916110	0.091611	1091
46.0	-24.90	0.0032	27.73	19.26	1.005862	0.100586	994
48.0	-21.40	0.0072	26.84	17.96	1.056595	0.105660	946
50.0	-21.90	0.0065	26.04	16.74	1.114900	0.111490	896
52.0	-25.70	0.0027	25.31	15.58	1.171548	0.117155	853
54.0	-34.40	0.0004	24.65	14.49	1.226259	0.122626	815
56.0	-40.00	0.0001	24.06	13.45	0.809405	0.080941	1235
58.0	-40.00	0.0001	23.52	12.46	0.251439	0.025144	3977
60.0	-40.00	0.0001	23.03	11.52	0.070622	0.007062	14159
62.0	-37.70	0.0002	22.59	10.61	0.075246	0.007525	13289
64.0	-35.00	0.0003	22.19	9.73	0.077212	0.007721	12951
66.0	-34.80	0.0003	21.83	8.88	0.078995	0.007899	12659
68.0	-37.30	0.0002	21.51	8.06	0.080689	0.008069	12393
70.0	-40.00	0.0001	21.23	7.26	0.082085	0.008209	12182
72.0	-40.00	0.0001	20.97	6.48	0.074608	0.007461	13403
74.0	-37.10	0.0002	20.75	5.72	0.086011	0.008601	11626
76.0	-35.30	0.0003	20.56	4.97	0.086919	0.008692	11505
78.0	-35.50	0.0003	20.39	4.24	0.087614	0.008761	11413
80.0	-35.40	0.0003	20.25	3.52	0.089453	0.008945	11179
82.0	-35.90	0.0003	20.14	2.80	0.089725	0.008973	11145
84.0	-36.4	0.0002	20.06	2.1	0.08596	0.008596	11633
86.0	-37.8	0.0002	19.99	1.39	0.074073	0.007407	13500
88.0	-38.2	0.0002	19.96	0.7	0.061666	0.006167	16216
90.0	-38.2	0.0002	19.95	0	0.044556	0.004456	22443

**DAVID
A.
KUNKEL & ASSOCIATES, INC.**
REAL ESTATE APPRAISERS AND CONSULTANTS

1440 Maple Avenue, Suite 4B
Lisle, Illinois 60532

Phone: (630) 729-1000 / Fax: (630) 929-9785
E-Mail: mainoffice@kunkelassociates.com

October 15, 2007

Mr. Mark Layne
T-Mobile
8550 W. Bryn Mawr Ave., Suite 100
Chicago, Illinois 60631

Re: Proposed Communications Equipment Site #CH65-325A
Hummer Park; 4833 S. Fairview Avenue, Downers Grove, Illinois
(File #7092507)

Dear Mr. Layne:

Pursuant to your request, I have completed an inspection and review of the above captioned location, relative to the potential impact, if any, on the Market Value of surrounding properties by the installation of communications equipment on the site.

The proposed equipment is to consist of a 75-foot flagpole communications facility, situated on the north side of the existing brick building located at the above location. Along with this, a pad site ("the site") measuring 19.0 x 9.5 feet will be located on the east side of the building, north of an existing asphalt area that also exists at this location. As noted above the communications facility will be designed to have the appearance of a flagpole, with the plans including a 10'x 19' American flag. The immediate area is dominated by the park and its supporting facilities, including the main building, public park areas to the south and north, and asphalt paved parking.

The immediate surrounding area consists primarily of detached single family home properties, with some commercial uses 1 to 2 blocks south in the vicinity of Maple, Fairview and Burlington Avenues. The majority of homes in the immediate vicinity are situated on 1/4 to 1/3 acre lots. Streets in the immediate area are primarily 2-lane, secondary streets, with Fairview Avenue serving as a primary arterial street through the neighborhood.

Research of the Multiple Listing Service of Northern Illinois (MLSNI) indicates a relatively active market for homes in the immediate area over the past year. In a geographic area having a 1/2 mile radius around the subject site there have been 60 closed transactions of detached single family homes over the past year, with prices ranging from \$185,000 to \$1,075,000, and averaging nearly \$450,000. There are 3 additional properties that are currently pending sale, with asking prices of \$209,000, \$274,900 and \$699,000. There are 55 homes currently on the market

Mr. Mark Layne
T-Mobile
Page Two
October 15, 2007

with an average asking price of \$555,000. Attached housing is much less prevalent in the immediate area, with only 10 closed transactions over this same time period. These prices ranged from \$98,000 to \$260,500, averaging \$137,350. Currently, there are 9 active listings of this property type, with an average list price of nearly \$175,000. Observation from the street reveals overall maintenance levels appearing to be average to good.

As noted above, the proposed equipment consists of a 75-foot flagpole communications facility, situated on the north side of the existing brick building located at the above location. Along with this, a pad site ("the site") measuring 19.0 x 9.5 feet will be located on the east side of the building, north of an existing asphalt area that also exists at this location. The equipment shelter typically associated with this type of facility will be located on the ground level, adjacent to the building on the pad site. The site will be fenced with a 6-foot pressure treated wood fence.

As you are aware, I have extensive experience in evaluating the effect on surrounding properties of communications monopole/equipment sites of this type, summarized as follows:

For your general information, I am the owner and president of the real estate appraisal/consulting firm shown on the above letterhead. I have been directly involved in the valuation and analysis of real estate of all types since 1981. I hold the MAI designation from the Appraisal Institute, am licensed with the State of Illinois as a Certified General Appraiser, and additionally am a licensed real estate broker in Illinois, holding the commercial brokerage designation of CCIM. A more detailed summary of my educational and professional background, as well as my experience in the real estate valuation/consultation field, is attached.

Specifically with regard to the type of situation you have called upon me to address, my firm has been involved in a number of consultation assignments specific to this issue over the past 10 to 12 years. All of these assignments have been in the Chicago metropolitan area, including the communities of Aurora, Barrington, Barrington Hills, Buffalo Grove, Chicago, Glencoe, Homewood, Lincolnshire, Kenilworth, Maple Park, Midlothian, North Barrington, Oak Forest, Streamwood, Vernon Hills, Westmont, Willow Springs and Winnetka. These locations have involved a variety of neighborhood types, including residential, commercial, industrial, and farmland. The work we have performed in each case has varied, ranging from providing written studies on specific sites, to giving presentations at Village hearings and/or testifying in court for litigation matters relating to this property type.

In the process of completing these assignments, the request specifically made of us in each case has been to determine what effect, if any, a communications equipment site may have on the value of surrounding and/or nearby properties. Of significant importance to these consultation assignments is the following: We are not paid, nor do we accept assignments in which a specific position on this issue is advocated. Our sole impetus is to be entirely objective, providing sound

Mr. Mark Layne
T-Mobile
Page Three
October 15, 2007

reasoning for our conclusions, and based upon the actions and reactions of the buying and selling real estate market.

In each of these situations our basic plan of analysis has been twofold. First, we have researched property sales, including all details of the transactions and the physical characteristics of the properties involved, in order to ascertain if any difference in actual sale prices could be detected due to location near or in view of a communications equipment site. The basic premise of this analysis type is founded in the principles of real estate valuation commonly accepted and utilized by all courts of law, governmental bodies, and major banks. This premise is that of the direct comparison of physical and locational characteristics of properties that have sold, resulting in a determination of the market reaction, if any, to various factors relative to those properties, and expressed in dollars.

The second aspect of our analysis plan has been to interview and consult with other real estate professionals, specifically those directly involved in the marketing and sale of properties, to discover their opinions of this same issue, relative to their daily professional lives in dealing directly with buyers and sellers of real estate.

As we have completed these assignments, we have determined essentially three categories of potential impact and concern exist. These categories are as follows:

- 1) *Environmental* - The potential for pollution of the air, surface, and/or sub-surface.
- 2) *Health* - The potential impact on nearby inhabitants and/or property users.
- 3) *View* - The potential impact on nearby inhabitants and/or property users.

In the process of completing the aforementioned consultation assignments, we have completed the above two step analysis plan on 40 to 50 locations involving wireless communications facilities; several of which we have analyzed during separate time periods. As mentioned above, these locations involved a variety of property types (residential, commercial, etc.), however approximately 35 to 40 of these were residential in character. Although every situation has the potential for unique variables, our experiences with those locations analyzed have repeatedly resulted in the following 5 points of finding:

- 1) To our knowledge there is no evidence to suggest that any environmental or health issues arise as a result of communications equipment sites.
- 2) To our knowledge there is no supported perception, within the general buying and selling real estate populace, suggesting any environmental or health issues arise as a result of communications equipment sites.
- 3) We have found no ascertainable difference in property values as a result of this specific locational characteristic.

Mr. Mark Layne
T-Mobile
Page Four
October 15, 2007

- 4) Other real estate professionals have repeatedly reiterated there is a lack of market evidence supporting an ascertainable difference in property values as a result of this specific locational characteristic.
- 5) Changes in market values, specifically appreciation, are not restrained as a result of this specific locational characteristic.

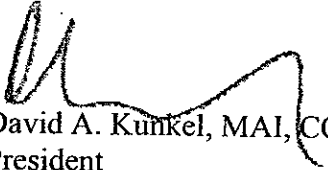
It is important to note that any situation of this type must be evaluated on its own merits, and within the context of the specific site and its environs. The location in question is in an area of primarily residential property uses, dominated by the park facility in which it will be located. As with most developed areas, the immediate location includes multiple protrusions into the sky, including existing light poles around the park's parking area, telephone poles, power lines, etc. The proposed equipment shelter will be at the side of an existing building, in an area already used for utility forms of ingress/egress from this area and away from leisure/recreational areas of the park. The proposed pole itself will be designed to have the appearance of a flagpole; a common improvement in public park areas. This results in communications equipment that will be marginally noticeable to the eye by passing vehicles or pedestrians in relationship to the existing landscape, and results in a site location that is superior to many others in the area for this type of use.

It is therefore my opinion, based on review of the proposed plans, inspection of the site, as well as our experience with this factor in other locations, that the proposed communications equipment will not have any negative impact on the use, enjoyment, or value of surrounding properties. Additionally, it is my opinion that no substantial or undue adverse effect upon adjacent property, the character of the area, or other matters affecting the public health, safety, and general welfare will occur.

If I can be of further service please contact me.

Sincerely,

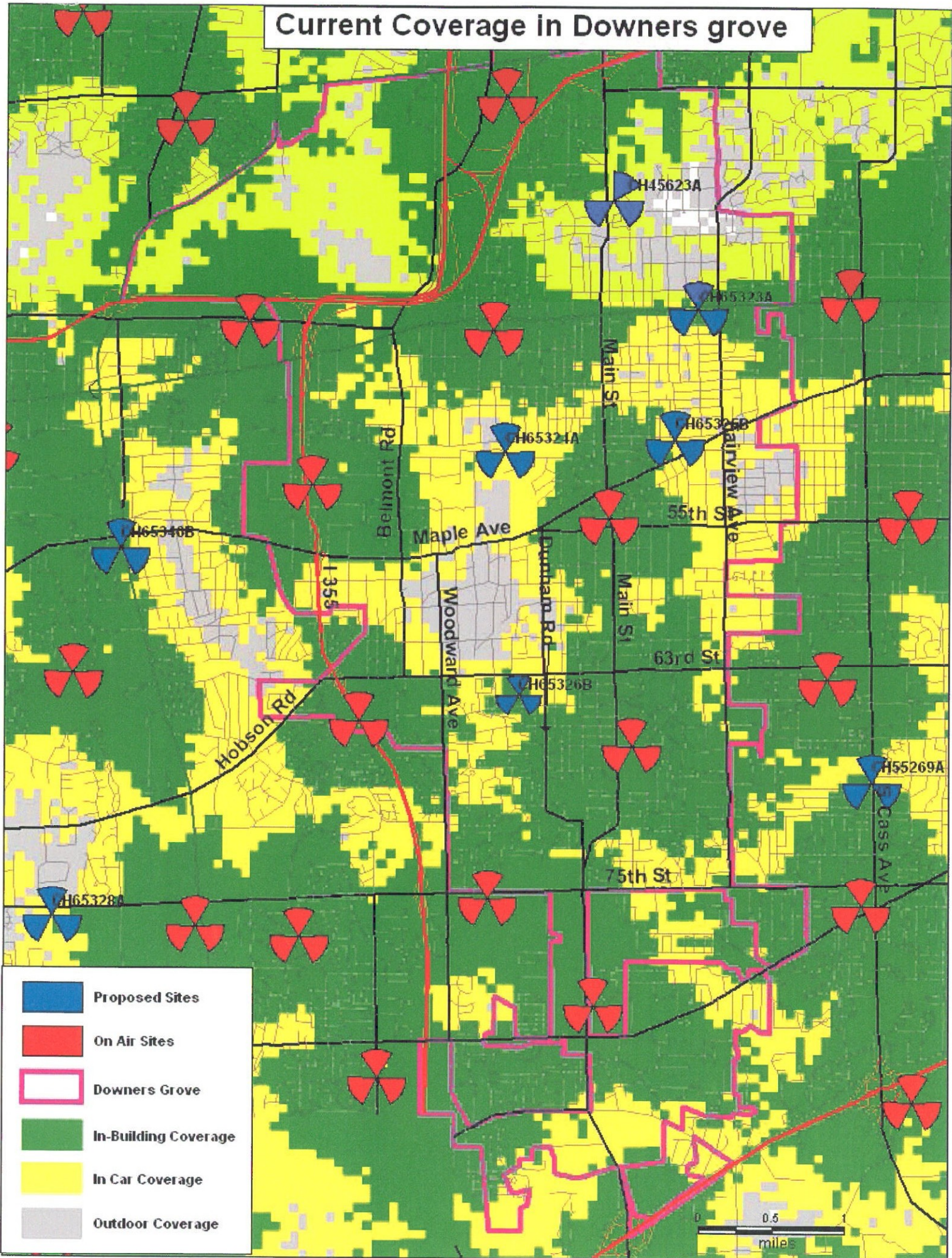
DAVID A. KUNKEL & ASSOCIATES, INC.


