

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL WORKSHOP
JULY 6, 2010 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
License Agreement with Verizon Wireless to Install, Maintain and Operate Antenna on Village Property	✓ Resolution Ordinance Motion Discussion Only	Enza Petrarca Village Attorney

SYNOPSIS

A resolution has been prepared authorizing approval of a License Agreement with SMA Limited Partnership d/b/a Verizon Wireless to install, maintain and operate an antenna on Village Property at 2304 Maple Avenue.

STRATEGIC PLAN ALIGNMENT

The Five Year Plan and Goals identified *Steward of Financial Responsibility*.

FISCAL IMPACT

The proposed agreement is for a five year term, which would begin upon the issuance of a building permit in 2010 and would conclude on December 31, 2014. Approval of the proposed agreement would result in the Village collecting \$3,300 in monthly license fees until December 31, 2010, with a four percent increase in each year thereafter.

RECOMMENDATION

Approval on the July 6, 2010 consent agenda.

BACKGROUND

Chicago SMA Limited Partnership d/b/a Verizon Wireless is a provider of digital communications in the Chicagoland area. Verizon contacted the Village concerning its desire to install an antenna on the Village’s water tower located at 2304 Maple Avenue. Associated equipment cabinets will be placed on the property as well. The license agreement is only for the installation of antenna on existing Village Council approved sites, and will not extend the height of the tower. As such, no special use approval is required pursuant to the Zoning Ordinance.

The proposed license agreement is for a five year term, which would begin upon the issuance of a building permit in 2010 and would conclude on December 31, 2014. Approval of the proposed agreement would result in the Village collecting \$3,300 in monthly license fees until December 31, 2010, with a four percent increase in each year thereafter. The Village will then have the option of renewing the contract for two additional five year terms at the conclusion of the proposed agreement.

ATTACHMENTS

- Resolution
- Agreement

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING EXECUTION OF A LICENSE AGREEMENT BETWEEN
THE VILLAGE OF DOWNERS GROVE AND CHICAGO SMSA LIMITED PARTNERSHIP
D/B/A VERIZON WIRELESS TO INSTALL, MAINTAIN
AND OPERATE ANTENNA EQUIPMENT ON VILLAGE PROPERTY**

BE IT RESOLVED by the Village Council of the Village of Downers Grove, DuPage County, Illinois as follows:

1. That the form and substance of a certain Agreement (“Agreement”), between the Village of Downers Grove (“Village”) and Chicago SMSA Limited Partnership d/b/a Verizon Wireless, (“Licensee”) for a license agreement to install, maintain and operate antenna equipment on Village property located at 2304 Maple Avenue, Downers Grove, IL, as set forth in the Agreement submitted to this meeting with the recommendation of the Village Manager, is hereby approved.

2. That the Village Manager and Village Clerk are hereby respectively authorized and directed for and on behalf of the Village to execute, attest, seal and deliver the Agreement, substantially in the form approved in the foregoing paragraph of this Resolution, together with such changes as the Manager shall deem necessary.

3. That the proper officials, agents and employees of the Village are hereby authorized and directed to take such further action as they may deem necessary or appropriate to perform all obligations and commitments of the Village in accordance with the provisions of the Agreement.

4. That all resolutions or parts of resolutions in conflict with the provision of this Resolution are hereby repealed.

5. That this Resolution shall be in full force and effect from and after its passage as provided by law.

Mayor

Passed:

Attest: _____
Village Clerk

**LICENSE AGREEMENT BETWEEN THE VILLAGE OF DOWNERS
GROVE AND CHICAGO SMSA LIMITED PARTNERSHIP, D/B/A VERIZON
WIRELESS TO INSTALL,
MAINTAIN AND OPERATE AN ANTENNA ON VILLAGE PROPERTY**

WHEREAS, the Village of Downers Grove (hereinafter referred to as the "Village") is an Illinois municipal corporation and a home rule unit, pursuant to the laws of the State of Illinois; and

WHEREAS, the Village is the lessor of certain real estate located at 2304 Maple Avenue, Downers Grove, Illinois, upon which is located a Village Water Tower (hereinafter referred to as the "Tower"); and

WHEREAS, Chicago SMSA Limited Partnership, d/b/a Verizon Wireless, an Illinois limited liability company (hereinafter referred to as the "Licensee") has requested permission to install an antenna on the top of the Tower and its related equipment on ground space near the Tower (hereinafter referred to as the "Antenna"); and

NOW, THEREFORE, in consideration of the mutual promises, covenants and conditions, the Village and the Licensee agree as follows:

1. CONTRACT DOCUMENTS:

The provisions set forth in the preamble and the following exhibits are incorporated into and made a part of this Agreement:

a. Exhibit 1 - Site map of the Property dated March 25, 2010, and approved by the Village on _____, 2010, showing the Tower Space and Ground Space, together with the areas on the Property licensed to Licensee to provide access and utility service to the Ground Space (collectively the "Licensed Premises") which includes location of any proposed underground utilities necessary for operation of the Antenna.

b. Exhibit 2 - Plans and specifications dated March 25, 2010, and approved by the Village on _____, 2010, for the Antenna and any cables or utility lines to be installed on the Licensed Premises and used for housing of the related Antenna equipment (collectively "Licensee's Improvements").

2. GRANT OF LICENSE:

The Village hereby grants to the Licensee the right, permission and authority to install, operate and maintain Licensee's Improvements upon the terms and conditions hereinafter specified. This Agreement shall not terminate upon the sale, assignment or transfer of the property, but shall run with the land. In the event that the Tower is removed, this contract shall cease and neither the Village nor the Licensee will be responsible or liable for replacement or rent.

3. **SPECIFICATIONS:** The Licensee shall comply with the following specifications:

a. *In general:* During the term of this Agreement, there shall be no variations, modifications, or upgrades from the plans and specifications of Exhibits 1 and 2 without the prior written approval of the Village, which approval shall not be unreasonably withheld or delayed. Notwithstanding the foregoing, Licensee may perform maintenance, repair or replace any equipment contained within Licensee's ground equipment cabinet without Village's consent, provided that the Village is provided notice.

b. *Antenna:* The Antenna shall be for the operation of radio frequency: 696-790 MHz, 800-895 MHz and 1910-1975 MHz. The Antenna shall be installed, attached to the Tower, and maintained in conformance with Exhibit 2 and any applicable State and federal requirements. The Antenna shall be located more than ten (10) feet from any existing antenna equipment and shall not exceed seventy-two (72) inches in height.

4. **CONSTRUCTION, INSTALLATION AND MAINTENANCE:**

The Licensee may install, repair, maintain, or replace the Antenna, subject to the following conditions:

a. Licensee shall obtain all required permits and authorizations from the Village, in accordance with the applicable ordinances, prior to commencing any work under this Agreement. Such work shall comply with applicable codes and regulations and shall be conducted in a workmanlike manner.

b. Licensee shall obtain all necessary approvals from any regulatory authorities for the operation of the Antenna. Further, the Licensee shall comply with all applicable laws and regulations of such regulatory authorities including, but not limited to the Federal Communications Commission.

c. All costs connected with the installation, maintenance, repair, use and removal of Licensee's Improvements and any related equipment shall be the responsibility of the Licensee.

d. Licensee shall not take any action or allow any action to be done which may impair the use of or damage the Tower.

e. The Licensee may not interfere with the use by the Village, its officers, agents and employees, of the Tower or the property on which it is located.

f. Except for emergency situations, the Village shall provide reasonable advance notice to Licensee when it conducts any Tower repair or maintenance work that affects the Antenna or function of the Antenna. Except for emergency situations, the Village shall not physically disturb Licensee's equipment without Licensee's permission. Licensee shall be entitled to access the equipment located on the Ground Space near the Tower twenty-four (24) hours a day, seven days a week. Licensee shall provide the Village reasonable advance notice when access to the antenna on top of the Tower is needed. Access to the Tower can only be obtained between the hours of 8:00 a.m. and 4:00 p.m. by calling the Village Operations Center at (630) 434-5706 or

(630) 434-5707. In the event of an emergency situation, Village agrees to provide Licensee as much notice as reasonably practical before disturbing Licensee's equipment.

g. The Licensee shall maintain Licensee's Improvements in good repair, and in a clean and sightly condition.

h. Upon termination of this Agreement by either party, the Licensee shall, within sixty (60) days and at its expense, remove the Licensee Improvements and restore the Licensed Premises to substantially its original condition, reasonable wear and tear excepted.

i. If Licensee abandons its use of Licensee's Improvements, Licensee shall, within thirty (30) days of receipt of written notice from the Village notifying the Licensee of such abandonment and at its expense, remove the Licensee's Improvements and restore the Tower to substantially its original condition. Licensee's Improvements will be presumed abandoned if it is not operated for a period of one month or more. If Licensee's Improvements are not removed within thirty (30) days, the Village may remove Licensee's Improvements and the Licensee shall reimburse the Village for the costs of such removal.