David A. Kunkel, MAI, CCIM
President

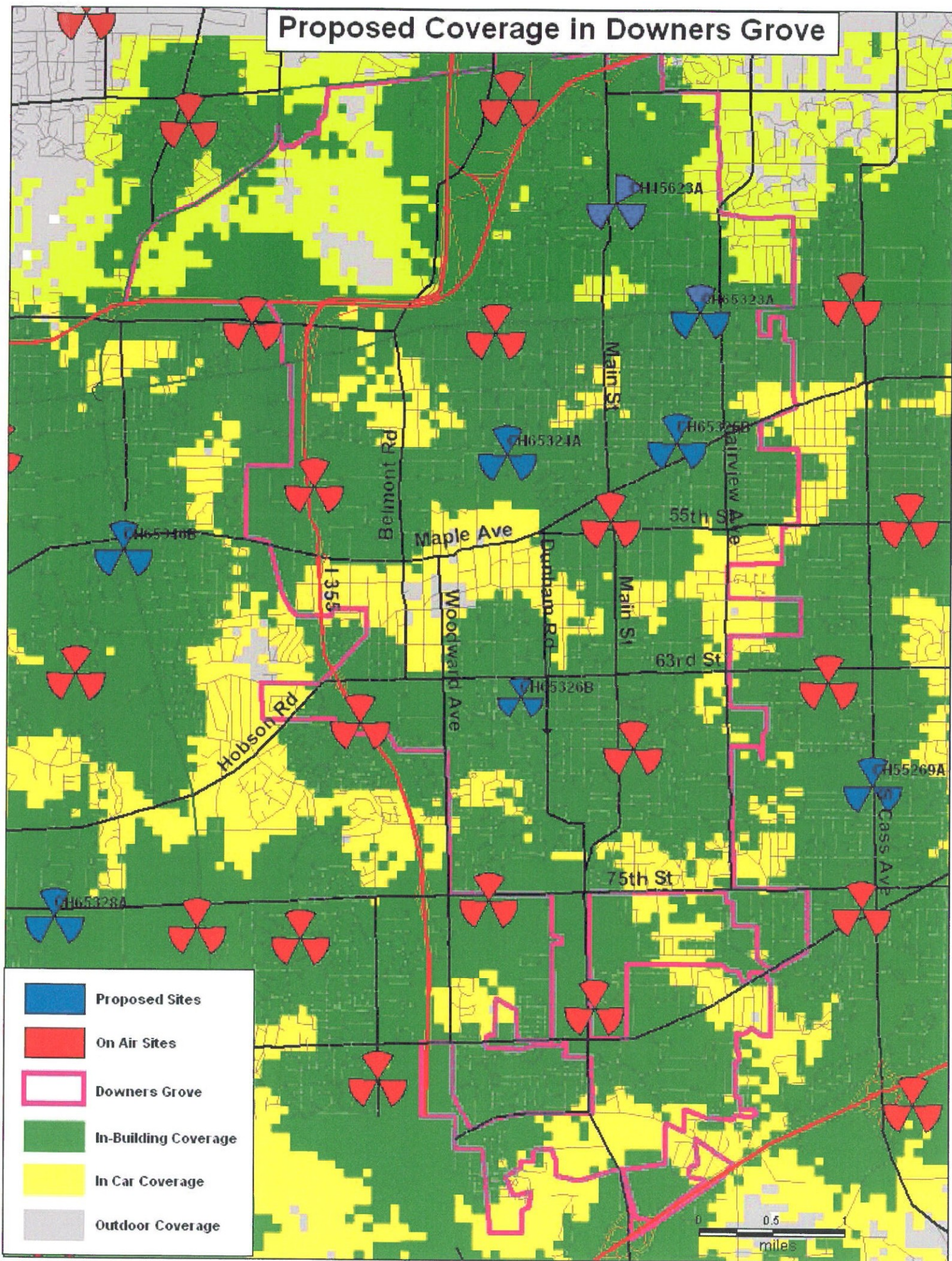
Attachment

DAVID A. KUNKEL & ASSOCIATES, INC.

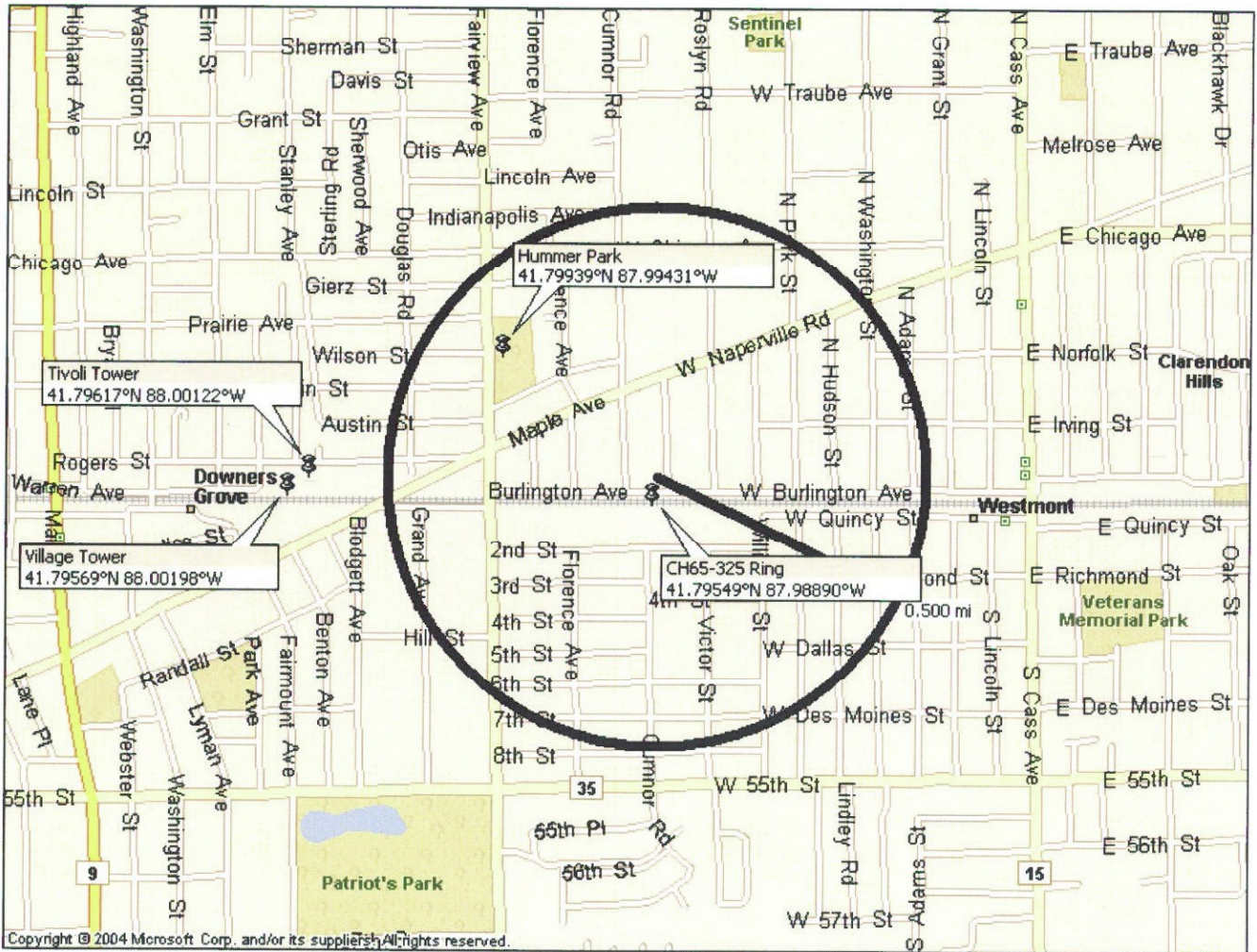
Current Coverage in Downers Grove



Proposed Coverage in Downers Grove



LOCATION MAP



Proposed Commuincation Site

Hummer Park

4833 S. Fairview Ave.

Downers Grove, IL 60515

BEFORE



LOOKING SOUTH

·T... Mobile ·

CH65-325A

AFTER



T-Mobile

8850 West Bryn Mawr Ave.
 Suite 200, Chicago, IL 60631
 Tel: (773) 444-8850
 Fax: (773) 444-8851

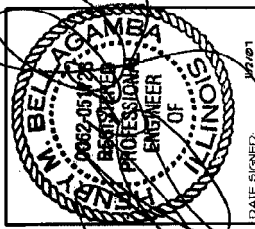
THE PROJECT OF T-MOBILE
 IS BEING PREPARED BY FULLERTON
 ENGINEERING CONSULTANTS
 UNDER THE CLOSE PERSONAL SUPERVISION
 AND DIRECTORIAL AUTHORITY OF
 THE PROFESSIONAL ENGINEER
 WHOSE NAME APPEARS ON THIS
 PLAN.

Fullerton
 Engineering Consultants

9100 W. Higgins Rd, Suite 2020
 Rosemont, Illinois 60015
 Tel: 847-251-0200
 Fax: 847-251-0105

PREPARED BY: AS
 CHECKED BY: AS
 APPROVED BY: PHB

DATE	REVISIONS
1/24/07	50% REVIEW
1/24/07	PERMIT/CONSTRUCTION



DATE SIGNED: 06/20/07

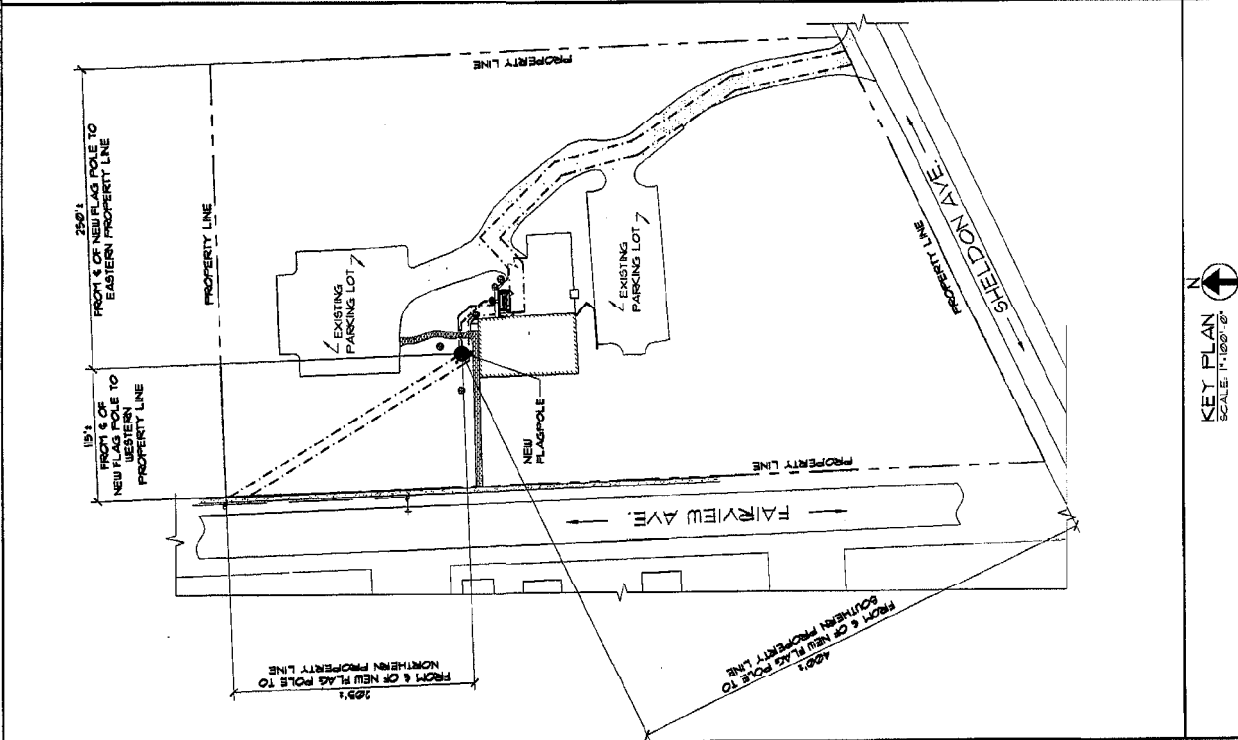
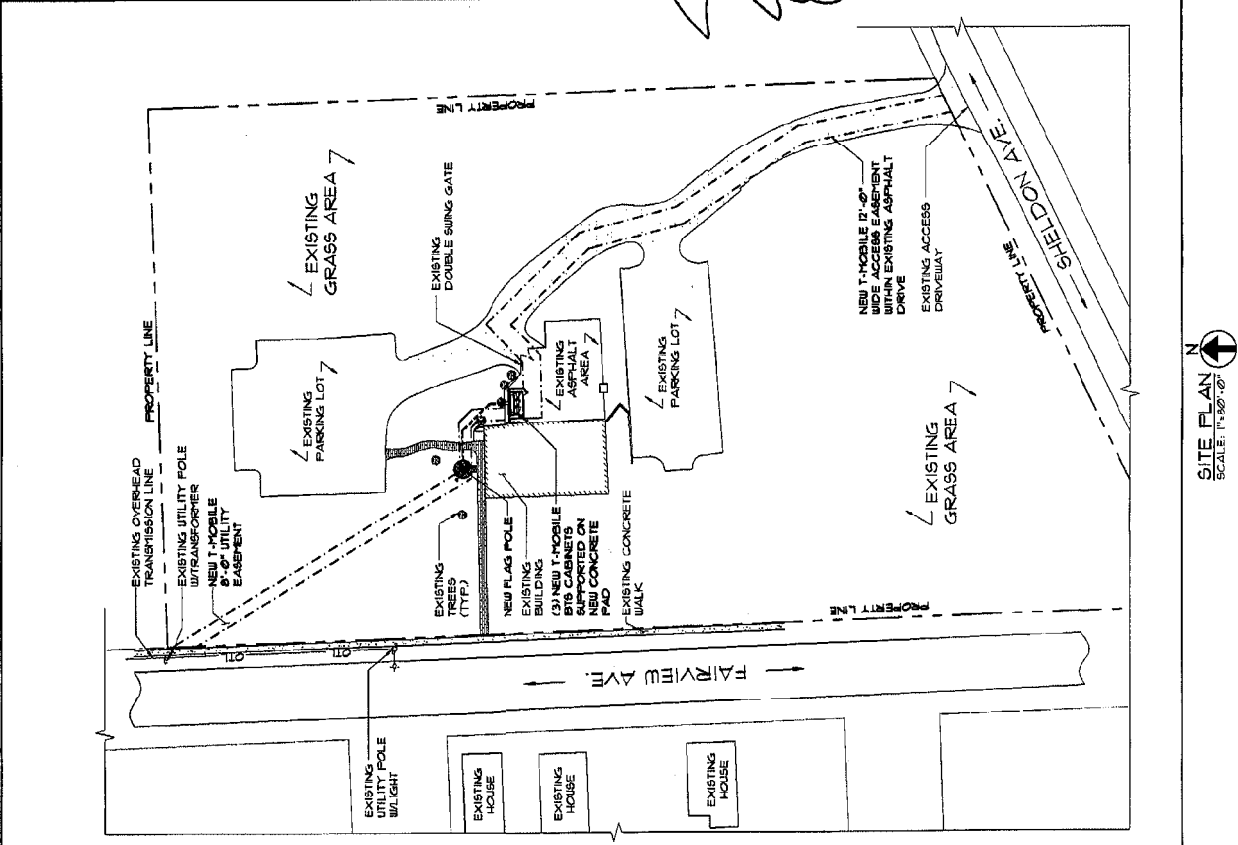
SITE NAME
HUNTER PARK

SITE NUMBER
CH65-325A

SITE ADDRESS
 4839 S. FAIRVIEW
 DOWNERS GROVE, IL 60515

SHEET TITLE
SITE PLAN

SHEET NUMBER
C-1



KEY PLAN
 SCALE: 1"=100'-0"

KEY PLAN
 SCALE: 1"=100'-0"

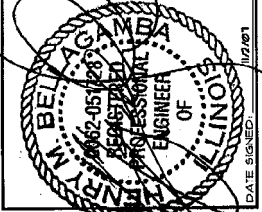
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Fullerton
 Engineering Consultants
 9100 W. Higgins Rd, Suite 800
 Rosemont, IL 60018
 TEL: 847-293-8000
 FAX: 847-293-8065

PREPARED BY: AS
 CHECKED BY: AS
 APPROVED BY: HIB

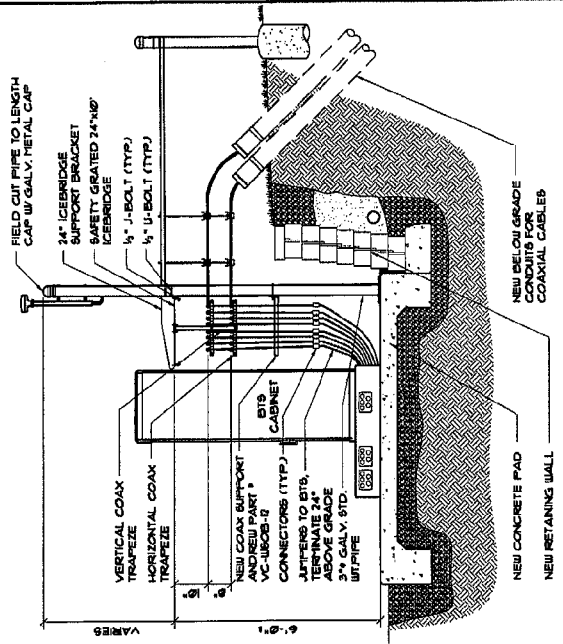
DATE	REVISIONS
7/24/07	50% REVIEW
8/16/07	PERMITS/CONSTRUCTION



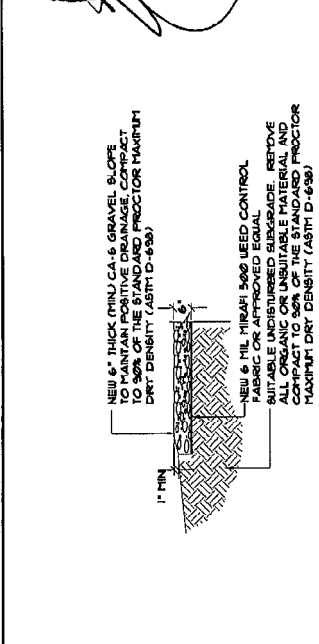
SITE NAME: HUPPER PARK
 SITE NUMBER: CH65-325A
 SITE ADDRESS: 4833 S. FAIRVIEW, DOWNERS GROVE, IL 60295

SHEET TITLE: ENLARGED SITE PLAN & DETAILS

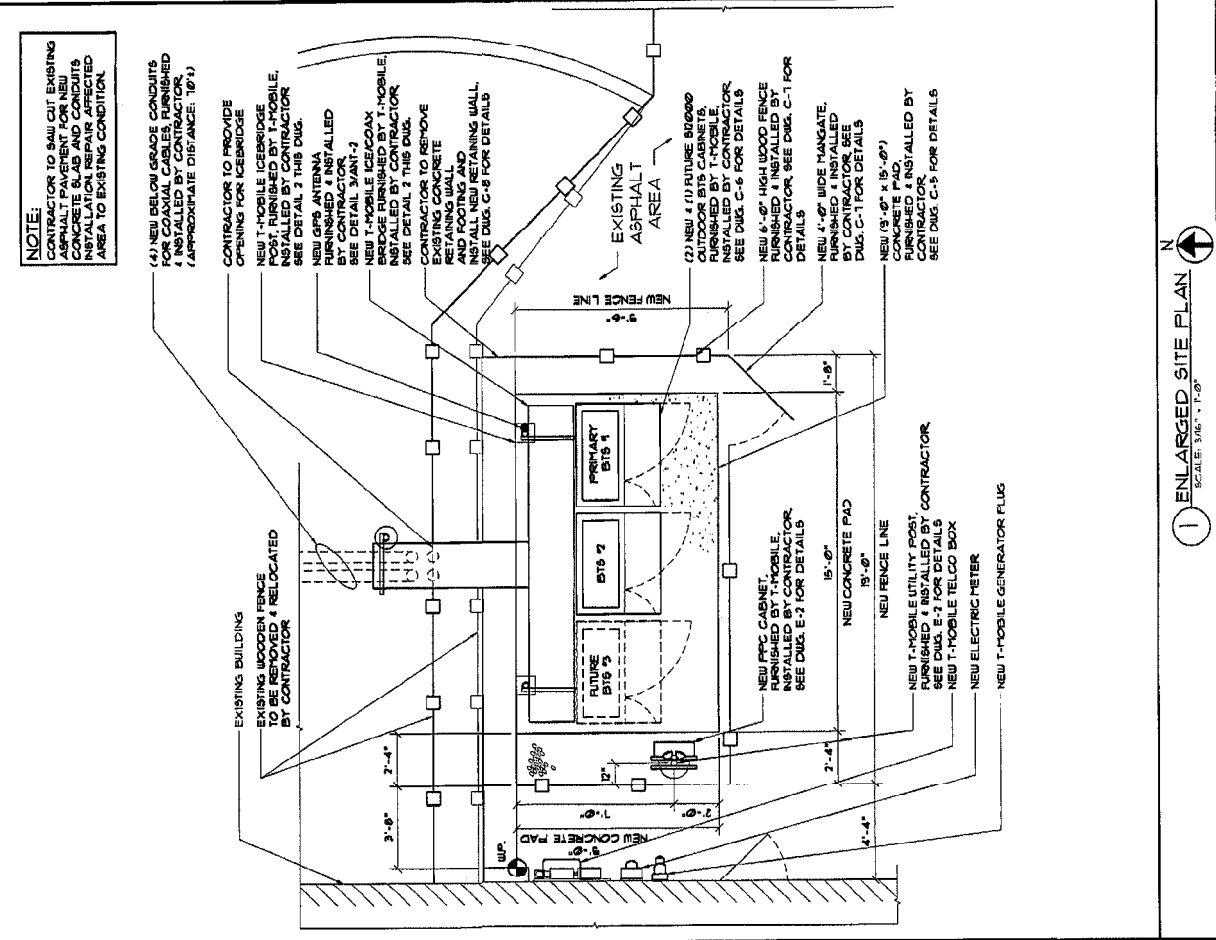
SHEET NUMBER: C-2



2 COAX BRIDGE @ BTS



NOTE:
 USED CONTROL FABRIC SHALL BE USED UNDER ENTIRE FABRIC PER PERMITS. CONTRACTOR SHALL INSTALL FABRIC PER PERMITS RECOMMENDATIONS.



NOTE:
 CONTRACTOR TO SAW CUT EXISTING ASPHALT PAVEMENT FOR NEW UTILITY INSTALLATION REPAIR AFFECTED AREA TO EXISTING CONDITION.

(4) NEW BELOW GRADE CONDUITS FOR COAXIAL CABLES, FURNISHED & INSTALLED BY CONTRACTOR (APPROPRIATE DISTANCE: 10'-1).
 CONTRACTOR TO PROVIDE OPENING FOR ICEBERGE NEW T-MOBILE ICEBERGE POST, FURNISHED BY T-MOBILE, INSTALLED BY CONTRACTOR. SEE DETAIL 2 THIS DWG.
 NEW GPS ANTENNA FURNISHED & INSTALLED BY CONTRACTOR. SEE DETAIL 3/ANT-1
 NEW T-MOBILE ICE COAX SUPPORT BRACKET, FURNISHED & INSTALLED BY CONTRACTOR. SEE DETAIL 2 THIS DWG.
 CONTRACTOR TO REMOVE EXISTING CONCRETE RETAINING WALL AND INSTALL NEW RETAINING WALL. SEE DWGS. C-8 FOR DETAILS.

(2) NEW 4\"/>

NEW 4\"/>

1 ENLARGED SITE PLAN
 SCALE: 3/8\"/>

3 YARD DETAIL
 N.T.S.

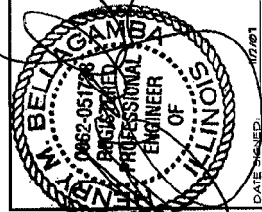
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Fullerton
 Engineering Consultants
 1900 W. Higgins Rd, Suite 800
 Rosemont, Illinois 60018
 Tel: 847-291-0700
 Fax: 847-291-0705

PREPARED BY: AS
 CHECKED BY: AS
 APPROVED BY: HMB

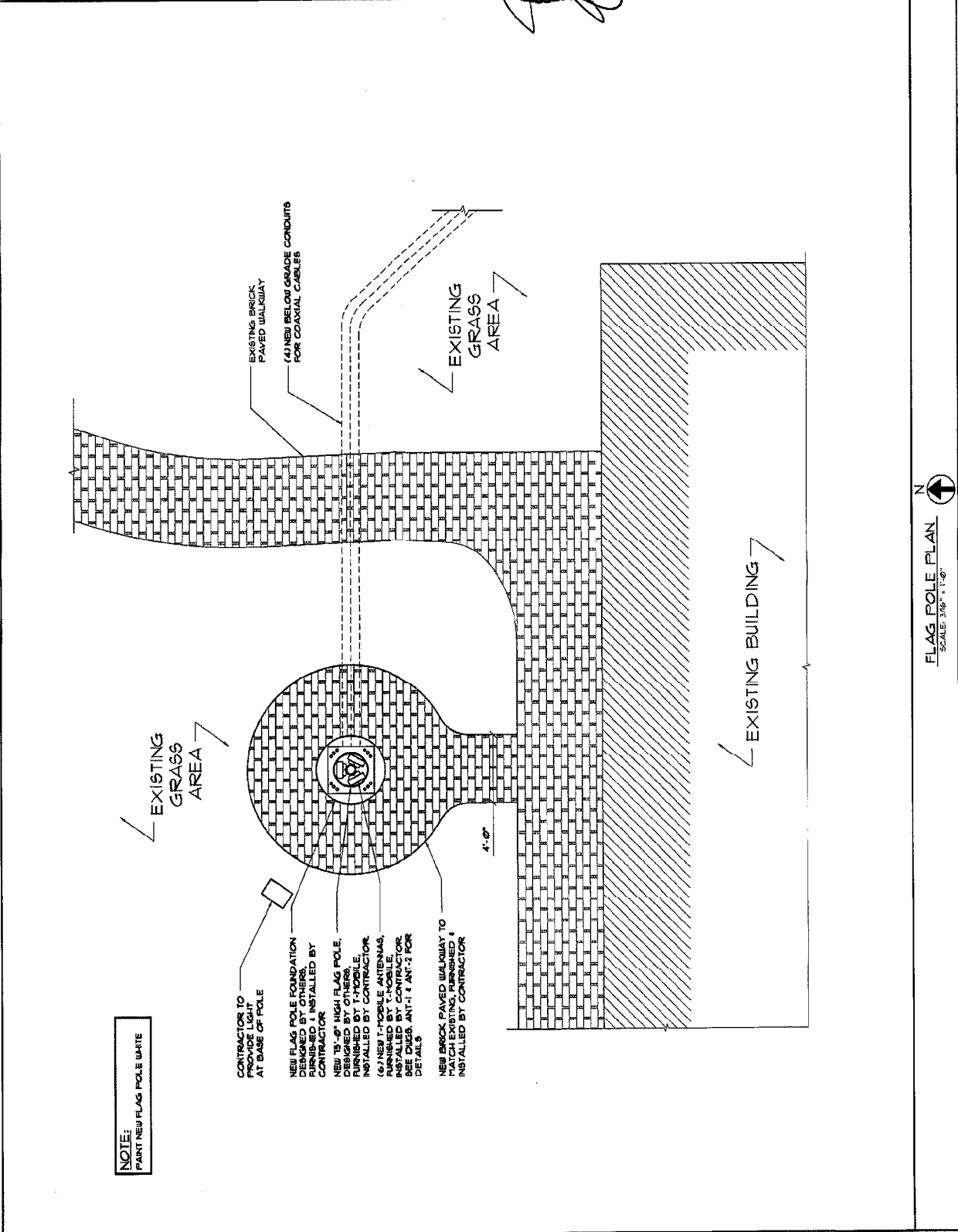
DATE	REVISIONS
7/24/07	50% REVIEW
8/10/07	PERMIT/CONSTRUCTION



DATE ISSUED: 1/7/07
 SITE NAME: HUNTER PARK
 SITE NUMBER: CH65-325A
 SITE ADDRESS: 4933 S. FAIRVIEW, DOWNERS GROVE, IL 60555

SHEET TITLE: FLAG POLE PLAN

SHEET NUMBER: C-3



NOTE:
 PAINT NEW FLAG POLE WHITE

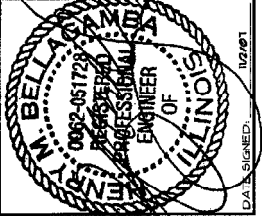
FLAG POLE PLAN
 SCALE: 3/16" = 1'-0"

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 Chicago, IL 60631
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 Fax: (773) 444-5521
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 Engineering Consultants
 1100 W. Higgins Rd, Suite 800
 Rosemont, Illinois 60018
 Tel: 641-731-0200
 Fax: 641-731-0205

PREPARED BY: AG
 CHECKED BY: AG
 APPROVED BY: HMB

DATE	REVISIONS
1/24/07	50% REVIEW
8/10/07	PERMIT/CONSTRUCTION



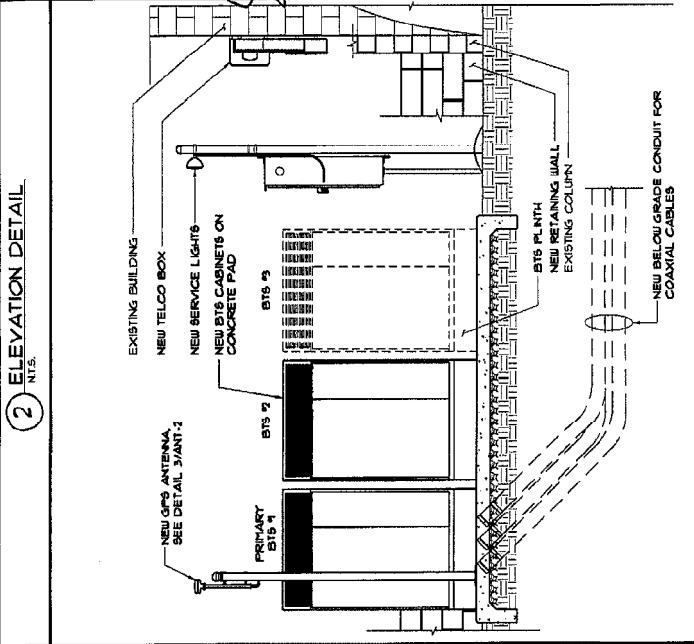
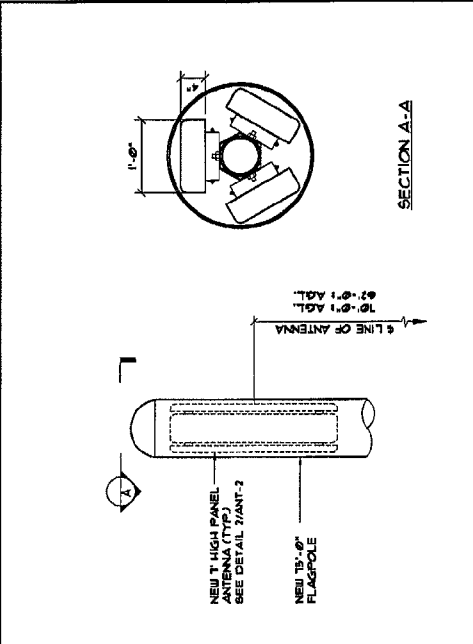
SITE NAME
HUNTER PARK

SITE NUMBER
CH65-325A

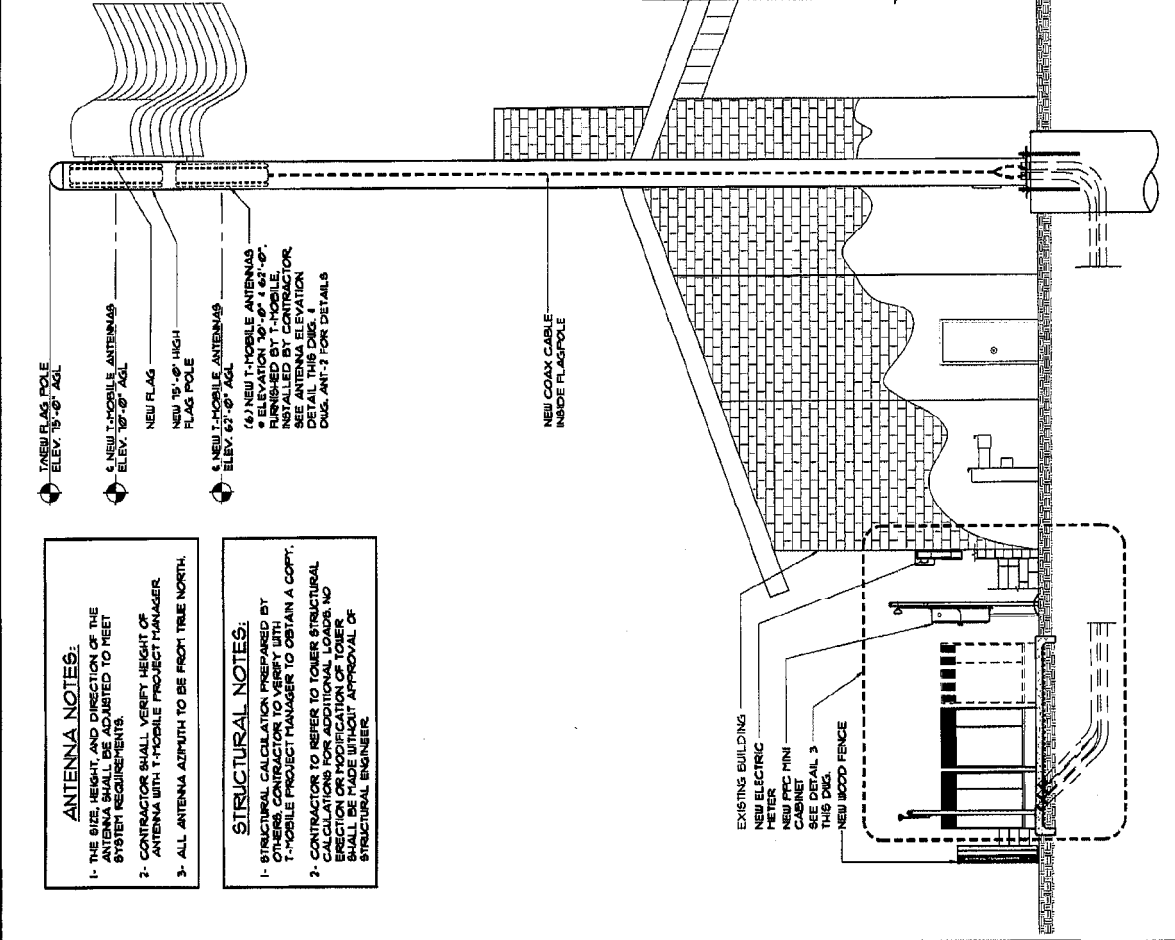
SITE ADDRESS
**4833 S. FAIRVIEW
 DOWNERS GROVE, IL 60955**

SHEET TITLE
SITE ELEVATIONS

SHEET NUMBER
ANT-1



③ TYPICAL ENLARGED ELEVATION
 N.T.S.