5. NON-INTERFERENCE WITH VILLAGE OPERATIONS:

Neither this Agreement nor Licensee's Improvements shall interfere or obstruct the functioning of the Village's operations and services. Licensee warrants that Licensee's Improvements shall be constructed, installed, maintained and operated in such a manner as to not interfere or obstruct any radio or electronic equipment or signals of the Village's radio and data systems. In the event such interference occurs, and the interference cannot be eliminated by Licensee within thirty (30) days after receipt of notice of interference from Village, then Licensee agrees to power down its equipment (except for intermittent testing during off-peak hours) and investigate and attempt to resolve the technical issues of the operation of its equipment that are impacting the Village operations and services. The Licensee shall continue to pay Rent during any period in which it is investigating or attempting to resolve any technical issues with regard to the operation of its equipment. If Licensee cannot resolve the technical issues and interference with respect to the operation of its equipment and impact on the Village equipment within sixty (60) days after the initial receipt of notice of interference from Village, then Licensee shall either remove the offending equipment or terminate this Agreement upon notice to Village.

Provided after notice to Licensee, the Village may immediately terminate this Agreement, or require that operation of the Antenna or any of Licensee's Improvements be immediately ceased where the Village reasonably determines that the Antenna or Licensee's Improvements present an immediate and serious danger to the public health, welfare or safety due to interference with the operation of the Village's radio and data systems.

6. TERM:

a. This License shall have an Initial Term beginning upon the first day of the month in which a building permit is issued, but in no event later than January 1, 2011 ("Commencement Date"). The parties agree to memorialize the Commencement Date in writing, signed by both parties. In the event that the Commencement Date begins on January 1, 2011 of a given year,

then the Initial Term shall end on the fifth anniversary of said Commencement Date. In the event that the Commencement Date is a date that does not fall on January 1st of a given year, an "In Year Commencement Date", and in order to establish an annual term commensurate with a calendar year, then the initial term would commence on the In Year Commencement Date and end on December 31st of the same year. Thereafter, as part and parcel of the Initial Term, four additional one (1) year periods shall automatically commence each January 1st and extend through December 31st of the same year. Thereafter, the term shall be automatically extended for one (1) five-year Extension Term ("First Extension") unless LESSEE provides the Village with written notice of its election not to renew the License at least one hundred and twenty (120) days prior to the expiration of the Initial Term. Upon the expiration of the First Extension, this License shall be extended for one (1) five-year additional extension term unless either party provides the other with written notice of its election not to renew the License at least one hundred and twenty (120) days prior to the expiration of the current term ("Second Extension").

b. Upon thirty (30) days after commencement of the Second Extension, Licensee may request the Village to enter into negotiations towards renewing or extending this Agreement. Any renewal or extension shall be according to terms that are mutually agreeable and the Village shall not be bound to accept any particular terms or to renew any or all of the rights granted by this Agreement.

7. COMPENSATION:

Beginning on the Commencement Date, Licensee shall pay to the Village a license fee of \$3,330.00 per month. Thereafter, effective on each first day of January of the agreement, the license fee shall increase in an amount equal to the fee for the preceding year multiplied by 4%. All payments of the licensee fee shall be made on a monthly basis. The fee shall be paid to the Village of Downers Grove, Village Hall, 801 Burlington Avenue, Downers Grove, IL 60515. It is understood that the first payment of the monthly licensee fee shall not be payable by Licensee until thirty (30) days after the Commencement Date.

8. TERMINATION:

This Agreement may be terminated as follows:

a. Licensee may terminate this Agreement at any time upon sixty (60) days written notice to the Village without further liability if Licensee does not obtain all permits or other approvals required from any governmental authority or any easements required from any third party to operate the communications system, or if any such approval is canceled, expires or is withdrawn or terminated, or if the Village fails to have proper ownership of the site or authority to enter into this Agreement, or if Licensee, for any other reason, in its sole discretion, determines that it will be unable to use the Property, however, if Licensee terminates this Agreement without cause, it shall pay the Village a termination penalty equal to three months of the current rental amount.

b. In the event either party fails to comply with the terms of this Agreement such party shall be considered in default and the non-defaulting party may serve written notice of its intent to terminate this Agreement. Except where the public health or safety is threatened, the notice

shall give the defaulting party not less than thirty (30) days to correct such non-compliance. In the event the default is not corrected within thirty (30) days of such notice, the non-defaulting party may terminate this Agreement by serving a written notice of termination. Notwithstanding the preceding, if any default cannot be cured within thirty (30) days and the defaulting party has diligently commenced and continues to take reasonable action necessary to cure the default, the defaulting party shall be entitled to a reasonable extended period of time in order to cure the default.

c. In the event the Tower is destroyed or substantially damaged so as to substantially effect Licensee's use of the property, this Agreement shall be considered terminated.

9. TOWER REPAIR/MAINTENANCE:

Upon receiving ninety (90) days notice from the Village that it intends to repair or perform maintenance to the Tower, Licensee shall, at its own expense and in such manner as the Village shall reasonably request, immediately remove, relocate, change or alter the position of Licensee's Improvements. During the term of this Agreement, the Tower may be refurbished and/or painted as part of Village's repair and maintenance duties. Refurbishment and/or painting will take several months to complete (approximately five to eight months). Prior to beginning refurbishment and/or painting, Licensee understands that its Antenna shall be removed from the Tower upon notice from the Village and that the Antenna shall not be reinstalled until the refurbishment and/or painting is completed and the Village has approved such reinstallation, which approval shall not be unreasonably withheld, conditioned or delayed. During such period, Licensee may, at its sole cost and expense, install the Antenna on a temporary telephone pole or bring a cell on wheels outside the shrouded area of the tower in a location approved by the Village. However, such temporary arrangement shall not interfere with the refurbishment and/or painting of the tower or with other Village operations on the site. The Village shall not be responsible for any costs of removal, relocation, and reinstallation of the Antenna as a result of the refurbishment and/or painting.

10. RESTORATION:

When the Licensee does any work on or affecting the Licensed Premises, it shall, at its own expense, restore the Licensed Premises to as good a condition as existed before the work was undertaken, unless otherwise directed by the Village. If the Licensee fails to restore the Licensed Premises, the Village may, after communications with the Licensee and after affording the Licensee a reasonable opportunity to correct the situation, restore the Licensed Premises, or remove the obstruction therefrom. No such prior written notice shall be required in the event that the Village determines that an emergency situation exists. The Licensee shall pay the Village for any reasonable costs of such restoration within thirty (30) days after receiving a bill from the Village for such work.

11. UTILITIES:

Licensee shall be responsible for obtaining adequate utilities for operation of Licensee's Improvements, including electricity from any source available on the Property as long as the electricity for Licensee's Improvements are separately metered. Any utilities to be installed must

be underground and at a location approved by the Village. Licensee shall pay for the electricity or any other utility it consumes in its operations at the rate charged by the servicing utility company and the Village shall not be liable for such charges.

12. TAXES:

Licensee is solely responsible for payment of taxes on the leasehold. Licensee is solely responsible to determine the taxes owed and to comply with the DuPage County payment procedures. Licensee shall reimburse the Village for any personal or real property taxes which are assessed as a result of Licensee's Improvements and directly attributable to its use of the Property under the terms of this Agreement. Licensee shall have the right, at its own expense and without expense to the Village, to contest by appropriate proceedings, conducted with due diligence and in good faith, the validity of the amount of any taxes or reassessment as applicable to the Licensed Premises or the Licensee Improvements. In the event that the Village becomes aware of any tax delinquency and that delinquency is not cured by the Licensee, the Village shall have the right to remove any of Licensee's equipment and terminate the Agreement.