ANTENNA NOTES:

- 1- THE SIZE, HEIGHT, AND DIRECTION OF THE ANTENNA SHALL BE ADJUSTED TO MEET SYSTEM REQUIREMENTS.
- 2- CONTRACTOR SHALL VERIFY HEIGHT OF ANTENNA WITH T-MOBILE PROJECT MANAGER.
- 3- ALL ANTENNA AZIMUTH TO BE FROM TRUE NORTH.

STRUCTURAL NOTES:

- 1- STRUCTURAL CALCULATION PREPARED BY T-MOBILE PROJECT MANAGER TO OBTAIN A COPY.
- 2- CONTRACTOR TO REFER TO TOWER STRUCTURAL CALCULATIONS FOR ADDITIONAL LOADS. NO CHANGES SHALL BE MADE WITHOUT APPROVAL OF STRUCTURAL ENGINEER.

T-Mobile
 9550 West Bryn Mawr Ave.
 Suite 100, Chicago, IL 60631
 Phone: (773) 444-5551
 Fax: (773) 444-5551

THE COMPANY AND INDIVIDUALS HEREIN
 ARE NOT PROVIDING ANY GUARANTEE
 OF THE ACCURACY OR COMPLETION OF
 THE DESIGN OR CONSTRUCTION OF
 THE PROJECT. THE USER ASSUMES ALL
 LIABILITY FOR THE PROJECT.

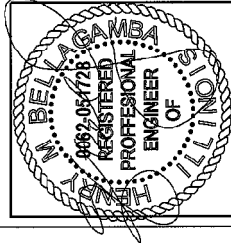
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 9100 W. Higgins Rd, Suite 200
 Rosemont, Illinois 60018
 Tel: 847-251-0200
 Fax: 847-251-0205

PREPARED BY: AG

CHECKED BY: AS

APPROVED BY: HMB

DATE	REVISIONS
8/10/07	50% REVIEW
8/10/07	PERMIT/CONSTRUCTION
1/1/08	REVISION



DATE SIGNED: 1/1/08

SITE NAME
HUMER PARK

SITE NUMBER
CH65-325A

SITE ADDRESS
 4833 S. FAIRMIEU
 DOWNERS GROVE, IL 60291B

SHEET TITLE
**LANDSCAPING
 PLAN 4
 DETAIL**

SHEET NUMBER
L-1

LANDSCAPING SCHEDULE

QUANTITY	COMMON NAME	BOTANICAL NAME	TRUNK CALIPER	PLANTING SIZE
3	MISSION ARBORVITAE	THUJA OCCIDENTALIS	3-1/2" MIN.	5'-0"

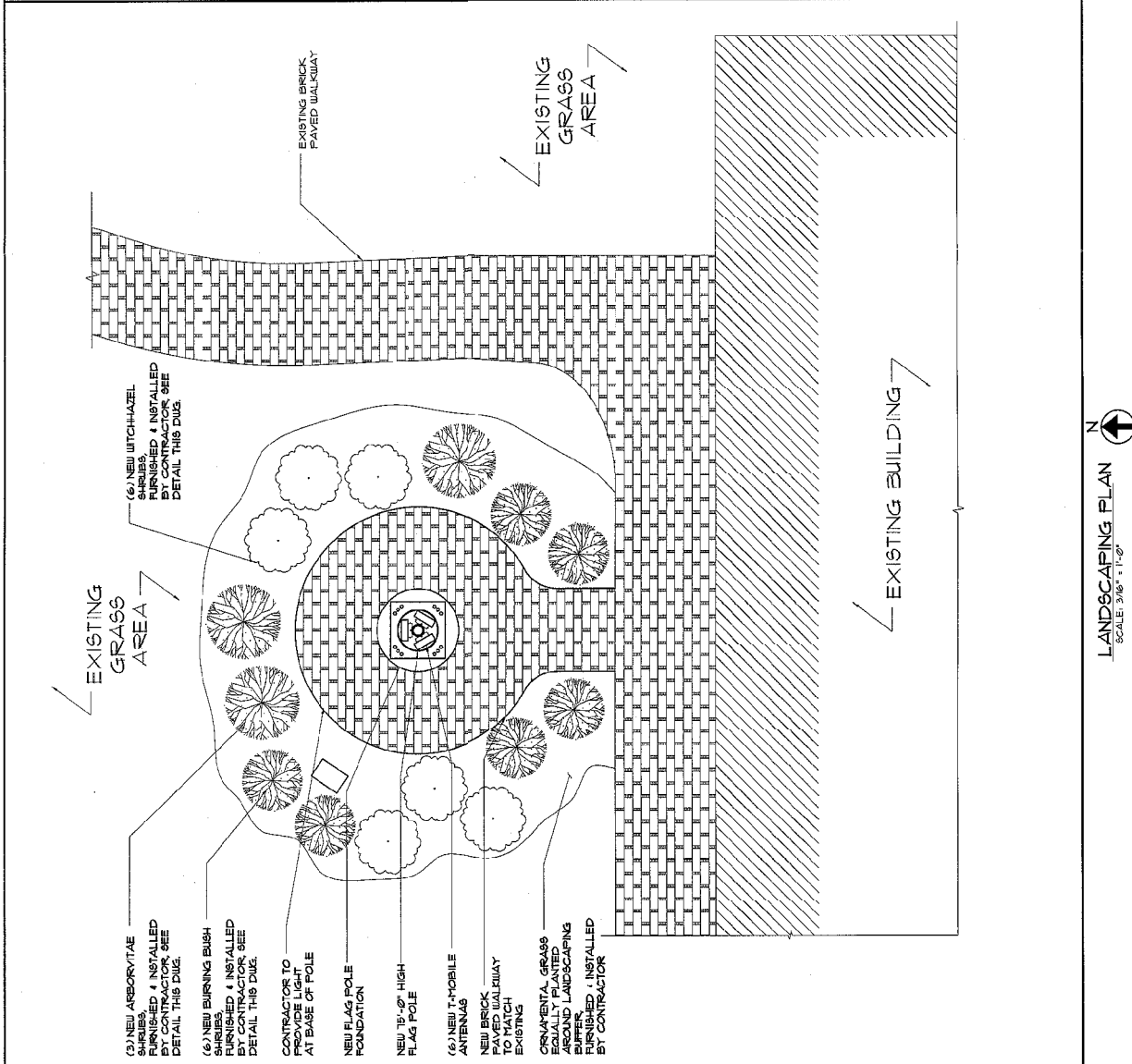
PLANTING METHOD	DESIGN SIZE	USAGE
B I B	8'-0" x 1'-0"	-

QUANTITY	COMMON NAME	BOTANICAL NAME	TRUNK CALIPER	PLANTING SIZE
6	BURNING BUSH	EUCHYDUS ALATA 'COMPACTUS'	2-1/2" MIN.	4'-0"

PLANTING METHOD	DESIGN SIZE	USAGE
B I B	4'-0" x 6'-0"	-

QUANTITY	COMMON NAME	BOTANICAL NAME	TRUNK CALIPER	PLANTING SIZE
6	AMERICAN WITCH HAZEL	LANAHELIUS VIRGINIANA	2-1/2" MIN.	5'-0"

PLANTING METHOD	DESIGN SIZE	USAGE
B I B	4'-0" x 10'-0"	-



LANDSCAPING PLAN
 SCALE: 3/16" = 1'-0"

RESIDENT
SUBMITTALS

Latinovic, Damir

From: OBrien, Jeff
Sent: Friday, February 29, 2008 9:59 AM
To: Latinovic, Damir; Popovich, Stanley
Cc: Dabareiner, Tom
Subject: Cell Towers

Dave Schultz at 5509 Washington called me this morning to express concern regarding the cell tower proposals. He would like us to pass his concern along to the Plan Commission as he will be out of town.

He is concerned the towers are an abuse of public property and an inappropriate use of land that should be preserved for open space and nature. The towers could create a health and safety hazard. The towers could also potentially lead to more bird deaths in the parks. He does not want the towers approved or considered.

Jeff O'Brien, AICP
Senior Planner
Village of Downers Grove, IL
630-434-5520

Latinovic, Damir

From: OBrien, Jeff
Sent: Tuesday, February 19, 2008 3:13 PM
To: Latinovic, Damir
Subject: FW: Gilbert Avenue Survey Work

Here is another objection to the Gilbert Park tower. The survey work is part of a Village stormwater project, not related to the tower.

Jeff

Jeff O'Brien, AICP
Senior Planner
Village of Downers Grove

-----Original Message-----

From: Dabareiner, Tom
Sent: Monday, February 18, 2008 12:14 PM
To: OBrien, Jeff
Subject: FW: Gilbert Avenue Survey Work

Please attach the letter that goes out and describe the issue related to notification that was encountered and how we delayed consideration until the correct notice went out. Return it to me.

Any idea about the surveyors?

-----Original Message-----

From: Ronald L. Sandack [mailto:ronald@gaido-fintzen.com]
Sent: Monday, February 18, 2008 12:11 PM
To: Pavlicek, Cara; Kozlowski, Douglas
Cc: Dabareiner, Tom; Petrarca, Enza
Subject: FW: Gilbert Avenue Survey Work

Can someone advise me why surveyors appeared to be on Mr. Brown's property? Please provide me with all relevant facts about such activity.

Second, I have heard from several residents about the Park District seeking to place cell antennas on certain apparatus at Hummer and Gilbert Parks. The notices have been slightly criticized but I have not seen them to have any opinion. Can someone send me an example of the notice?

Last, given recent Park District communications I am hopeful that meaningful Staff to Staff interactions have occurred at appropriate levels.

Ronald L. Sandack

GAIDO & FINTZEN
30 North LaSalle Street
Suite 3010
Chicago, Illinois 60602 <<http://maps.yahoo.com/py/maps.py?Pyt=Tmap&addr=30+North+LaSalle+Street&csz=Chicago%2C+Illinois+60602&country=us>>

rsandack@gaido-fintzen.com <<mailto:rsandack@gaido-fintzen.com>>

tel:
fax:
mobile:

312/346-7855 <http://www.plaxo.com/click_to_call?src=jj_signature&To=312%2F346-7855&Email=ronald@gaido-fintzen.com>
312/346-8317
312/371-2516 <http://www.plaxo.com/click_to_call?src=jj_signature&To=312%2F371-2516&Email=ronald@gaido-fintzen.com>

Add me to your address book... <https://www.plaxo.com/add_me?u=30065515901&v0=1485588&k0=1804414454>

Want a signature like this? <<http://www.plaxo.com/signature>>

From: DCB45@aol.com [mailto:DCB45@aol.com]
Sent: Monday, February 18, 2008 11:23 AM
To: rsandack@downers.us; mschnell@downers.us; mtully@downers.us; wwaldack@downers.us; sdurkin@downers.us; gneustadt@downers.us; bbeckman@downers.us
Subject: Gilbert Avenue Survey Work

Mayor Sandack and Commissioners Tully, Schnell, Waldack, Durkin, Neustadt and Beckman,

I've been quietly seething for the last two weeks and feel that it is time for me to relieve some of this pent up frustration. For several days, surveyors working for the village have been in and around my back yard, sighting everything on the property, including the shrubbery. That I knew why they were there was only the result of the diligence of one of my neighbors. I was never contacted by any agency of the village to explain the intrusion. Never asked for permission. In fact, never considered at all.

I feel quite strongly that my yard is exactly that—My Yard. I expect it to be treated as private property, and for people wishing to enter it to ask permission. Do not blame the surveyors - they were very polite when confronted and they are the bottom rung of the ladder of responsibility. This extremely mismanaged circumstance rests firmly with the village, and therefore with you.

The imperiousness with which the village approaches residential issues appears to be endemic and cultural, and I am sick and tired of it. Sick, because I love my home. Tired, because it just keeps getting worse.

Another example of this attitude came in an extremely cryptic letter we received from the Planning Commission regarding a zoning change. After considerable effort, I finally figured out that the park district wants this change so that it can install a private party microwave tower in Gilbert Park. Really, does this make any sense to you? I can't imagine that ANYONE would have dreamed of doing this, much less those responsible for maintaining the parks. To even propose this exposes such a gaping flaw in the character of the Park Board that the commissioners should all be relieved of their positions as quickly as possible to protect the parks and the community from any further injury.

Please don't tell me this is a Park District issue and therefore out of your hands. If that were true, the zoning change wouldn't be needed. And for that matter, it seems to me that to the extent their activities spill out into the neighborhoods, it becomes your business. The lighting detection system located only hundreds of feet from my property is a case in point.

On the former issue, I think an apology is in order to all of us whose property has been trespassed, as well as a complete explanation of the project considered and how it will

effect the properties involved. And then perhaps how about trying to work with those of us whose property is involved to find out what can be done to minimize effect of the project on OUR plans. Plans which must now be put on hold indefinitely.

On the latter, you can start by not granting the zoning change. And then in the name of good sense, start to appreciate the fact the mature and enlightened villages work to enhance, not destroy, the beauty of their neighborhoods.

Regards,
Dave Brown
1508 Gilbert Avenue

Ideas to please picky eaters. Watch video on AOL Living.
(<http://living.aol.com/video/how-to-please-your-picky-eater/rachel-campos-duffy/2050827?NCID=aolcmp00300000002598>)

Popovich, Stanley

From: OBrien, Jeff
Sent: Monday, March 03, 2008 11:59 AM
To: Popovich, Stanley
Subject: FW: Cell phone towers and sheds

For the dais tonight...

Jeff O'Brien, AICP
Senior Planner
Village of Downers Grove

-----Original Message-----

From: Dabareiner, Tom
Sent: Monday, March 03, 2008 11:33 AM
To: OBrien, Jeff
Subject: FW: Cell phone towers and sheds

-----Original Message-----

From: McLauer5@aol.com [mailto:McLauer5@aol.com]
Sent: Monday, March 03, 2008 11:15 AM
To: Dabareiner, Tom
Subject: Cell phone towers and sheds

To: The Plan Commission
Re: Cell phone Towers and Sheds at Hummer Park and Gilbert Park

Dear Members of the Plan Commission,

I am very concerned about the plan of the Downers Grove Park District to rent space in two of our busy parks, Hummer and Gilbert. While I appreciate the Park Districts efforts to raise revenue, I do not think this plan is what is best for the residents of Downers Grove. The cell phone towers themselves are not really the issue it is the accompanying sheds that need to be placed along with the towers. The shed at Gilbert Park as I understand it is 42'x15'x14' tall. I went to Gilbert Park yesterday and if this shed is placed where they have said it is going to be placed it is going to have a very big impact on the aesthetics of the park, not to mention the fact that it will interfere greatly with the sledding that is done at that popular spot in the winter and it will have a negative impact on the visitors who come to the park for baseball in the spring and summer. The situation at Hummer Park is not much better, the shed proposed for this park is 20' x 10' and will also have a negative visual impact on this beautiful park. If I understand correctly where this shed is to be built, I can't help but wonder the impact that construction is going to have on the very large and beautiful pine tree growing in the vicinity.

We have an acquaintance who has a landscape business and owns a large lot for his equipment, he rents space there for a cell phone tower and shed and he has stated that not a day goes by that there aren't workers from the cell phone company there working at the shed. These parks are full of children and anything that may compromise their safety in any way should be an immediate no. Our parks are beautiful and are meant to be open areas for recreation, safe and free from structures like cell phone towers and the large sheds that go along with them. This is not an appropriate use of our land.

Thank you,

Patricia Lauer

Lincoln Street

1220

Downers Grove, Il 60515

It's Tax Time! Get tips, forms and advice on AOL Money & Finance.
<<http://money.aol.com/tax?NCID=aolprf00030000000001>>

TIVOLI ENTERPRISES, INC.

Operators of CLASSIC CINEMAS® Movie Theatres www.classiccinemas.com
Tivoli Bowling Lanes - Tivoli Hotel

603 Rogers Street
Downers Grove, IL, 60515-3774

630/968-1600
FAX 630/968-1626

February 28, 2008

Tom Dabareiner
Downers Grove Plan Commission
801 Burlington Ave
Downers Grove, IL 60515

RE: Proposed special-use permits for cell towers

Dear Tom,

I am presenting this in writing as I have to be in Woodstock, IL tonight, making a previously scheduled presentation before the Historic Preservation Commission. However, in my absence Mr. Tom Sisul will be representing me.

I own the property located at 603-635 Rogers St., which is zoned industrial. On my property I have a 150' tower previously used by A.J. Lowe for 2 way radio communication. In September of 2006, I was contacted by T-Mobile about an interest in our tower. He stated they needed additional coverage in this part of town and while the best site was Pepperidge Farm the Village had already said that was not possible.

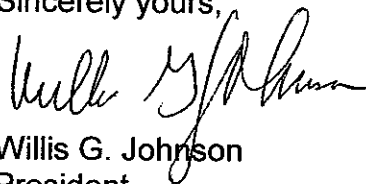
I was not directly involved in the T-Mobile request process but they did fill me in from time to time that they were thwarted at every turn and I assumed ultimately gave up on our site. The main reason I believe was the distance required from residential zoning districts. Our tower, which is grandfathered, is approximately 160' south of the center line of Rogers St. so it could not meet the minimum 200' requirement. T-Mobile said they could function with an 80' tower on our site.

I did contact the Village at one point about modifying our existing tower (reducing from 150' to 80'). To do this you need "Director approval" but I could never find out what director or who this person was. I was told it wasn't going to happen so don't bother. After a prolonged period of time I no longer heard from T-Mobile and assumed the matter was dropped.

I was very surprised to pick up the Reporter from 2/27/08 and find the story on your meeting tonight regarding the Park District request to install 2 cell towers, in particular the one in Hummer Park. I went to Hummer Park and found the existing flag pole which is approximately 66' from the center line of Fairview Ave. The article doesn't specify the location of the proposed new "flag pole" but it would have to be 225' from any residential district (300% x 75') that of course is assuming Hummer Park is non-residential zoning, which I believe is also a requirement.

In conclusion, I find it disappointing that an existing tower of 150' located in Industrial Zoning 160 feet from residential district and reduced to a height of 80' is not acceptable but a 75' tower in one of our parks may be ok.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Willis G. Johnson". The signature is fluid and cursive, with the first name "Willis" being the most prominent.

Willis G. Johnson
President

WG/ke

Enclosures: Partial copy of survey of 603-635 Rogers St.
Various Emails from T-Mobile representation
Newspaper article from Reporter 2/27/08

Johnson, Willis

From: Johnson, Willis
Sent: Wednesday, December 27, 2006 8:08 AM
To: 'Mark J. Layne'
Subject: 635 Rogers, Downers grove, tower

In thinking more about this proposed project why can't you/we just build a cage wrapping around the existing tower reinforcing it. Take it up to 80' and leave the rest there. I can't believe this wouldn't be pretty straight forward. I wonder since it would be a repair if we'd even need to pull a permit. Just a thought Willis Johnson

Johnson, Willis

From: Parker, Geri
Sent: Monday, September 18, 2006 9:30 AM
To: Johnson, Willis
Cc: Parker, Geri
Subject: T-Mobile

Willis:

Just wanted to be sure that you got the message from Mark Wayne who is from T-Mobile and interested in the radio tower. His office number is 630-532-6400 and cell phone is 630-400-3037.

Geri

Johnson, Willis

Full Name: Mark Lane
Last Name: Lane
First Name: Mark
Company: T-Mobile

Business: (630) 532-6400
Mobile: (630) 400-3037

Categories: Phones

Wanted to replace the Radio Tower 10/12/06

Johnson, Willis

From: Mark J. Layne [mjlayne@worldnet.att.net]
Sent: Thursday, November 16, 2006 2:57 PM
To: Johnson, Willis
Cc: Mike Lavicka
Subject: T-Mobile/Tivoli Tower
Attachments: COI.pdf

Willis,
Attached is the certificate of insurance as requested. So you know, some gentlemen (small ones, I hope) will be coming to climb the tower in the next few days. Any questions, give me a call.

Mark J. Layne
Mark J. Layne & Associates, Ltd.
777 Army Trail Rd., Suite D
Addison, IL 60101
630-532-6400
Fax 630-532-6401
Mobile 630-400-3037
mjlayne@att.net

TIVOLI ENTERPRISES, INC.

Operators of Classic Cinemas® Movie Theatres
Tivoli Bowling Lanes • Tivoli Hotel

603 Rogers Street Downers Grove, IL 60515-3773

630-968-1600 (FAX) 630-968-1626

www.classiccinemas.com

FAXED
11-7-06
13:52

FAX TRANSMITTAL

FAXED
11-7-06
13:51

To: Miki Lavacha

Date: 11-7-06

Company: T-Mobile

CC: Mark Main 630/532-6401

FAX: 773/444-5594

From: Will Johnson

MESSAGE:

Per Mark Main are the insurance requirements
for any work done in connection with our
tower at 635 Rogers St., Downers Grove, IL

NUMBER OF PAGES INCLUDING THIS ONE 2

IF YOU NEED A CONFIRMATION OR ANY OF THE PAGES RE - SENT, PLEASE CALL OUR OFFICE AT (630) 968-1600.

TIVOLI ENTERPRISES, INC.

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603 Rogers Street
Downers Grove, IL, 60515-3773

630/968-1600
FAX 630/968-1626

CERTIFICATE OF INSURANCE

Contractors

You are to maintain adequate liability insurance:

- **\$1,000,000 per occurrence limit for General Liability**
- **\$2,000,000 aggregate limit for General Liability**
- **\$ 500,000 per occurrence single limit for Vehicle Liability**
- **\$ 100,000 for coverage "B" under Worker's Compensation**
- **Additional Insured -- Tivoli Enterprises, Inc., 603-635 Rogers, LLC, and all Series thereunder.**

Description of Operations/Locations/Vehicles/Exclusions Added By Endorsement/Special Provisions

Additional Insured: Tivoli Enterprises, Inc., 603-635 Rogers, LLC, and all Series thereunder.

OWNER AUTHORIZATION AGREEMENT

Market: Chicago MTA

Site Number: _____

Site Name: _____

Site Address: 635 ROGERS ST
DOWNS GROVE, IL 60545

RE: Property described as: the tower at 635 Rogers (the "Property")
WILLIS JOHNSON as agent for TIVOLI ENTERPRISES, INC. is the owner of the Property (the "Owner") and has the authority to enter into a lease agreement with T-Mobile Central LLC ("Company") concerning the portion of the Property that Company seeks to occupy.

* Owner hereby grants Company and its agents a revocable right to enter the Property to perform any reasonable tests or utility trenching that Company deems desirable to determine the feasibility of constructing and operating its communications facility upon the Property, including but not limited to 1) radio frequency testing; 2) soils testing; 3) on-site feasibility assessment; 4) filing of zoning applications (the "Access Right"); and 5) trenching for the purpose of bringing utility service to the Property.

Owner may revoke the Access Right at any time by delivering written notice to Company by certified mail, return receipt requested, at the following address:

T-Mobile Central LLC
8550 W. Bryn Mawr
Suite 100
Chicago, IL 60102
Attn: Leasing Administrator

This notice will be effective three (3) days after actual receipt by Company, provided, however, that Company may still enter the Property to remove any equipment it has placed there.

Owner further agrees to cooperate with Company in obtaining, at Company's expense, all licenses and permits or authorizations required for Company's use of the Property from all applicable government and/or regulatory entities (including, without limitation, zoning and land use authorities, and the Federal Communications Commission) including appointing Company as agent for all land use and zoning permit applications, and Owner agrees to cooperate with and to allow Company, at no cost to Owner, to obtain a title report, zoning approvals, variances, and land-use permits.

Company agrees to repair any damage to Property caused by Company's use of the Access Right. Company further agrees to indemnify, defend and hold Owner harmless from and against any and all damages, losses and expenses arising out of or resulting from any claim, action or other proceeding that is based upon any negligent act or omission or willful misconduct of Company or its employees or agents, arising in connection with the Access Right.

EACH PARTY ACKNOWLEDGES THAT THE OTHER HAS MADE NO REPRESENTATIONS OR COMMITMENTS THAT A LEASE AGREEMENT CONCERNING THE PROPERTY WILL BE ENTERED INTO IN THE FUTURE.

T-MOBILE CENTRAL LLC

OWNER

By: _____

By: Willis Johnson

Name: _____

Name: WILLIS G. JOHNSON

Its: _____

Its: PRESIDENT

* Before any physical work commences please on said site a satisfactory certificate of minimum must be received by TIVOLI ENTERPRISES, INC per the sheet already received.



Staff photo by Ron Koopmann

snapshots.mysuburbanlife.com/451613
Dazzlers synchronized skating team members Victoria Cornfield (left) and Cary Porro of Darien and Imani Hughes of Bollingbrook practice Saturday at the Downers Grove Ice Arena. Two of the arena teams recently placed first at the sectional championships in Nashville, Tenn., and another qualified to compete in the national championships.

"I never thought it would go that far," Jackie Pressley said. "It's a small rink and a smaller town competing against bigger clubs."
 The Downers Grove Ice Arena has offered synchronized skating for more than 20 years, teaching girls ages 5 to 18 how to skate in line and perform footwork that combines traditional skating moves and choreographed theatrics set to music, said synchronized skating coordinator Barb Foltz.

"For about the last four years, the teams have been doing better, placing higher," she said. "We've been very tough on what we expect from them and in turn they wind up doing better. We've learned."

The rink now has about 120 members in seven synchronized skating teams. Three of the teams regularly travel to Michigan, Wisconsin and Minnesota to compete, and the intermediate team qualified this year to compete at the National Championships in Providence, Rhode Island. The teams practice about twice a week doing a mix of skating and conditioning and choreography off the ice. Members also practice on their own up to four times a week, often running into each other at their rink.

"The teammates are very nice and you can have a lot of fun with them," said Darien resident Victoria Cornfield, 13. "You get to meet new people and sometimes they end up in the same lessons, and you get to talk to them and play around."

Victoria has been skating for six years, joining the open juvenile team two years ago and winning the sectional championships both years.

"I was nervous," Victoria said. "Last year, we got first in both rounds. This year I thought other teams would be better. We skated a really good program but it was kind of quiet. Then we found out the results, that we'd got first place, and our team was crying."

DOWNERS GROVE

Park District leases space for cell phone towers

By Samantha Nelson
 snelson@mysuburbanlife.com

Cell phone users may enjoy better reception, but some residents are upset by proposed new homes in Downers Grove parks for two towers.

To improve service to the area, T-Mobile is contracting with the Downers Grove Park District to install wireless antennas in Hummer and Gilbert parks. The proposals, which must receive special-use permits from the village, will double as a 75-foot flag pole in Hummer Park, 4833 Fairview Ave., and a 110-foot infield light post at Gilbert Park, 1601 Gilbert Ave. Both towers would stretch above the tree line.

When T-Mobile wanted to expand the company's Downers Grove coverage, the Park District was the first organization it approached, said Mark Wilson, T-Mobile external affairs manager.

The next step

The Downers Grove Park District will discuss the proposed special-use permits for the cell phone towers at its meeting at 7 p.m. Monday at Village Hall, 801 Burlington Ave.

"Those areas are primarily residential, and they did not want to put them directly in residential areas," he said. "T-Mobile has had great success in the past with disguising them in park districts. It's unobtrusive and provides the needed coverage that residents are demanding."

Downers Grove resident Marge Earl, who lives near Hummer Park, said the benefit simply does not outweigh the cost of having a 26-inch diameter flag pole, which would be lit at night so the flag could fly around the clock.

"This park is in a totally residential neighborhood, and this cell phone tower is just a thinly veiled commercial venture," she said. "They're trying to camouflage this tower with a Dave and Busters-sized flag. The Park District is willing to pimp out our park."

Wilson said residents near both parks were notified of the planned leases and invited to attend informal sessions with a T-Mobile representative to discuss the issue. No one attended the Gilbert meeting and six people came to the session on Hummer Park. If the special-use permit is approved, work could begin in the next four to six months, he said. Park District Administrator Dan Cermak said that leasing space to telephone companies is an increasingly common way for park districts and villages to raise extra revenue because of the spread of the technology. The district already has a ground lease with Sprint, giving them space near the McCollum Park miniature golf course.

ACL

The village appropriated \$175,000 from the Motor Fuel Tax Funds for sidewalk installation.
 The board postponed releasing closed session minutes from 2004-07 until corrections were made.

NEXT MEETING The Committee of the Whole will meet 7:30 p.m. Thursday in the Village Hall, 31 W. Quincy St.

DOWNERS GROVE VILLAGE COUNCIL

MET Feb. 19

NOTEWORTHY The Downers Grove Economic Development Corp. presented their "I'm In" video, a six-minute overview of life and business in Downers Grove. The video will be presented at trade shows and to businesses considering opening in the village.