13. INDEMNIFICATION:

Licensee shall indemnify, become responsible for and hold harmless the Village, its boards, committees, commissions, officers, agents and employees from any and all liability arising out of the existence of this Agreement; the installation, existence, maintenance or repair of Licensee's Improvements; or any act or omission of Licensee, its officers, agents and employees, except for liability which arises from the Village's or its employees' or agents' negligence or intentional misconduct.

For purposes of this Agreement, the term "liability" includes, but is not limited to: actual or claimed loss or damage to property or injury to or death of persons; actual or claimed responsibility for such loss, damage, injury or death; and any and all judgments, decrees, costs and expenses of every sort and kind of incident to such loss, damage, injury, death or responsibility, including, but not limited to, court costs, fines and attorney's fees. Notwithstanding the foregoing, neither Party shall be liable to the other, or any of their respective agents, representatives, employees for any lost revenue, lost profits, loss of technology, rights or services, incidental, punitive, indirect, special or consequential damages, loss of data, or interruption or loss of use of service, even if advised of the possibility of such damages, whether under theory of contract, tort (including negligence), strict liability or otherwise.

14. INSURANCE:

At all times while this Agreement remains in effect, and in recognition of the indemnification provided in the foregoing Paragraph 13, the Licensee shall, at its own cost and expense, maintain a program of third party liability insurance and/or self-insurance to protect the Village, its officers, employees and agents from any liability for bodily injury, death, and property damage occasioned by the activities of the Licensee under this Agreement.

a. During the Term of the Agreement. Licensee shall procure, pay for and maintain in full force and effect during the entire term of the agreement (i) worker's compensation insurance

as required by law and which insures Village against worker's compensation claims arising out of Licensee's activities on the Tower; (ii) fire and casualty insurance covering Licensee's Improvements in an amount not less than one hundred percent (100%) of their actual replacement cost; and (iii) commercial general liability insurance, including property damage insurance, for bodily injuries and property damage, in amounts not less than One Million Dollars (\$1,000,000.00) per occurrence and One Million Dollars (\$1,000,000.00) in the aggregate covering bodily injuries or property damage occurring on the Tower.

b. During Construction/Installation. During construction/installation, Licensee's contractor shall also maintain and provide Village with evidence of each of the insurance coverages specified in subparagraph (a) and in the amounts so specified. In addition, the contractor shall provide builder's risk insurance on an "all risks" basis for one hundred percent (100%) of the insurable value of all construction work in place or in progress from time to time, insuring the project, including materials in storage and while in transit, against loss or damage by fire or other casualty, with extended coverage, vandalism and malicious mischief coverage, bearing a replacement cost agreed amount endorsement.

c. Policies. The policy or policies of insurance required by subparagraphs (a) and (b) shall be underwritten by a company or companies authorized to do business in the State of Illinois, shall be reasonably satisfactory to Village, shall name Village as an additional insured on the general liability coverage and a certificate of insurance shall be delivered to the Village, together with evidence of the payment of the premiums, prior to the commencement of the term of this Agreement. Licensee or, where applicable, Licensee's contractors shall furnish Village with a written notice of any cancellation of insurance required under this Section.

15. LIENS:

Licensee agrees that it will not permit or suffer any lien to be put upon or arise or accrue against the Property in favor of any person or persons, individual or corporate, furnishing either labor or material in any work herein proposed, and the Licensee further covenants and agrees to hold the Village and its property free from any and all liens, or rights or claim of lien, which may or might arise or accrue under or be based upon any mechanic's lien law of the State of Illinois. If any such lien or claim for lien is filed or recorded against the Property, the Village shall give Licensee notice thereof and demand that Licensee remove the same, or post adequate security to insure the removal of the same following the resolution of any dispute between Licensee and the lienholder, within thirty (30) days after such notice. Nothing in this provision shall restrict Licensee from granting a security interest in all or any part of Licensee's Improvements and to file of record UCC financing statements and/or fixture filings to perfect the same.

16. ASSIGNMENT AND SUBLEASING:

This Agreement may not be assigned or transferred without the express written consent of the Village, which shall not be unreasonably withheld, conditioned or delayed. The Village agrees to respond to any such request within thirty (30) days from receipt of the request. Any assignment or transfer without such written consent shall, at the option of the Village, be deemed to be void and of no effect. Provided, however, this Agreement may be assigned or transferred to Licensee's parent or an subsidiary, successor legal entity or other affiliate of Licensee without the

Village's written consent as long as the Village is given written notice of the assignment or transfer within 30 days after said assignment or transfer occurs. The Village must approve any sublease and shall be entitled to 50% of any sublease in addition to the rental fee as described in Section 7, above.

17. HAZARDOUS SUBSTANCES:

a. The Village represents and warrants that it has no knowledge of any hazardous substance existing on the Property in violation of any applicable federal, State or local law, regulation or ordinance. The Village further agrees to hold Licensee harmless from and indemnify Licensee against any damage, loss or expense or liability resulting from the existence on the Property of any such hazardous substance, including all attorney's fees and consultant fees, costs and penalties, incurred as a result thereof, unless caused by Licensee or any of its employees or agents.

b. Licensee represents and warrants that its use of the Licensed Premises will not generate any hazardous substance, and that it will not store or dispose on the Licensed Premises, nor transport to or over the Licensed Premises, any hazardous substance in violation of any applicable federal, State or local law, regulation or ordinance. Licensee further agrees to hold the Village harmless from and against and indemnify the Village against any release of such hazardous substance and any damage, loss, or expense or liability resulting from such release, including attorney's fees and consultant fees, costs and penalties, incurred as a result thereof, which was caused by Licensee or any of its employees or agents.

c. "Hazardous Substance" as used herein shall mean any substance or material defined or designated as hazardous or toxic waste, hazardous or toxic materials, hazardous or toxic radioactive substance, or other similar term by any federal, State or local environmental law, regulation or ordinance presently in effect or promulgated in the future.

18. COST OF ENFORCEMENT:

The prevailing party in any action or proceeding in court or mutually agreed upon arbitration proceeding to enforce the terms of this Agreement shall be entitled to receive its reasonable attorney's fees and other reasonable enforcement costs and expenses from the non-prevailing party.

19. INVALIDITY:

If any section, paragraph, clause or provision of this Agreement shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Agreement.

20. FORCE MAJEURE:

Neither party shall be deemed in violation of this Agreement for the delay in performance or failure to perform in whole or in part its obligations under this Agreement due to strike, war or act of war (whether an actual declaration is made or not), insurrection, riot, act of public enemy,

fire, flood or other act of God or by other events to the extent that such events are caused by circumstances beyond such party's control.

21. NOTICES:

Unless otherwise specified herein, all notices under this agreement shall be made in writing and shall be deemed validly given if sent by certified mail, return receipt requested or by commercial courier, provided the courier's regular business is delivery service and provided further that it guarantees delivery to the addressee by the end of the next business day following the courier's receipt from the sender and delivered to:

Village: Village Manager
Village of Downers Grove
801 Burlington Avenue
Downers Grove, IL 60515-4776

And: _____

Licensee: Chicago SMSA Limited Partnership
d/b/a Verizon Wireless
180 Washington Valley Road
Bedminster, New Jersey 07921
Attention: Network Real Estate

In the event the Licensee moves, consolidates, merges, splits or otherwise reorganizes or moves its offices, it is the duty and obligation of the Licensee to provide written notification to the Village within thirty (30) days of any change.

22. GOVERNING LAW:

This Agreement shall be governed by the laws of the State of Illinois.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the 18 day of June, 2010.

LICENSEE:

Chicago SMSA Limited Partnership, d/b/a
Verizon Wireless

By: Celco Partnership, its General Partner

By: Beth Ann Drohan

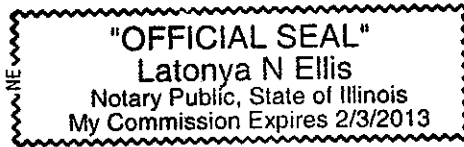
Name: Beth Ann Drohan

Title: Area Vice President Network

Date: 6/18/10

Subscribed and sworn to
this 18 day of June, 2010.

Latonya N Ellis
Notary Public



VILLAGE:
VILLAGE OF DOWNERS GROVE

By: _____

Title: Mayor

ATTEST:

Village Clerk

Exhibit 1

Site Map of Property showing Tower Space and Ground Space

(see attached)

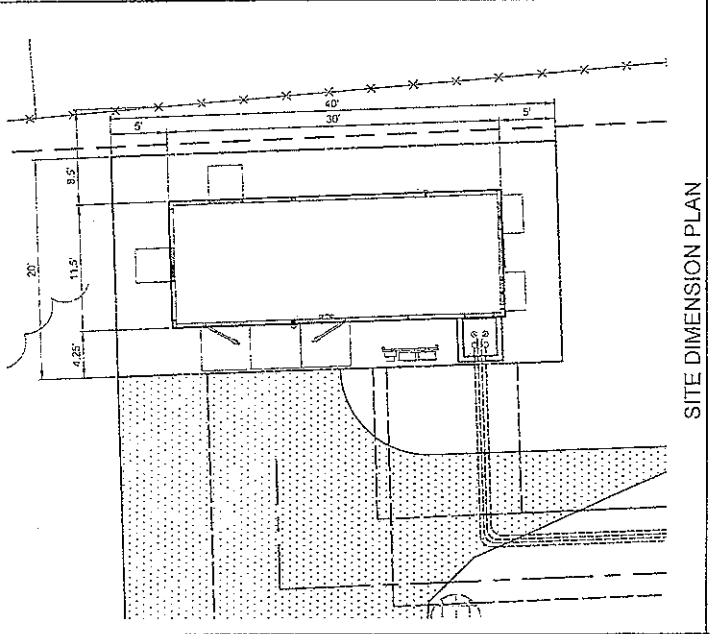
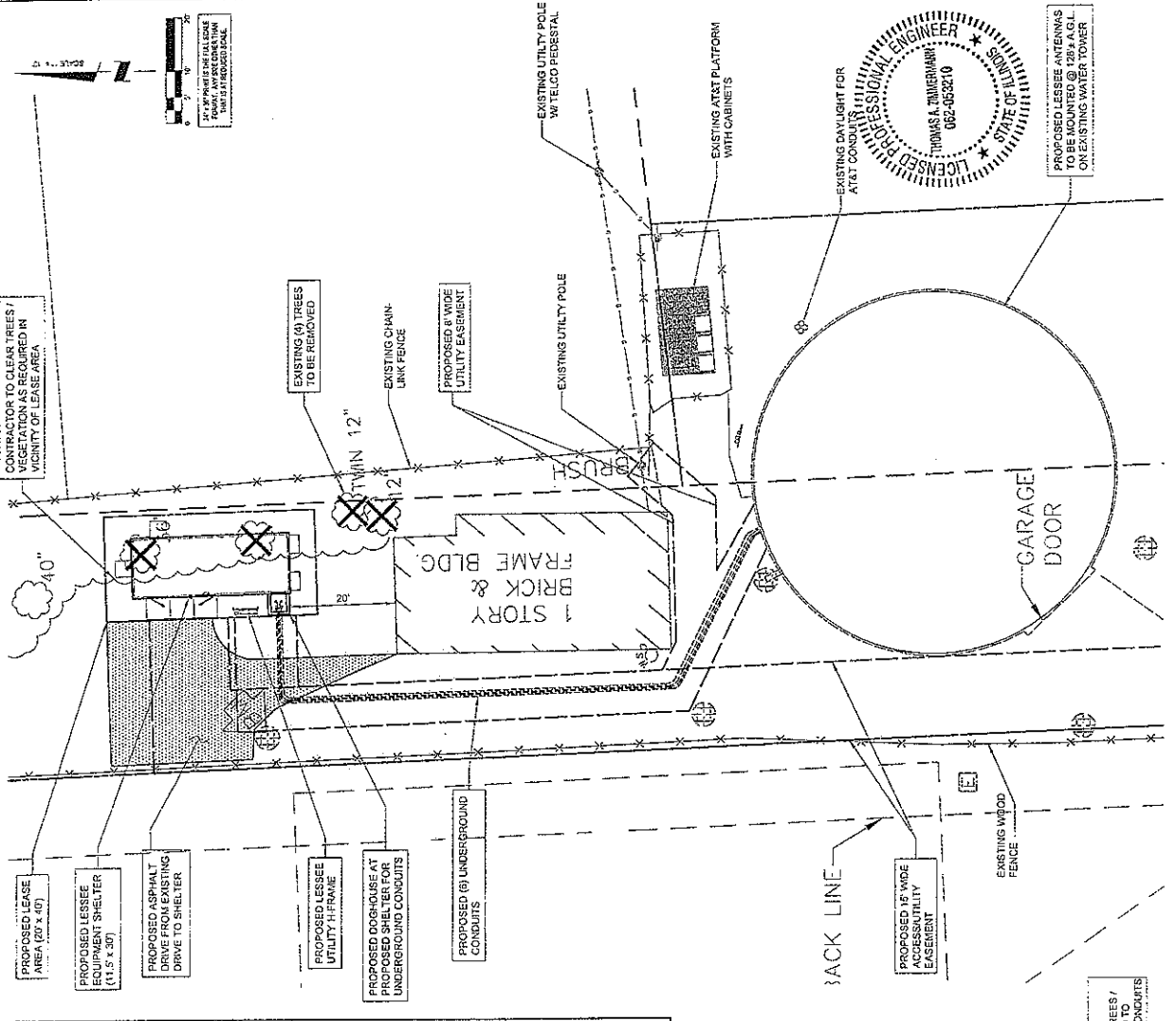
NO.	DATE	DESCRIPTION
01	11/11/11	ISSUED FOR PERMIT
02	11/11/11	REVISIONS
03	11/11/11	REVISIONS
04	11/11/11	REVISIONS
05	11/11/11	REVISIONS
06	11/11/11	REVISIONS
07	11/11/11	REVISIONS
08	11/11/11	REVISIONS
09	11/11/11	REVISIONS
10	11/11/11	REVISIONS

LOC. # 211049
63rd & DUNHAM

236 S. ASHLAND ROAD
DOWNS GROVE, IL 60515

DATE	11/11/11
DESIGNED BY	41102
CHECKED BY	34408
PROJECT #	
SHEET #	
ENGINEERING SITE PLAN	
SHEET NUMBER	

C-1



SITE DIMENSION PLAN

PAVEMENT MATERIAL
ACCESS ROAD (HATCHED)
94 S.Y.
1. BITUMINOUS SURFACE COURSE, CLASS I, TYPE 2
2. 1.5" CRUSHED STONE, TYPE B
3. GRANULAR SUBBASE, CLASS 2
MICHIGAN 500X SUBGRADE GEOTEXTILE FABRIC OR APPROVED EQUAL

THE CONTRACTOR SHALL INCLUDE AS PART OF THE BID, THE COST OF REMOVAL OF ANY SURFACE VEGETATION AND ORGANIC SOILS OR OTHER DELETERIOUS MATERIALS AND THE REPLACEMENT WITH ENGINEERED BACKFILL FOR THE AGGREGATE ACCESS DRIVE AND UNDERGROUND CONDUITS. CONSULT WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.