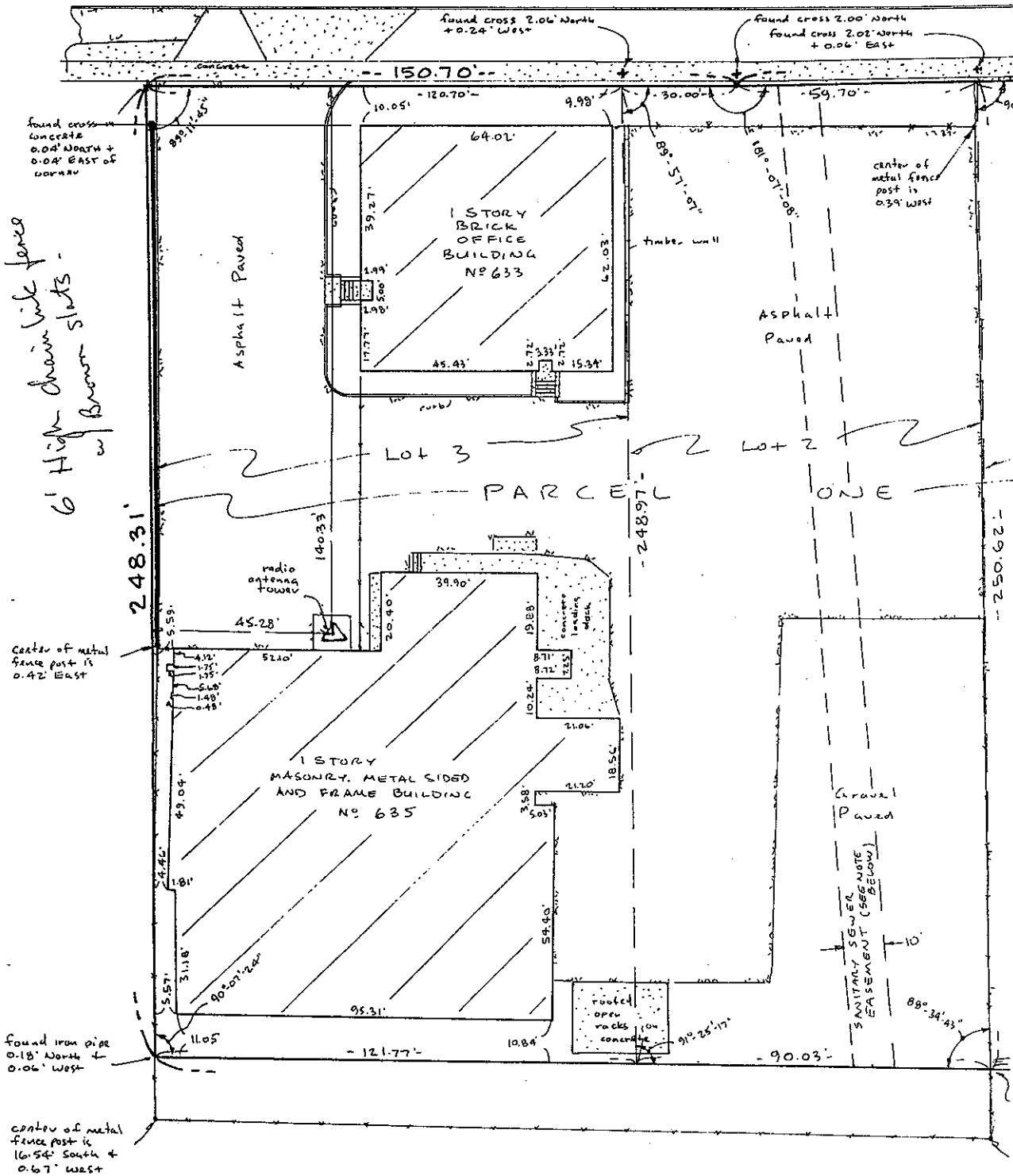
OTHER NEWS

- Pre-annexation agreements were approved for 611 36th St., 4618 and 4700 Cross St., and 6009 Springside Ave.
- Staff will spend about six hours a month working on an alternative service plan for a potential local circulator bus program.
- M.E. Simpson Co. Inc. will receive \$151,200 for water distribution valve assessment services.

NEXT MEETING 7 p.m. Tuesday, in the Village Hall, 801 Burlington Ave.

UPCOMING MEETINGS

- The Downers Grove Plan Commission will meet at 7 p.m. Monday in the Village Hall.
- The Westmont Village Board will meet at 7:30 p.m. Monday in the Village Hall, 31 W. Quincy St.
- The Westmont Economic Development Committee will meet at 9 a.m. Wednesday in the Village Hall.



NOTES:

- Check for easements, building lines and other restrictions, if any, not shown hereon.
- Check legal description hereon against deed.
- Scale hereon may be approximate in certain areas, do not scale from plat.
- Compare all information shown before use.

NOTE: - SANITARY SEWER EASEMENT APPEARS TO BE INTENDED ON THE SANITARY SEWER OF SEWER IS NOT SHOWN SHOULD BE VERIFIED IF APPLICABLE TO THE

NOTE: - RADIO ANTENNA ON LOT IS APPROXIMATELY 15' THE GROUND ELEVATION AT APPROXIMATE LATITUDE = APPROXIMATE LONGITUDE = (AS SCALED FROM U.S.G.S

Gentlemen:

March 3, 2008

In Re: Proposed erection of a telecommunication tower at Hummer Park

1. As it known that the undersigned object to allowing a commercial enterprise to be using public park property. This is not a proper use of the park which is available to all residents and visitors to enjoy as a park and not have commercial enterprises located thereon.

2. Radiation emitted intermittently 24 hours, seven days, 365 days a year, year after year to the surrounding area, could affect the health of nearby residents. There is no evidence that cumulative exposure to these radioactive rays would not be adverse. There are many parents with small children living in the area that could be at risk for long time cumulative radioactive rays. a number of questions can be raised - Cancer developed? Cumulative radiation prevent doctors recommending necessary x-rays? Or other medical radiation technology? Quality of life for everyone? Late appearing adverse affects?

The proposed communication tower is a misuse of a public park. In addition, the potential health hazard should negate the approval of this petition. We do not want this petition to be approved.

Edward J. Nemetz

Carol M. Nemetz

327 Hiery St

Downers Grove, IL 60515



HERESA BERAN KULAT
& ASSOCIATES, P.C.

942 MAPLE AVENUE
SUITE ONE
DOWNS GROVE, IL 60515

February 28, 2008

TELEPHONE: 630.960.4656
FACSIMILE: 630.960.4390
TKulat@IntegralFamilyLaw.com

Mr. Damir Latinovic, Planner
Village of Downers Grove
Planning and Community Development
801 Burlington Avenue
Downers Grove, Illinois 60515-4776

Re: File No. PC-02-08

Dear Mr. Latinovic:

Thank you for speaking to me today. As I mentioned, I plan to attend the Planning Commission meeting on Monday night with a group and will have one person speak on our behalf.

We want to bring to your attention and the attention of the Commission the serious health risks associated with cell phone transmission towers. As I mentioned, FCC standards do not address public health and safety. While the FDA has jurisdiction over safety issues, it has, in the opinion of many experts including Dr. Carlo (see the enclosed bio), dropped the ball.

Enclosed is a copy of a study published in Germany that concluded:

...the proportion of newly developing cancer cases was significantly higher among those patients who had lived during the past ten years at a distance of up to 400 metres from the cellular transmitter site, which has been in operation since 1993, compared to those patients living further away, and that the patients fell ill on average 8 years earlier.

In the years 1999-2004, ie after five years' operation of the transmitting installation, the relative risk of getting cancer [was three times higher] for the residents of the area in the proximity of the installation compared to the inhabitants of [the city] outside the area."

I am hereby requesting that staff retract its statement that each proposed tower is a permitted special use. It cannot be said that the installation of each tower "will not be detrimental to the health, safety, morals or general welfare of persons residing on working in the vicinity or injurious to property values or improvements in the vicinity."

Thank you for your time and attention.

Sincerely,

Theresa Beran Kulat, P.C.
TBK/pw
Enclosure



THERESA BERAN KULAT
& ASSOCIATES, P.C.

942 MAPLE AVENUE
SUITE ONE
DOWNERS GROVE, IL 60515

TELEPHONE: 630.960.4656
FACSIMILE: 630.960.4390
TKulat@IntegralFamilyLaw.com

February 28, 2008

Mr. Stan Popovich, Planner
Village of Downers Grove
Planning and Community Development
801 Burlington Avenue
Downers Grove, Illinois 60515-4776

Re: File No. PC-03-08

Dear Mr. Latinovic:

Thank you for speaking to me today. As I mentioned, I plan to attend the Planning Commission meeting on Monday night with a group and will have one person speak on our behalf.

We want to bring to your attention and the attention of the Commission the serious health risks associated with cell phone transmission towers. As I mentioned, FCC standards do not address public health and safety. While the FDA has jurisdiction over safety issues, it has, in the opinion of many experts including Dr. Carlo (see the enclosed bio), dropped the ball.

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Thank you for your time and attention.

Sincerely,

Theresa Beran Kulat, P.C.
TBK/pw
Enclosure



Summary Biography

Dr. George L. Carlo
Science and Public Policy Institute
1101 Pennsylvania Ave., N.W.
Washington, D.C. 20004
202-756-7744

www.sppionline.org
www.safewireless.org

Dr. George L. Carlo is a world recognized medical scientist, author and lawyer, presently the Chairman of the non-profit Science and Public Policy Institute in Washington, D.C. His career spans thirty years and more than 150 medical, scientific and public policy publications in the areas of public health, workplace safety and consumer protection. He headed the world's largest and most rigorous 28.5 million dollar independent, industry funded, 6 year scientific study regarding cell phone safety.

His most recent book, Cell Phones: Invisible Hazards in the Wireless Age, co-written with Washington syndicated columnist Martin Schram, is printed in seven languages and is the subject of a cinematic documentary due to be released in 2007.

Dr. Carlo and his public health related research have been featured on: ABC News 20/20, ABC's World News Tonight, CBS Evening News, NBC's The Today Show, Good Morning America, CNBC, MSNBC, CNN, Fox News, PBS, BBC, CBC, AM Canada and other radio and television shows throughout the world.

His work has been written about in: The Washington Post, The New York Times, The Wall Street Journal, The London Daily Mirror, Newsweek, Time, The Boston Globe, USA Today, The Toronto Star, The Toronto Globe and Mail, and various other publications in the United States, Latin America, Europe, Australia, New Zealand, Japan, and China.

Dr. Carlo has been listed in Who's Who in the World, Who's Who in the East, Who's Who in Science and Engineering, Who's Who in Executives and Professionals, and Who's Who in Medicine and Health Care. He has received various commendations and awards, and has served on a variety of federal and state government commissions and advisory panels.

Dr. Carlo's current focus is the Safe Wireless Initiative project, addressing the dangers of wireless technology and the implementation of appropriate corrective interventions. He has training in pathology, epidemiology, medical science and law, is a Fellow of the American College of Epidemiology, and has served on the medical faculties of The George Washington University, the University of Arkansas and the State University of New York at Buffalo.

The Influence of Being Physically Near to a Cell Phone Transmission Mast on the Incidence of Cancer

Horst Eger, Klaus Uwe Hagen, Birgitt Lucas, Peter Vogel, Helmut Voit

Published in *Umwelt-Medizin-Gesellschaft* 17,4 2004, as:
'Einfluss der räumlichen Nähe von Mobilfunksendeanlagen auf die Krebsinzidenz'

Summary

Following the call by Wolfram König, President of the Bundesamt für Strahlenschutz (Federal Agency for radiation protection), to all doctors of medicine to collaborate actively in the assessment of the risk posed by cellular radiation, the aim of our study was to examine whether people living close to cellular transmitter antennas were exposed to a heightened risk of taking ill with malignant tumors.

The basis of the data used for the survey were PC files of the case histories of patients between the years 1994 and 2004. While adhering to data protection, the personal data of almost 1,000 patients were evaluated for this study, which was completed without any external financial support. It is intended to continue the project in the form of a register.

The result of the study shows that the proportion of newly developing cancer cases was significantly higher among those patients who had lived during the past ten years at a distance of up to 400 metres from the cellular transmitter site, which has been in operation since 1993, compared to those patients living further away, and that the patients fell ill on average 8 years earlier.

In the years 1999-2004, *ie* after five years' operation of the transmitting installation, the relative risk of getting cancer had trebled for the residents of the area in the proximity of the installation compared to the inhabitants of Naila outside the area.

Key words: cellular radiation, cellular transmitter antennas, malignant tumours

The rapid increase in the use of mobile telephony in the last few years has led to an increasing number of cell phone transmission masts being positioned in or near to residential areas. With this in mind, the president of the German governmental department for protection against electromagnetic radiation (Bundesamtes für Strahlenschutz) Wolfram König, has challenged all doctors to actively help in the work to estimate the risks from such cell phone masts. The goal of this investigation was therefore to prove whether or not people living near to cell phone masts have a higher risk of developing cancerous tumours.

The basic data was taken from the medical records held by the local medical authority (Krankenkasse) for the years 1994 to 2004. This material is stored on computer. In this voluntary study the records of roughly 1,000 patients from Naila (Oberfranken) were used, respecting the associated data protection laws. The results from this study show a significantly increased likelihood of developing cancer for the patients that have lived within 400 metres of the cell phone transmission mast (active since 1993) over the last ten years, in comparison to those patients that live further away. In addition, the patients that live within 400 metres tend to develop the cancers at a younger age. For the years 1999 to 2004 (*ie* after

five or more years of living with the cell phone transmission mast), the risk of developing cancer for those living within 400 metres of the mast in comparison to those living outside this area, was three times as high.

Introduction

A series of studies available before this investigation provided strong evidence of health risks and increased cancer risk associated with physical proximity to radio transmission masts. Haider *et al.* reported in 1993 in the Moosbrunn study frequent psychovegetive symptoms below the current safety limit for electromagnetic waves (1). In 1995, Abelin *et al.* in the Swiss- Schwarzenburg study found dose dependent sleep problems (5:1) and depression (4:1) at a shortwave transmitter station that has been in operation since 1939 (2).

In many studies an increased risk of developing leukaemia has been found; in children near transmitter antennas for Radio and Television in Hawaii (3); increased cancer cases and general mortality in the area of Radio and Television transmitter antennas in Australia (4); and in England, 9 times more leukaemia cases were diagnosed in people who live in a nearby

area to the Sutton Coldfield transmitter antennas (5). In a second study, concentrating on 20 transmitter antennas in England, a significant increased leukaemia risk was found (6). The Cherry study (7) indicates an association between an increase in cancer and living in proximity to a transmitter station. According to a study of the transmitter station of Radio Vatican, there were 2.2 times more leukaemia cases in children within a radius of 6 km, and adult mortality from leukaemia also increased (8).

In 1997 Goldsmith published the Lilienfeld-study that indicated 4 times more cancer cases in the staff of the American Embassy in Moscow following microwave radiation during the cold war. The dose was low and below the German limit (9).

The three studies of symptoms indicated a significant correlation between illness and physical proximity to radio transmission masts. A study by Santini *et al.* in France resulted in an association between irritability, depression, dizziness (within 100m) and tiredness within 300m of a cell phone transmitter station (10).

In Austria there was an association between field strength and cardiovascular symptoms (11) and in Spain a study indicates an association between radiation, headache, nausea, loss of appetite, unwellness, sleep disturbance, depression, lack of concentration and dizziness (12).

The human body physically absorbs microwaves. This leads to rotation of dipole molecules and to inversion transitions (13), causing a warming effect. The fact that the human body transmits microwave radiation at a very low intensity means that since every transmitter represents a receiver and transmitter at the same time, we know the human body also acts as a receiver.

In Germany, the maximum safe limit for high frequency microwave radiation is based on purely thermal effects. These limits are one thousand billion times higher than the natural radiation in these frequencies that reaches us from the sun.

The following study examines whether there is also an increased cancer risk close to cellular transmitter antennas in the frequency range 900 to 1800 MHz. Prior to this study there were no published results for long-term exposure (10 years) for this frequency range and its associated effects to be revealed. So far, no follow-up monitoring of the state of health of such a residential population has been systematically undertaken.

Materials and Methods

Study area

In June 1993, cellular transmitter antennas were permitted by the Federal Postal Administration in the Southern German city of Naila and became operational in September 1993.