DESIGNED BY
Williams & Works
11221 W. 125th St.
Chicago, IL 60648
Phone: 708.487.1100
Fax: 708.487.1101
www.williamsandworks.com

DATE: 11/11/11
PROJECT: 211049
SHEET: C-1 OF 4 SHEETS
PROJECT LOCATION: 63rd & DUNHAM, CHICAGO, IL 60615

PROFESSIONAL ENGINEER
THOMAS A. HUNGERFORD
062-055210
STATE OF ILLINOIS

PROPOSED LESSEE ANTENNAS TO BE MOUNTED @ 125' AGL ON EXISTING AT&T TOWER

NOTE:
CONTRACTOR TO CLEAR TREES / VEGETATION AS REQUIRED TO INSTALL UNDERGROUND CONDUITS

CONTRACTOR TO CLEAR TREES / VEGETATION AS REQUIRED IN VICINITY OF LEASE AREA

PROPOSED LEASE AREA (20' x 40')

PROPOSED LESSEE EQUIPMENT SHELTER (11.5' x 30')

PROPOSED ASPHALT DRIVE FROM EXISTING DRIVE TO SHELTER

PROPOSED LESSEE UTILITY FRAME

PROPOSED DOORHOUSE AT UNDERGROUND CONDUITS

PROPOSED (6) UNDERGROUND CONDUITS

EXISTING (4) TREES TO BE REMOVED

EXISTING CHAIN-LINK FENCE

PROPOSED (4) UNDERGROUND UTILITY EASEMENT

EXISTING UTILITY POLE W/ TELCO PEDESTAL

EXISTING AT&T PLATFORM WITH CABINETS

EXISTING UTILITY POLE

JACK LINE

PROPOSED 18" WIDE UTILITY EASEMENT

EXISTING WOOD FENCE

GARAGE DOOR

1 STORY BRICK & FRAME BLDG

TWIN 12"



SURVEYOR'S NOTE

THIS INFORMATIONAL SURVEY FOR THIS MAP WAS
PERFORMED ON MAY 4, 2009.
NOT TO BE USED AS CONSTRUCTION BOUNDARIES
ELEVATION DATUM
ALL ELEVATIONS ARE BASED ON NAVD 83 DATUM
ALL ELEVATIONS ARE ILLUSTRATED AT 1' INTERVALS
INCHES TO FEET CONVERSION
36" OF 1" STAFF DIAGONAL OF TRIANGULAR
30" OF 1" STAFF DIAGONAL OF TRIANGULAR
36" OF 1" STAFF DIAGONAL OF TRIANGULAR
30" OF 1" STAFF DIAGONAL OF TRIANGULAR

FLOOD PLAIN INFORMATION

WE HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY
FLOOD PLAIN INFORMATION AND IT IS DETERMINED
THAT THIS PROJECT IS NOT IN A FLOOD PLAIN
AS DETERMINED BY FEMA
300-YEAR FLOOD PLAIN

ZONING DATA

ACCORDING TO THE VILLAGE OF DOWNERS GROVE, R. 2009 ZONING MAP
THIS PROJECT IS LOCATED IN THE R-1.5 ZONING DISTRICT
DOWNS GROVE, IL 60815

PROPRIETOR

THIS PROJECT IS OWNED BY
DOWNS GROVE, IL 60815

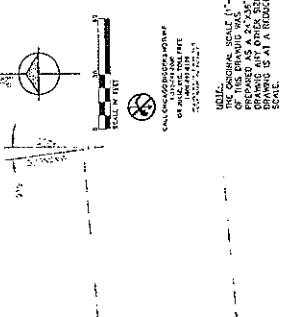
**EASEMENTS, COVENANTS, CONDITIONS,
AND RESTRICTIONS**

WE HAVE REVIEWED THE RECORDS OF THE RECORDS COMPANY AS REFERRED
TO IN THE RECORDS AND HAVE FOUND THE FOLLOWING
EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS
THAT AFFECT THIS PROJECT:

LEGAL DESCRIPTION

PART OF
SECTION 27, T12N, R12E, S21W, RANGE 12E, TOWNSHIP 12N, RANGE 12E, COUNTY OF DEKALB, ILLINOIS
ACCORDING TO THE RECORDS OF THE RECORDS COMPANY AS REFERRED TO IN THE RECORDS AND HAVE FOUND THE FOLLOWING
LEGAL DESCRIPTIONS THAT AFFECT THIS PROJECT:

**63rd & DUNHAM
LOC. #211049**



- LEGEND**
- A - REMAINING FEET
 - B - 1/8" UNIT MARKER
 - C - 1/8" UNIT MARKER
 - D - 1/8" UNIT MARKER
 - E - 1/8" UNIT MARKER
 - F - 1/8" UNIT MARKER
 - G - 1/8" UNIT MARKER
 - H - 1/8" UNIT MARKER
 - I - 1/8" UNIT MARKER
 - J - 1/8" UNIT MARKER
 - K - 1/8" UNIT MARKER
 - L - 1/8" UNIT MARKER
 - M - 1/8" UNIT MARKER
 - N - 1/8" UNIT MARKER
 - O - 1/8" UNIT MARKER
 - P - 1/8" UNIT MARKER
 - Q - 1/8" UNIT MARKER
 - R - 1/8" UNIT MARKER
 - S - 1/8" UNIT MARKER
 - T - 1/8" UNIT MARKER
 - U - 1/8" UNIT MARKER
 - V - 1/8" UNIT MARKER
 - W - 1/8" UNIT MARKER
 - X - 1/8" UNIT MARKER
 - Y - 1/8" UNIT MARKER
 - Z - 1/8" UNIT MARKER

PROPRIETOR
DOWNS GROVE, IL 60815

**EASEMENTS, COVENANTS, CONDITIONS,
AND RESTRICTIONS**

WE HAVE REVIEWED THE RECORDS OF THE RECORDS COMPANY AS REFERRED
TO IN THE RECORDS AND HAVE FOUND THE FOLLOWING
EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS
THAT AFFECT THIS PROJECT:

LEGAL DESCRIPTION

PART OF
SECTION 27, T12N, R12E, S21W, RANGE 12E, TOWNSHIP 12N, RANGE 12E, COUNTY OF DEKALB, ILLINOIS
ACCORDING TO THE RECORDS OF THE RECORDS COMPANY AS REFERRED TO IN THE RECORDS AND HAVE FOUND THE FOLLOWING
LEGAL DESCRIPTIONS THAT AFFECT THIS PROJECT:

**CHICAGO
SMSA**
limited partnership
doing BUSINESS AS
63rd & DUNHAM
LOC. #211049



REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	05/14/09
2	REVISIONS TO PERMIT	05/14/09
3	REVISIONS TO PERMIT	05/14/09

Williams & Works
Professional Land Surveyors
1101 N. 7th Street, Suite 200
Downers Grove, IL 60130
Phone: 630-271-9000
Fax: 630-271-9001
www.williamsandworks.com

PROPOSED 1500' WOOD FENCE EXISTENT

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	05/14/09
2	REVISIONS TO PERMIT	05/14/09
3	REVISIONS TO PERMIT	05/14/09

63rd & DUNHAM
LOC. #211049
SITE ADDRESS
**2304 MAPLE RD.
DOWNERS GROVE, IL
60815**

PS-1



LEGAL DESCRIPTION

An instrument for entry purposes over part of Lot 21, Township 12N, Range 12E, Section 27, T12N, R12E, S21W, Range 12E, Township 12N, Range 12E, County of DeKalb, Illinois, was recorded on September 10, 1918 as Instrument 13556. The instrument created a 1500' x 1500' area within the north 1/4 of Section 27, Township 12N, Range 12E, County of DeKalb, Illinois, and the southeast 1/4 of Section 27, Township 12N, Range 12E, County of DeKalb, Illinois. The area is bounded on the north by the north line of Lot 21, on the east by the east line of Lot 21, on the south by the south line of Lot 21, and on the west by the west line of Lot 21. The area is bounded on the north by the north line of Lot 21, on the east by the east line of Lot 21, on the south by the south line of Lot 21, and on the west by the west line of Lot 21. The area is bounded on the north by the north line of Lot 21, on the east by the east line of Lot 21, on the south by the south line of Lot 21, and on the west by the west line of Lot 21.

LEGAL DESCRIPTION

A 1500' east-west easement for ingress/egress and utility purposes over that part of Lot 21, Township 12N, Range 12E, Section 27, T12N, R12E, S21W, Range 12E, Township 12N, Range 12E, County of DeKalb, Illinois, was recorded on September 10, 1918 as Instrument 13556. The instrument created a 1500' x 1500' area within the north 1/4 of Section 27, Township 12N, Range 12E, County of DeKalb, Illinois, and the southeast 1/4 of Section 27, Township 12N, Range 12E, County of DeKalb, Illinois. The area is bounded on the north by the north line of Lot 21, on the east by the east line of Lot 21, on the south by the south line of Lot 21, and on the west by the west line of Lot 21. The area is bounded on the north by the north line of Lot 21, on the east by the east line of Lot 21, on the south by the south line of Lot 21, and on the west by the west line of Lot 21.

LEGAL DESCRIPTION

A 1500' east-west easement for ingress/egress and utility purposes over that part of Lot 21, Township 12N, Range 12E, Section 27, T12N, R12E, S21W, Range 12E, Township 12N, Range 12E, County of DeKalb, Illinois, was recorded on September 10, 1918 as Instrument 13556. The instrument created a 1500' x 1500' area within the north 1/4 of Section 27, Township 12N, Range 12E, County of DeKalb, Illinois, and the southeast 1/4 of Section 27, Township 12N, Range 12E, County of DeKalb, Illinois. The area is bounded on the north by the north line of Lot 21, on the east by the east line of Lot 21, on the south by the south line of Lot 21, and on the west by the west line of Lot 21. The area is bounded on the north by the north line of Lot 21, on the east by the east line of Lot 21, on the south by the south line of Lot 21, and on the west by the west line of Lot 21.

LEGAL DESCRIPTION

A 1500' east-west easement for ingress/egress and utility purposes over that part of Lot 21, Township 12N, Range 12E, Section 27, T12N, R12E, S21W, Range 12E, Township 12N, Range 12E, County of DeKalb, Illinois, was recorded on September 10, 1918 as Instrument 13556. The instrument created a 1500' x 1500' area within the north 1/4 of Section 27, Township 12N, Range 12E, County of DeKalb, Illinois, and the southeast 1/4 of Section 27, Township 12N, Range 12E, County of DeKalb, Illinois. The area is bounded on the north by the north line of Lot 21, on the east by the east line of Lot 21, on the south by the south line of Lot 21, and on the west by the west line of Lot 21. The area is bounded on the north by the north line of Lot 21, on the east by the east line of Lot 21, on the south by the south line of Lot 21, and on the west by the west line of Lot 21.

Exhibit 2

Plans and Specifications

(see attached)

CONSULTANT TEAM

PROJECT CONSULTANT: TERRA CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PERK RICE, IL 60068
(647) 988-6400

SURVEYOR: WILLIAMS & WORKS
549 OTTAWA AVE. NW
GRAND RAPIDS, MI 49503
(616) 228-1501

STRUCTURAL ENGINEERS: WILLIAMS & WORKS
980 LIND LANE
ANN ARBOR, MI 48106
WILLIAMS & WORKS

PROJECT TYPE:

PROPOSED LESSEE ANTENNA MOUNTED ON EXISTING WATER TOWER WITH PROPOSED 11'-6" X 30'-0" EQUIPMENT ENCLOSURE.

SITE COORDINATES:
LATITUDE: 41° 47' 3.10" N (FROM N2)
LONGITUDE: 89° 02' 18.97" W (FROM N2)
ELEVATION: 756

DRIVING DIRECTIONS:
FROM 1515 WOODFIELD RD., TAKE I-90 E, KEEP LEFT ONTO I-395, STAY ON I-395 S, TAKE THE MAPLE AVE EXIT, TAKE THE ROAD TO THE RIGHT, TAKE THE RIGHT TURN LEFT ONTO MAPLE RD. THE SITE IS AT WATER TOWER.

APPROVALS

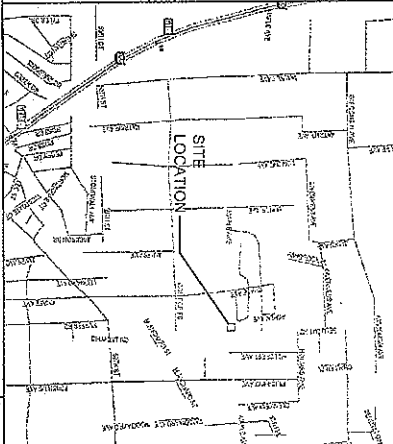
REAL ESTATE: _____

PER: _____

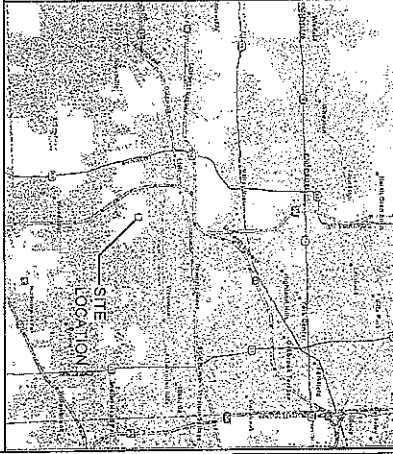
CONSTRUCTION OPERATIONS: _____

EQUIPMENT ENGINEERS: _____

VICINITY MAP



REGIONAL MAP



CHICAGO SMSA

limited partnership

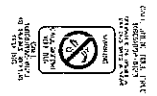
CHICAGO SMSA LIMITED PARTNERSHIP
d/b/a VERIZON WIRELESS
1515 WOODFIELD ROAD, SUITE 1400
SCHAUMBURG, ILLINOIS 60173
PHONE: (847) 619-5397 FAX: (847) 706-7415

LOCATION NUMBER: 211049

SITE NAME: 63rd & DUNHAM

2304 MAPLE RD.

DOWNERS GROVE, IL 60615



FILHRBOND
Professional Engineer

EQUIPMENT ENCLOSURE:

Full Scale Print is on 24"x36" Media

T-1	TITLE SHEET
LP	LOCATION PLAN
C-1	ENGINEERING SITE PLAN
C-2	SITE GRADING PLAN
C-3	SITE DETAILS
C-4	EQUIPMENT ENCLOSURE FOUNDATION PLAN
ANT-1	SITE ELEVATION
ANT-2	ANTENNA MOUNTING & STAKE PENETRATION DETAILS
ANT-3	ANTENNA MOUNTING & STRUCTURAL DETAILS
ANT-4	EQUIPMENT ENCLOSURE PLAN AND SECTION
B-1	EQUIPMENT ENCLOSURE ELEVATIONS
B-2	PLAN OF SURVEY
PS-1	UTILITY ROUTING PLAN
E-1	SITE GROUNDING PLAN
E-2	SITE GROUNDING DETAILS
E-3	ELECTRICAL AND GROUNDING DETAILS
E-4	ELECTRICAL AND GROUNDING DETAILS
SP-1	SPECIFICATIONS
SP-2	SPECIFICATIONS

JURISDICTION: VILLAGE OF DOWNERS GROVE

MUNICIPALITY: VILLAGE OF DOWNERS GROVE

OCCUPANCY: UNINHABITED

ZONING: RS (TOWNHOUSE RESIDENCE)

CONSTRUCTION TYPE: WATER TOWER

LAND OWNER: VILLAGE OF DOWNERS GROVE
VILLAGE OF DOWNERS GROVE
DOWNERS GROVE, IL 60615

CONTACT PERSON: DAVID A. BIRD
(630) 343-5462

APPLICANT: CHICAGO SMSA d/b/a VERIZON WIRELESS
1515 WOODFIELD ROAD, SUITE 1400
SCHAUMBURG, IL 60173

CONSTRUCTION MANAGER: JASON EISELEIN
(630) 246-6000

REAL ESTATE MANAGER: TASHA TILLMAN
(647) 700-2222

PLN. #: 08-13-2006-018

ADDRESS: 2304 MAPLE RD.
DOWNERS GROVE, IL 60615

UTILITIES: POWER PHOENIX
CITY OF DOWNERS GROVE
CITY OF DOWNERS GROVE
CITY OF DOWNERS GROVE
(630) 988-0410

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	8/19/09
2	ISSUED FOR FINAL	8/19/09
3	SITE PLAN REV #015 PER VILLAGE	8/19/09
4	REV #02 COAK ROUTE	10/20/09
5	UPDATE POWER ROUTE	2/20/10