The GSM transmitter antenna has a power of 15 dBW per channel in the 935MHz frequency range. The total

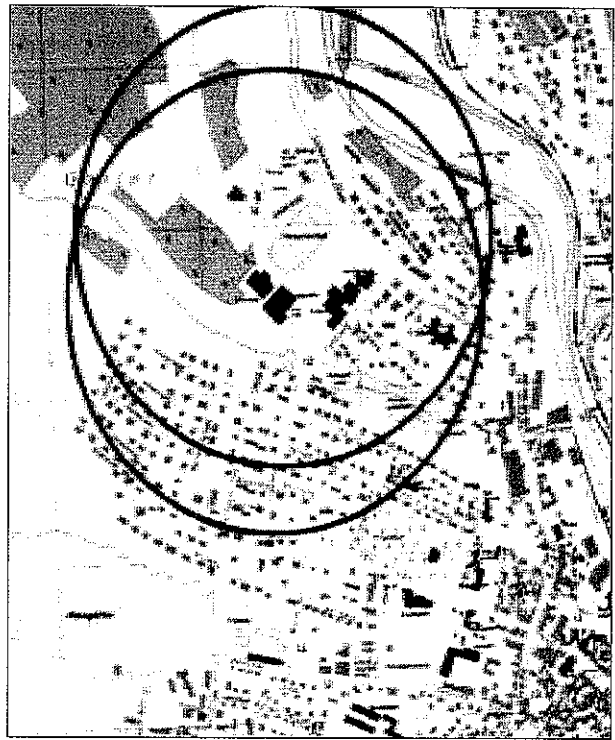


Fig. 1: Schematic plan of the antenna sites

transmission time for the study period is ca. 90,000 hours. In December 1997 there followed an additional installation from another company. The details are found in an unpublished report, appendix page 1-3 (14).

To compare results an 'inner' and 'outer' area were defined. The inner area covered the land that was within a distance of 400 metres from the cellular transmitter site. The outer area covered the land beyond 400 metres. The average distance of roads surveyed in the inner area (nearer than 400m) was 266m and in the outer area (further than 400m) 1,026m. Fig. 1 shows the position of the cellular transmitter sites (560m) are the highest point of the landscape, which falls away to 525m at a distance of 450m. From the height and tilt angle of the transmitter it is possible to calculate the distance where the transmitter's beam of greatest intensity strikes the ground (see Fig. 2).

The highest radiation values are in areas of the main

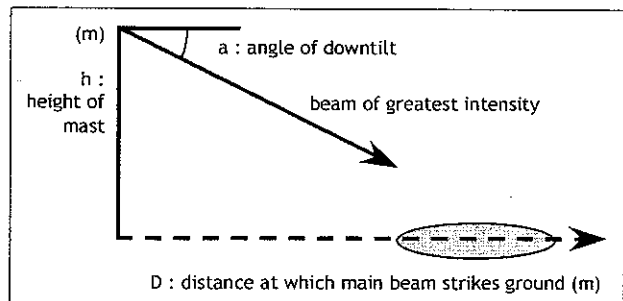


Fig. 2: From the mast height h and the downtilt angle a , the distance D at which the main beam reaches ground is given by $D = \tan(90-a) \times h$

beam where it hits the ground and from the expected associated local reflection; from this point the intensity of radiation falls off with the square of the distance from the transmitter.

In Naila the main beam hits the ground at 350m with a beam angle of 6 degrees (15). In the inner area, additional emissions are caused by the secondary lobes of the transmitter; this means in comparison that from purely mathematical calculations the outer area has significantly reduced radiation intensity.

The calculations from computer simulations and the measurements from the Bavaria agency for the environmental protection, both found that the intensity of radiation was a factor of 100 higher in the inner area as compared to the outer area. The measurements of all transmitter stations show that the intensity of radiation from the cell phone transmitter station in Naila in the inner area was higher than the other measurement shown in the previous studies of electromagnetic fields from radio, television or radar (14).

The study StSch 4314 from the ECOLOG Institute indicates an association between a vertical and horizontal distance from the transmitter station and expected radiation intensity on the local people (16). The reason for setting a distance of 400m for the differentiation point is partly due to physical considerations, and partly due to the study of Santini *et al.* who chose 300m (10).

Data Gathering

Similar residential streets in the inner area and outer areas were selected at random. The large old people's home in the inner area was excluded from the study because of the age of the inhabitants. Data gathering covered nearly 90% of the local residents, because all four GPs in Naila took part in this study over 10 years. Every team researched the names of the patients from the selected streets that had been ill with tumours since 1994. The condition was that all patients had been living during the entire observation time of 10 years at the same address.

The data from patients was handled according to data protection in an anonymous way. The data was evaluated for gender, age, tumour type and start of illness. All cases in the study were based on concrete results from tissue analysis. The selection of patents for the study was always done in exactly the same way. Self-selection was not allowed. Also the subjective opinion of patients that the radio mast detrimentally affected their health has not affected this study. Since patients with cancer do not keep this secret from GPs, it was possible to gain a complete data set.

Population study

In the areas where data was collected 1,045 residents were registered in 31.12.2003. The registration statistics for Naila at the beginning of the study (1.1.1994) show the number of old people in the inner and outer areas, as shown in Table 1. The average age at the beginning

	female	male	total
Inner area	41.48	38.70	40.21
Outer area	41.93	38.12	40.20
Naila total	43.55	39.13	41.45

Table 1 : Overview of average ages at the beginning of the study in 1994

1994	inner 22.4%	outer 2.8%	Naila total 24.8%
2004	inner 26.3%	outer 26.7%	

Table 2 : Proportion of patients aged over 60

of the study (1.1.1994) in both the inner and outer areas was 40.2 years. In the study period between 1994-2004, 34 new cases of cancer were documented out of 967 patients (Table 3). The study covered nearly 90% of local residents.

The average age of the residents in Naila is one year more than that of the study due to the effects of the old people's home. From the 9,472 residents who are registered in Naila, 4,979 (52.6%) are women and 4,493 (47.4%) are men. According to the register office, in 1.1.1994 in the outer area, the percentage was 45.4% male and 54.5% female, and in the inner area 45.3% male and 54.6% female. The number of people who are over 60 years old is shown in Table 2.

The social differences in Naila are small. Big social differences like in the USA do not exist here. There is also no ethnic diversity. In 1994 in Naila the percentage of foreigners was 4%. Naila has no heavy industry, and in the inner area there are neither high voltage cable nor electric trains.

Results

Results are first shown for the entire 10 year period from 1994 until 2004. Secondly, the last five-year period 1999 to 2004 is considered separately.

Period 1994 to 2004

As a null hypothesis it was checked to see if the physical distance from the mobile transmission mast had no effect on the number cancer cases in the selected population, *ie* that for both the group nearer than 400 metres and the group further than 400 metres the chance of developing cancer was the same. The relative frequencies of cancer in the form of a matrix are shown in Table 3. The statistical test method used on this data was the chi-squared test with Yates's correction. Using this method we obtained the value of 6.27, which is over the critical value of 3.84 for a

Period	Inner area	Outer area	total
1994-2004			
new cases of cancers	18	16	34
with no new cancer	302	631	933
total	320	647	967

Table 3 : numbers of patients with and without cancers, 1994-2004

statistical significance of 0.05).

This means the null hypothesis that both groups within the 400-metre radius of the mast and beyond the 400 metre radius, have the same chance of developing cancer, can be rejected with a 95% level of confidence. With a statistical significance of 0.05, an even more significant difference was observed in the rate of new cancer cases between the two groups.

Calculating over the entire study period of 1994 until 2004, based on the incidence matrix (Table 3) we arrive at a relative risk factor of 2.27 (quotient of proportion for each group, eg 18/320 in the strongly exposed inner area, against 16/647 in the lower exposed comparison group). If expressed as an odds ratio, the relationship of the chance of getting cancer between strongly exposed and the less exposed is 2.35.

The following results show clearly that inhabitants who live close to transmitter antennas compared to inhabitants who live outside the 400m zone, double their risk of developing cancer. In addition, the average age of developing cancer was 64.1 years in the inner area whereas in the outer area the average age was 72.6 years, a difference of 8.5 years. That means during the 10 year study that in the inner area (within 400 metres of the radio mast) tumours appear at a younger age.

In Germany the average age of developing cancer is approximately 66.5 years, among men it is approximately 66 and among women, 67 (18).

Over the years of the study the time trend for new cancer cases shows a high annual constant value (Table 4). It should be noted that the number of people in the inner area is only half that of the outer area, and therefore the absolute numbers of cases is smaller.

Table 7 shows the types of tumour that have developed in the cases of the inner area.

Period 1994 to 1999

No. of cases of tumours per year of study	inner area: of the 320 people		outer area: of the 647 people	
	total cases	per 1,000	total cases	per 1,000
1994	—	—	I	1.5
1995	—	—	—	—
1996	II	6.3	I	1.5
1997	I	3.1	III	4.6
1998	II	6.3	III	4.6
1999	II	6.3	I	1.5
2000	IIII	15.6	I	1.5
2001	II	6.3	II	3.1
2002	II	6.3	II	3.1
2003-3/2004	II	6.3	II	3.1

Table 4 : Summary of the total tumours occurring per year (no. and per thousand)

Period	Inner area	Outer area	total
1994-1999			
new cases of cancers	5	8	13
with no new cancer	315	639	954
total	320	647	967

Table 5 : numbers of patients with and without cancers, 1994-1999

For the first five years of the radio transmission mast operation (1994-1998) there was no significant increased risk of getting cancer within the inner area as compared to the outer area (Table 5).

Period 1999 to 2004

Under the biologically plausible assumption that cancer caused by detrimental external factors will require a time of several years before it will be diagnosed, we now concentrate on the last five years of the study between 1999 and 2004. At the start of this period the transmitter had been in operation for 5 years. The results for this period are shown in Table 6. The chi-squared test result for this data (with Yates's correction) is 6.77 and is over the critical value of 6.67 (statistical significance 0.01). This means, with 99% level of confidence, that there is a statistically proven difference between development of cancer between the inner group and outer group. The relative risk of 3.29 revealed that there was 3 times more risk of developing cancer in the inner area than the outer area during this time period.

Period	Inner area	Outer area	total
1999-2004			
new cases of cancers	13	8	31
with no new cancer	307	639	946
total	320	647	967

Table 6 : numbers of patients with and without cancers, 1999-2004

The odds-ratio 3.38 (VI 95% 1.39-8.25, 99% 1.05-10.91) allows us with 99% confidence to say that the difference observed here is not due to some random statistical effect.

Discussion

Exactly the same system was used to gather data in the inner area and outer areas. The medical chip card, which has been in use for 10 years, enables the data to be processed easily. The four participating GPs examined the illness of 90% of Naila's inhabitants over the last 10 years. The basic data for this study were based on direct examination results of patients extracted from the medical chip cards, which record also the diagnosis and treatment. The study population is (in regards to age, sex and cancer risk) comparable, and therefore statistically neutral. The study deals only with people who have been living permanently at the same address for the entire study period and therefore

Type of tumour (organ)	no. of tumours found	total expected	incidence per 100,000	ratio inner: outer
breast	8	5.6	112	5:3
ovary	1	1.1	23	0:1
prostate	5	4.6	101	2:3
pancreas	m 3	0.6	14	2:1
	f 2	0.9	18	1:1
bowel	m 4	3.7	81	2:2
	f 0	4.0	81	0:0
skin melanoma	m 1	0.6	13	1:0
	f 0	0.7	14	0:0
lung	m 3	3.6	79	2:1
	f 0	1.2	24	0:0
kidney	m 2	1.0	22	1:1
	f 1	0.7	15	1:0
stomach	m 1	1.2	27	0:1
	f 1	1.1	23	0:1
bladder	m 1	2.0	44	0:1
	f 0	0.8	16	0:0
blood	m 0	0.6	14	0:0
	f 1	0.7	15	1:0

Table 7 : Summary of tumours occurring in Naila, compared with incidence expected from the Saarland cancer register

have the same duration of exposure regardless of whether they are in the inner area or outer area.

The result of the study shows that the proportion of newly developing cancer cases was significantly higher ($p < 0.05$) among those patients who had lived during the past ten years within a distance of 400 metres from the cellular transmitter site, which has been in operation since 1993, in comparison to people who live further away. Compared to those patients living further away, the patients developed cancer on average 8.5 years earlier. This means the doubled risk of cancer in the inner area cannot be explained by an average age difference between the two groups. That the transmitter has the effect that speeds up the clinical manifestations of the illness and general development of the cancer cannot be ruled out.

In the years 1999-2004, *ie* after five years and more of transmitter operation, the relative risk of getting cancer had trebled for the residents of the area in the proximity of the mast compared to the inhabitants of Naila in the outer area ($p > 0.01$). The division into inner area and outer area groups was clearly defined at the beginning of the study by the distance to the cell phone transmission mast. According to physical considerations people living close to cellular transmitter antennas were exposed to heightened transmitted radiation intensity.

Both calculated and empirical measurements revealed that the intensity of radiation is 100 times higher in the inner area compared to the outer area. According to the research StSch 4314 the horizontal and vertical position in regards to the transmitter antenna is the most important criterion in defining the radiation intensity area on inhabitants (16).

The layered epidemiological assessment method used in this study is also used in assessment of possible chemical environmental effects. In this case the layering is performed in regards to the distance from the cell phone transmitter station. Using this method it has been shown that there is a significant difference in probability of developing new cancers depending on the exposure intensity.

The number of patients examined was high enough according to statistical rules that the effects of other factors (such as use of DECT phones) should be normalised across the inner area and outer area groups. From experience the disruption caused by a statistical confounding factor is in the range between 20% and 30%. Such a factor could therefore in no way explain the 300% increase in new cancer cases. If structural factors such as smoking or excessive alcohol consumption are unevenly distributed between the different groups this should be visible from the specific type of cancers to have developed (*ie* lung, pharyngeal or oesophageal). In the study inner area there were two lung cancers (one smoker, one non-smoker), and one in the outer area (a smoker), but no oesophageal cancers. This rate of lung cancer is twice what is statistically to be expected and cannot be explained by a confounding factor alone. None of the patients who developed cancer was from a family with such a genetic propensity.

Through the many years experience of the GPs involved in this study, the social structures in Naila are well known. Through this experience we can say there was no significant social difference in the examined groups that might explain the increased risk of cancer.

The type and number of the diagnosed cancers are shown in Table 7. In the inner area the number of cancers associated with blood formation and tumour-controlling endocrine systems (pancreas), were more frequent than in the outer area (77% inner area and 69% outer area).

From Table 7, the relative risk of getting breast cancer is significantly increased to 3.4. The average age of patients that developed breast cancer in the inner area was 50.8 years. In comparison, in the outer area the average age was 69.9 years, approximately 20 years less. In Germany the average age for developing breast cancer is about 63 years. The incidence of breast cancer has increased from 80 per 100,000 in the year 1970 to 112 per 100,000 in the year 2000. A possible question for future research is whether breast cancer can be used as a 'marker cancer' for areas where there is high contamination from electromagnetic radiation. The report of Tynes *et al.* described an increased risk of breast cancer in Norwegian female radio and telegraph operators (20).

To further validate the results the data gathered were compared with the Saarland cancer register (21). In this register all newly developed cancers cases since 1970 are recorded for each Bundesland. These data are accessible via the Internet. Patients that suffer two separate tumours were registered twice, which increases the overall incidence up to 10%. In this

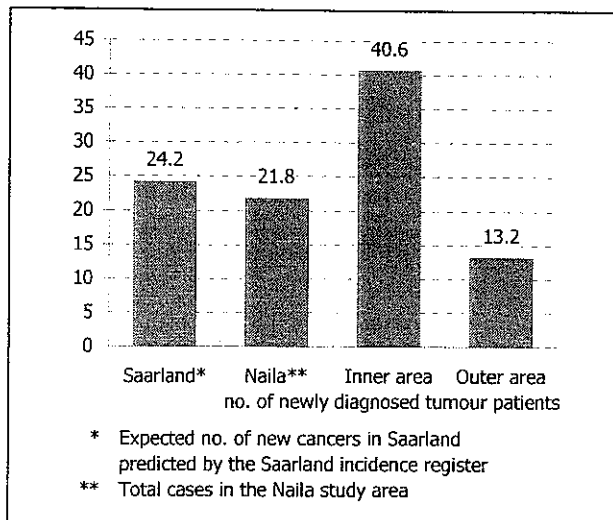


Fig. 3 : Number of new cancer cases 1999 to 2004, adjusted for age and gender, calculated for the 5,000 patient years

register there is no location-specific information, for instance proximity to cell phone transmission masts. The data in the cancer register therefore reflect no real control group but rather the effect of the average radiation on the total population.