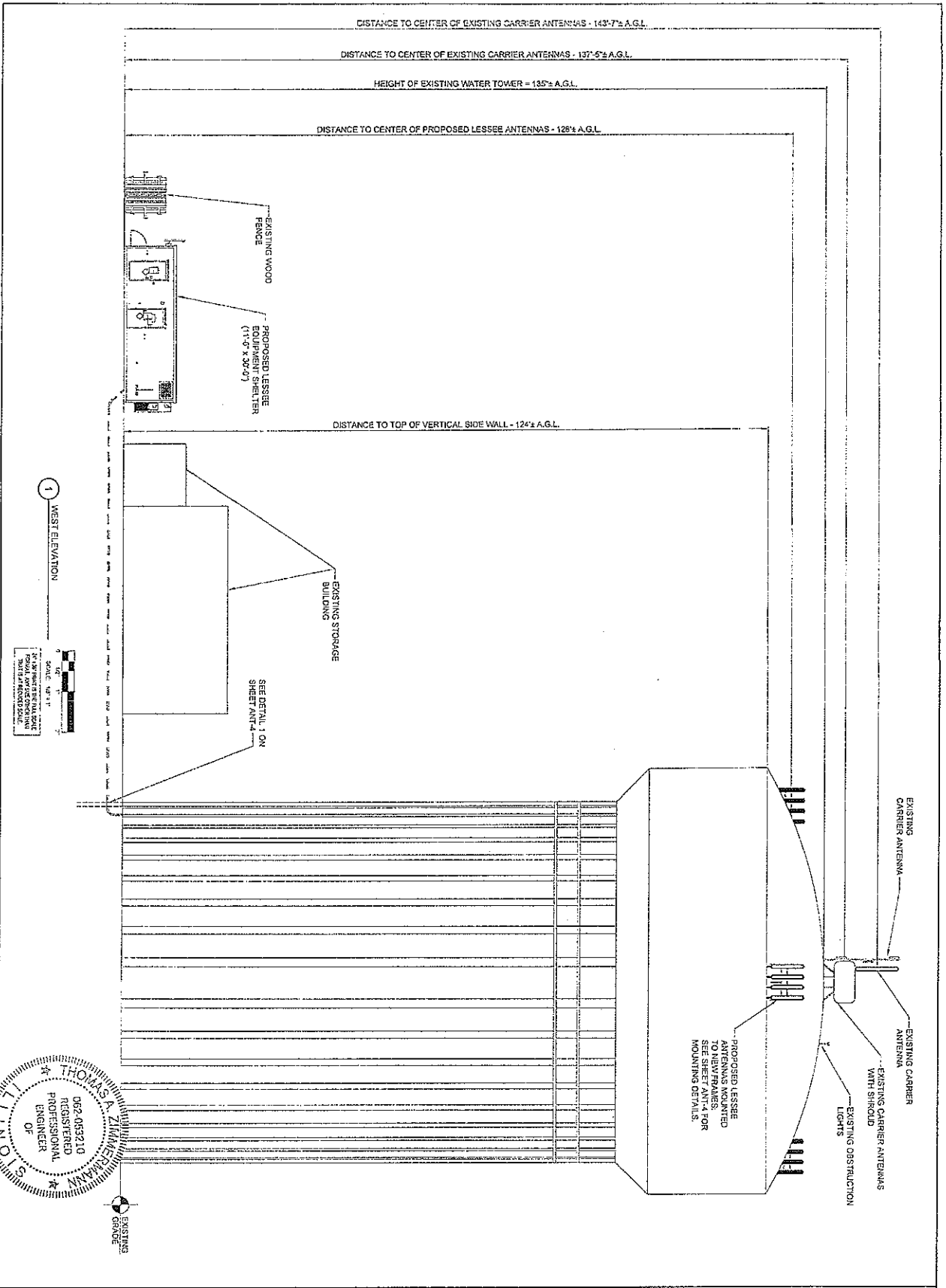
2304 MAPLE RD.
DOWNERS GROVE, IL 60615

LOC. # 211049

63rd & DUNHAM

SHEET NUMBER: T-1

TITLE SHEET



THOMAS A. ZIMMERMAN
 REGISTERED PROFESSIONAL ENGINEER
 OF ILLINOIS
 062-063210

ANT-1
 SHEET NUMBER

DATE	12/10/09
CREATED BY	DZ
DATE	4/20/10
PROJECT #	13100
SHEET #	1
SHEET TOTAL	1

LOC. # 2111049
 63rd & DUNHAM
 230 MARLE ROAD
 DOWNERS DRIVE, IL 60515

REVISIONS		
NO.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	01/20/10

600 Busse Highway
 Park Ridge, IL 60068
 Ph: 847/593-6400
 Fax: 847/593-6401

CHICAGO SMSA
 limited partnership
 c/o Verizon Wireless

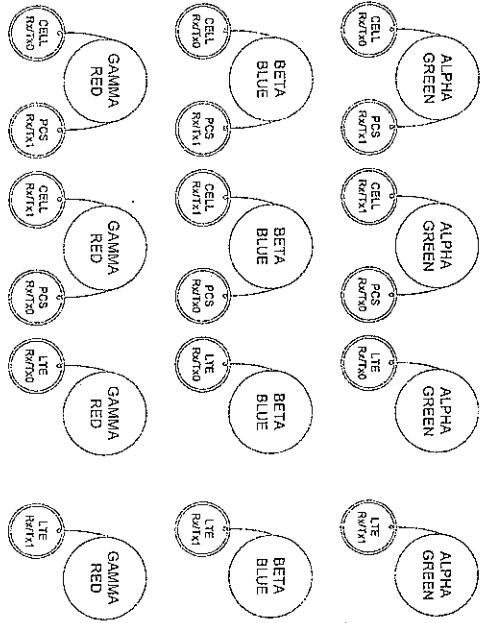
Proposed Configuration

Sector	Antenna	Antenna Manufacturer	Antenna Model	Gain/dBm	Azimuth	Variable Tilt	Mechanical Tilt
Alpha							
ALPHA GREEN	CEL RXTX1	CEL	CEL RXTX1	15	0	N/A	0
ALPHA GREEN	PCS RXTX1	PCS	PCS RXTX1	15	0	N/A	0
ALPHA GREEN	LTE RXTX1	LTE	LTE RXTX1	15	0	N/A	0
BETA BLUE	CEL RXTX1	CEL	CEL RXTX1	15	0	N/A	0
BETA BLUE	PCS RXTX1	PCS	PCS RXTX1	15	0	N/A	0
BETA BLUE	LTE RXTX1	LTE	LTE RXTX1	15	0	N/A	0
BETA BLUE	LTE RXTX1	LTE	LTE RXTX1	15	0	N/A	0
GAMMA RED	CEL RXTX1	CEL	CEL RXTX1	15	0	N/A	0
GAMMA RED	PCS RXTX1	PCS	PCS RXTX1	15	0	N/A	0
GAMMA RED	LTE RXTX1	LTE	LTE RXTX1	15	0	N/A	0
GAMMA RED	LTE RXTX1	LTE	LTE RXTX1	15	0	N/A	0
BETA							
BETA BLUE	CEL RXTX1	CEL	CEL RXTX1	15	0	N/A	0
BETA BLUE	PCS RXTX1	PCS	PCS RXTX1	15	0	N/A	0
BETA BLUE	LTE RXTX1	LTE	LTE RXTX1	15	0	N/A	0
BETA BLUE	LTE RXTX1	LTE	LTE RXTX1	15	0	N/A	0
GAMMA							
GAMMA RED	CEL RXTX1	CEL	CEL RXTX1	15	0	N/A	0
GAMMA RED	PCS RXTX1	PCS	PCS RXTX1	15	0	N/A	0
GAMMA RED	LTE RXTX1	LTE	LTE RXTX1	15	0	N/A	0
GAMMA RED	LTE RXTX1	LTE	LTE RXTX1	15	0	N/A	0
Diplexer							
Top (Platform)	Top (Platform)	Diplexer Manufacturer	Diplexer Model	Diplexer Gain	Diplexer Tilt	Diplexer Tilt	Diplexer Tilt
Bottom (Station)	Bottom (Station)	Diplexer Manufacturer	Diplexer Model	Diplexer Gain	Diplexer Tilt	Diplexer Tilt	Diplexer Tilt
Coax							
Sector	Coax Manufacturer	Coax Type	Coax Size	Coax Count	Coax Tilt	Coax Tilt	Coax Tilt
Alpha	ANDREW	AVA	4	4	4	4	4
Beta	ANDREW	AVA	4	4	4	4	4
Gamma	ANDREW	AVA	4	4	4	4	4

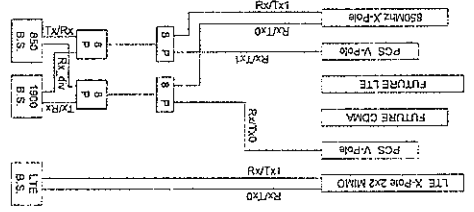
Please mark the under LNK entries as "Future".