From the Saarland cancer register for the year 2000 the incidence of new cancer cases was 498 per 100,000 for men and 462 per 100,000 for women. When adjusted for age and sex one would expect a rate of between 480 and 500 per 100,000 in Naila. For the years 1999 to 2004 there were 21 new cases of cancer among 967 patients. The expected number was 24 cases per 1,000 patients.

The results of the study are shown graphically in Fig. 3. The bars of the chart represent the number of new cancer cases per 1,000 patients in the separate areas, over the five years (bars 2 to 4). The first bar represents the expected number from the Saarland cancer register.

In spite of a possible underestimation, the number of newly developed cancer cases in the inner area is more than the expected number taken from the cancer register, which represents the total population being irradiated. The group who had lived during the past five years within a distance of 400 m from the cellular transmitter have a two times higher risk of developing cancer than that of the average population. The relative risk of getting cancer in the inner area compared with the Saarland cancer register is 1.7 (see to Table 7).

Conclusion

The result of this retrospective study in Naila shows that the risk of newly developing cancer was three times higher among those patients who had lived during past ten years (1994-2004), within a distance of 400m from the cellular transmitter, in comparison to those who had lived further away.

Cross-sectional studies can be used to provide the decisive empirical information to identify real problems. In the 1960s just three observations of birth deformities were enough to uncover what is today an academically indisputable Thalidomide problem.

This study, which was completed without any external financial support is a pilot project. Measurements of individual exposure as well as the focused search for further side effects would provide a useful extension to this work, however such research would need the appropriate financial support.

The concept of this study is simple and can be used everywhere, where there it a long-term electromagnetic radiation from a transmitting station.

The results presented are a first concrete epidemiological sign of a temporal and spatial connection between exposure to GSM base station radiation and cancer disease.

These results are, according to the literature relating to high frequency electromagnetic fields, not only plausible and possible, but also likely.

From both an ethical and legal standpoint it is necessary to immediately start to monitor the health of the residents living in areas of high radio frequency emissions from mobile telephone base stations with epidemiological studies. This is necessary because this study has shown that it is no longer safely possible to assume that there is no causal link between radio frequency transmissions and increased cancer rates.

Acknowledgements

Our thanks go to all those involved in developing this study, in particular, Herrn Professor Frentzel-Beyme for his advice on all the epidemiological questions.

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Footnotes

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The cell phone industry: Big Tobacco 2.0?

By Molly Wood, senior editor, CNET.com

Tuesday, March 8, 2005

So, there's this incredibly popular product that has widespread consumer use and a massive marketing presence. Nearly everyone uses it, and it has very high social acceptance, even though some people find it annoying when it's used in public. It's highly habit-forming; people who use the product on a regular basis find it almost impossible to live without.

Unfortunately, studies start to appear showing that the product might be harmful to its users--even cancer-causing. The product's manufacturers deny the presence of any danger and even spend millions of dollars trying to discredit the research that points to problems. Then, an insider emerges, seemingly with proof that the product could be dangerous. The industry agrees to publish warning data about the product, but continues to maintain that the product itself is safe for use. Lawsuits against the product's manufacturers are filed, but all are dismissed. Industry analysts know that any case that does succeed could start a domino effect of future lawsuits, which keeps the industry determined to maintain that the product is harmless, despite increasing evidence to the contrary.

Sound familiar?

Well, put down your lighter, I'm talking about cell phones. I've already maintained that I don't like the cell phone industry's iron-clad control over phone releases and pricing, its ever-lengthening contracts, and the annoying habit it has of crippling Bluetooth phones so that I can't use them the way I want to. But it takes only a few minutes of looking into the cell phone radiation quagmire before I start to think, man, these guys have Big Tobacco 2.0 written all over them. Actually, I'm not the first to think of it, but a recent article in the University of Washington alumni magazine indicates that the behaviors aren't going away, even as the potentially damning research continues to mount.

OK, I know the obvious differences: I'm sure cell phone manufacturers are not deliberately making their products more addictive, for example--although they are, of course, always offering new and improved services and ever-increasing buckets of minutes, which can't help but encourage us to use our phones more and more frequently. But, just as Big Tobacco did, the cell phone industry seems bound and determined to thwart and deny any suggestion that its product might be dangerous.

A history of bad news

For example, in 1994, University of Washington bioengineering professors Henry Lai and Narendra Singh found that the DNA in rats' brains was damaged after two hours of exposure to levels of microwave radiation considered safe by the government. When Lai and Singh published the research, a leaked memo from Motorola's head of global strategy, Norm Sandler, talked about ways to minimize damage by undermining their research, with Sandler writing, "I think that we have sufficiently war-gamed the Lai/Singh issue." Ouch. Worse, research biologist Jerry Phillips, who was paid by Motorola to conduct similar testing, says he was able to duplicate Lai and Singh's

findings, but was then asked not to publish the research and was subsequently shunned by the company. Motorola says it told Phillips that his findings needed clarification, and the industry still maintains that Lai and Singh's results have never been duplicated and can't be considered legitimate.

The biggest Russell Crowe-style insider in this case, though, is Dr. George Carlo, who was hired by the Cellular Telecommunications & Internet Association to head up a \$28 million research program into possible health effects from cellular phones. Unfortunately, he now says his findings show an increased rate of brain cancer deaths, development of tumors, and genetic damage among heavy cell phone users. He wrote this letter of concern to the president of AT&T Corporation and later went public with his findings after what he considered to be neglect by the industry. He's since broken with the industry, become a vocal critic, and coauthored a book called *Cell Phones: Invisible Hazards in the Wireless Age*--so you can tell he's on the "cell phones could cause cancer" side of things.

Meanwhile, more studies keep coming, and they seem to be getting worse. A study funded by the European Union reported last December that radio waves from mobile phones do, definitively, damage DNA and other cells in the body--and that the damage extended to the next generation of cells. Even though mutated cells are considered a possible cause of cancer, the UK National Radiological Protection Board said that since the study didn't show that the damage definitely led to disease, consumers shouldn't worry too much about the findings.

Uh, right. In the meantime, the report recommended that children use mobile phones only in emergency situations. You know, just in case. How reassuring.

The cell phone industry hasn't commissioned another large-scale study--at least not publicly--since its fateful encounter with Dr. Carlo--and why would they? They're in a catch-22. It's a multibillion dollar industry, and they simply can't afford to find out, definitively, that cell phones are dangerous. Worse, just like the tobacco companies, if they start issuing warnings and precautionary tales now, it'll look like they knew all along that the radio waves were dangerous, opening them up to major liability claims. They've already dodged one big, big bullet--an \$800 million lawsuit against Motorola and cell phone carriers was thrown out in 2002, with the judge ruling that there wasn't sufficient evidence for trial. Since then, neurologist Dr. Christopher Newman, who filed the lawsuit, has died of brain cancer.

Listen, I use a cell phone, and I'm not trying to scare the bejesus out of everyone. But I *do* use a headset when I'm talking for any long period of time, and I carry that sucker in my purse, not my pocket. (I know you guys don't have that luxury, but reconsider the briefcase, OK?) And if you're shopping for a new phone, you might want to check our cell phone radiation chart to see which ones carry a low dose.

In a few more years, we'll either know for sure that cell phones can cause cancer, or we'll know they can't. I just hope we don't find out the hard way--through subpoenaed

documents from cell phone makers and carriers who've been trying to minimize their damages and maximize their profits for more than a decade.

OBrien, Jeff

From: Johnson, Willis [wjohnson@classiccinemas.com]
Sent: Wednesday, April 16, 2008 8:38 PM
To: OBrien, Jeff
Cc: Dabareiner, Tom; Mark J. Layne
Subject: Telecommunication Towers and T Mobile

Jeff, Tom Dabreiner has advised that I should address you with any questions or comments regarding telecommunication towers. I am making this inquiry as a result of T Mobiles current application for a location in Hummer Park. As you may recall several years ago T Mobile approached me about the possible use of our existing antenna at 635 Rogers St. They determined that there were several alternatives for using this tower. One was lowering it's height to 80' (it is presently approx. 151'), one was reinforcing the tower because it was not constructed to carry the load that they proposed, one was to take the tower down and replace it with a new tower. As I understand it none of these alternatives were acceptable. The main negative was it being approx. 180' from residential zoning.

In reading Section 28.1307 (a)2 encourage locations in non residential areas. Our location is industrial, Hummer is residential

(a)3 minimize the number of towers throughout the community. Mine is existing and Hummer would be new

(a)4 strongly encourage the joint use rather than construct new. Mine is there and I have no plans to remove it.

(d)3 non residential location, I can't meet this as at 300% if it was an 80' tower it would need to be 240' from Rogers residential assuming the zoning is measured to the center of Rogers. The present tower is already enclosed in a screened area that is capable of being secured and the equipment would have been located inside our existing building. There is no landscaping as it is in a blacktop parking area. To me this is the more appropriate site because of the existing tower but...

I also have a second site at 5008-5018 Fairview. This is commercial zoning. I have more than enough room in a 63 car parking lot to meet the screening and landscaping requirements. To the east is commercial and to the west is either commercial or industrial. For north to south measuring from the center line of Rogers to the center line of Burlington is 494' splitting this in half is 247' with a 75' tower, as was being proposed for Hummer, 300% is 225' even at 80' we can meet this criteria. There is no such requirement for a tower located in residential zoning, which I believe Hummer is. The elevation of the Fairview site appears to be about the same as the Hummer site and is also much closer to the epi center T Mobile wanted in the first place, the Pepperidge Farm area. This alternative was never explored by T Mobile as I never thought of it till very recently.

This is all back of the envelope so to speak, but I feel comfortable saying all the alternatives and ramifications have not been explored and hope the Village and T Mobile might consider these alternatives. I would appreciate being notified of when and if this is going before the Council so that I may attend and express my feelings. I have communicated with Mark Layne on these thoughts and am copying him on this email.

Willis G. Johnson
President
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wjohnson@classiccinemas.com

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unauthorized and may be illegal.

Proposed Commuincation Site

Hummer Park

4833 S. Fairview Ave.

Downers Grove, IL 60515

·T... Mobile ·

CH65-325A

BEFORE

LOOKING SOUTH



Concordia Wireless, Inc.

Proposed Commuincation Site

Hummer Park

4833 S. Fairview Ave.

Downers Grove, IL 60515

·T... Mobile·

CH65-325A

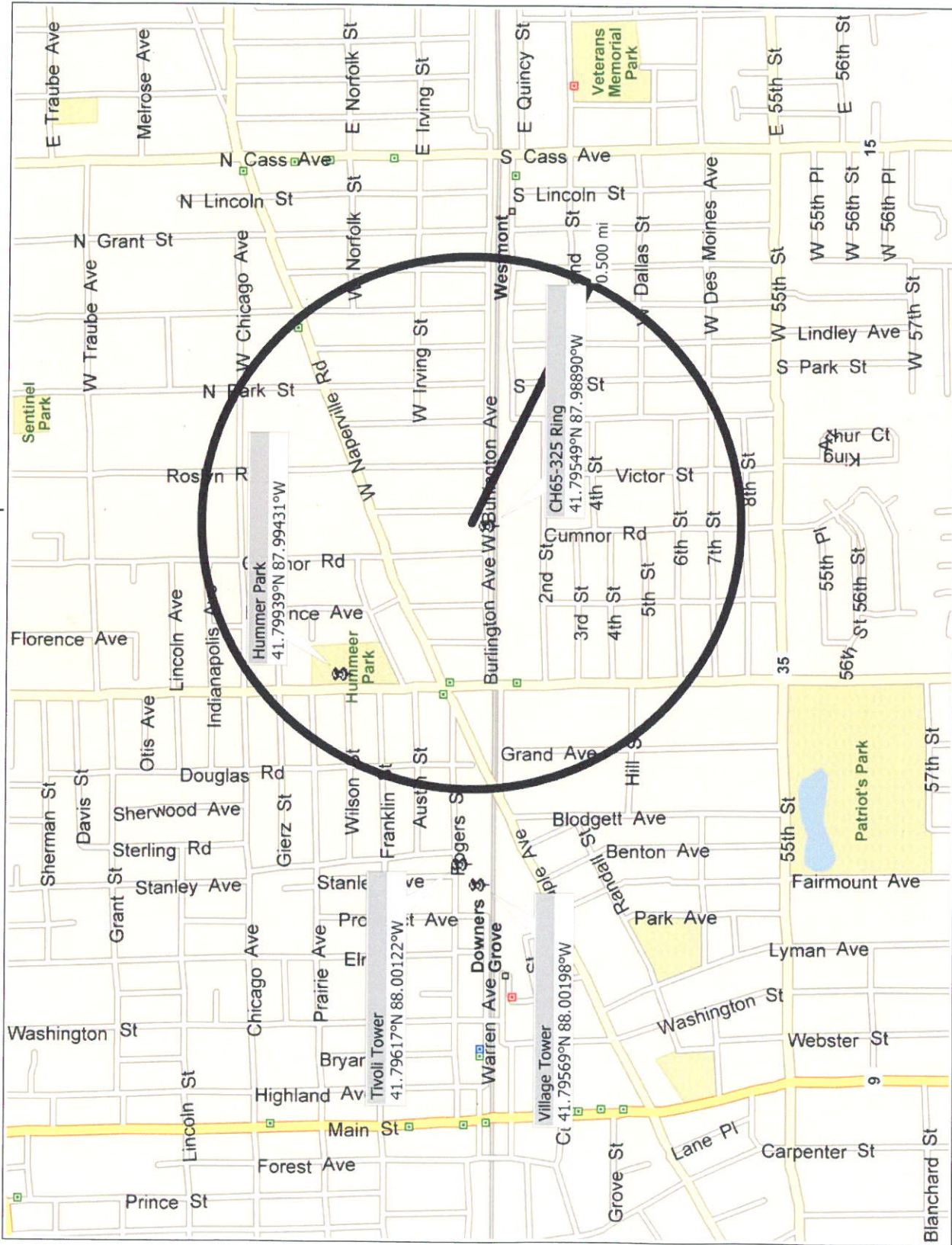
AFTER

LOOKING SOUTH



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65325 Location Map



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TomSisulEmail

From: Tom Sisul [sisul@sisullaw.com]

Sent: Friday, May 02, 2008 3:27 PM

To: OBrien, Jeff

Subject: Emailing: Photos to attach to Willis Johnson Letter for Council consideration AZ Flag Pole.JPG, P1010001.JPG, P1010002.JPG, P1010003.JPG, P1010004.JPG, P1010005.JPG, P1010006.JPG, P1010007.JPG, P1010008.JPG, P1010009.JPG, P1010010.JPG, P1010011.JPG, P1010

Attachments: AZ Flag Pole.JPG; P1010001.JPG; P1010002.JPG; P1010003.JPG; P1010004.JPG; P1010005.JPG; P1010006.JPG; P1010007.JPG; P1010008.JPG; P1010009.JPG; P1010010.JPG; P1010011.JPG; P1010012.JPG; P1010013.JPG

Jeff

Please attach the pictures to Mr. Willis Johnson's letter regarding the park district antenna special use petition. The first is an existing antenna flag pole in Tucson AZ at a normal flag pole height. The second is a normal flag pole in Oak Brook. The remaining pictures exhibit additional locations for the antenna not on park district property.

Please advise if the receipt is not clear.

Tom Sisul

The message is ready to be sent with the following file or link attachments:

AZ Flag Pole.JPG

P1010001.JPG

P1010002.JPG

P1010003.JPG

P1010004.JPG

P1010005.JPG

P1010006.JPG

P1010007.JPG

P1010008.JPG

P1010009.JPG

P1010010.JPG

P1010011.JPG

P1010012.JPG

P1010013.JPG

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.























635
A,B&C