1 ANTENNA SCHEDULE N.T.S.

VIEW LOOKING AT ENTRY PORT FROM INSIDE SHELTER



2 PREFERRED COAX & COAX TAC ORIENTATION N.T.S.



3 ANTENNA LINE / PLATFORM SCHEMATIC N.T.S.

THOMAS A. ZIMMERMAN
 REGISTERED PROFESSIONAL ENGINEER
 OF ILLINOIS
 062-053210
 PROJECT # 23415
 SHEET TITLE ANTENNA INFORMATION

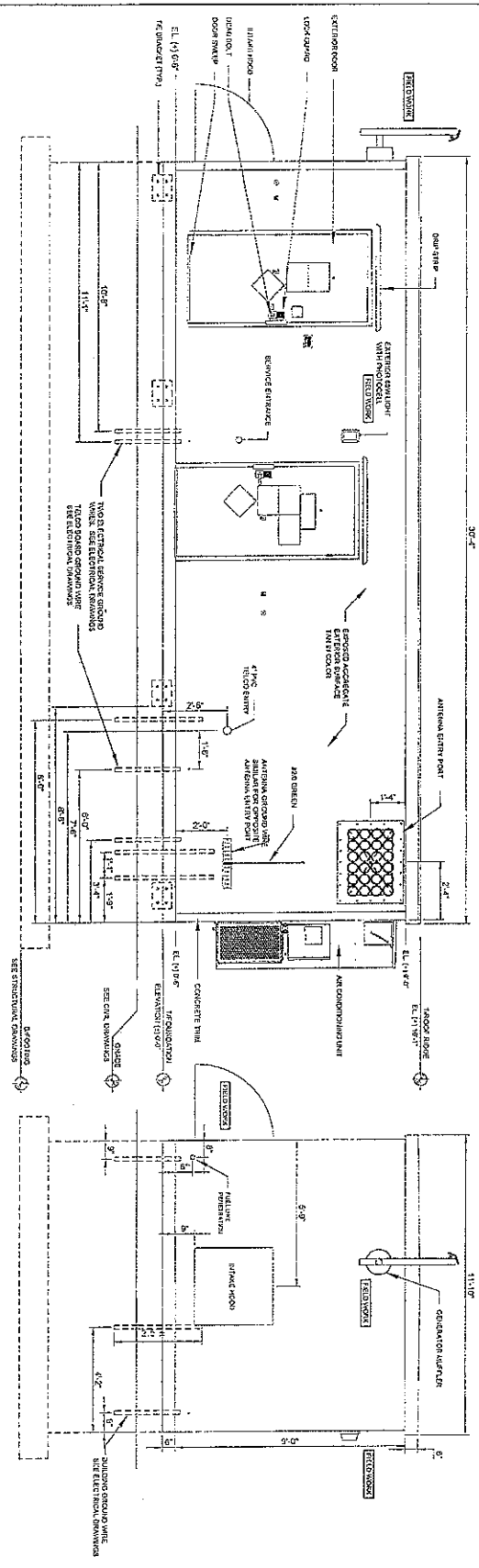
CHICAGO SMSA
 limited partnership
 d/b/a VERIZON WIRELESS

TERRA CONSULTING GROUP, LTD.
 600 Busse Highway
 Suite 150
 Naperville, IL 60563
 Tel: 630/251-1122
 Fax: 630/251-1123

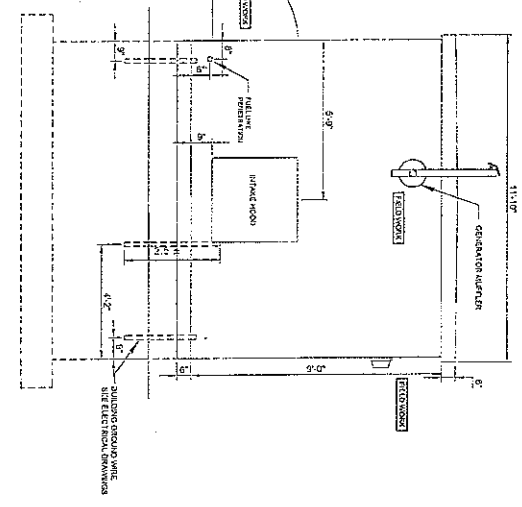
LOC. # 211049
 63rd & DUNHAM
 2304 MAPLE ROAD
 DOWNERS GROVE, IL 60515

NO.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	5-13-09
1	ISSUED FOR PERM	5-15-09

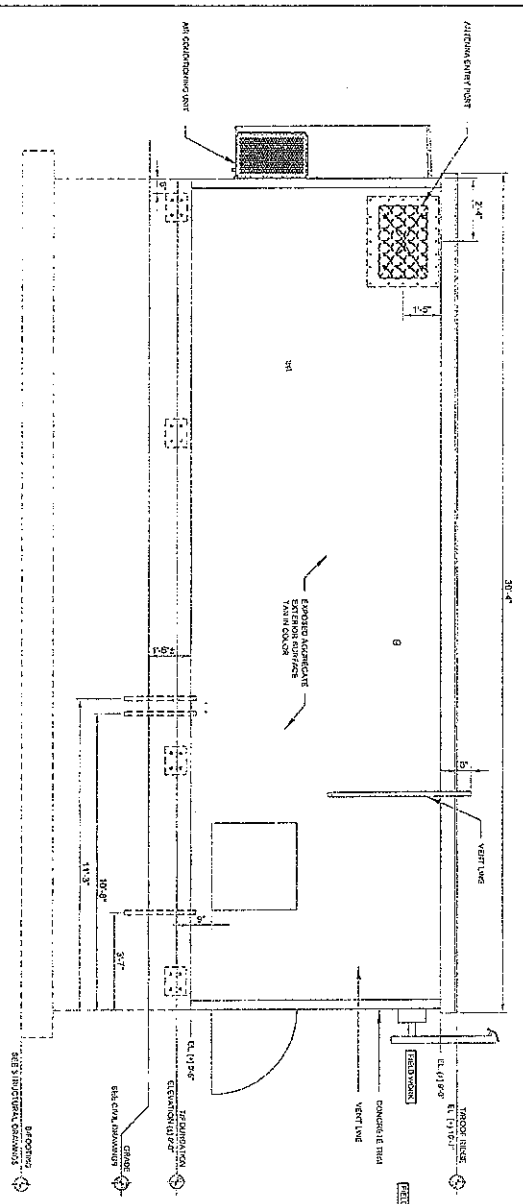
ANT-2



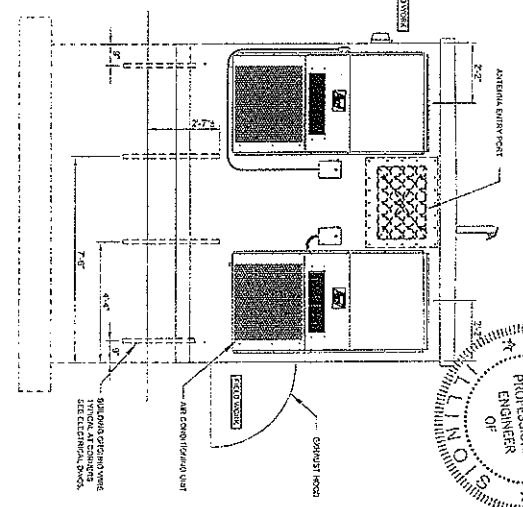
1 NORTH ELEVATION-EQUIPMENT ENCLOSURE
SCALE: 1/8" = 1'-0"



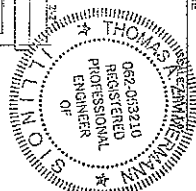
2 WEST ELEVATION-EQUIPMENT ENCLOSURE
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION-EQUIPMENT ENCLOSURE
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION-EQUIPMENT ENCLOSURE
SCALE: 1/8" = 1'-0"



NO.	REVISIONS	DATE
1	ISSUED FOR REVIEW	

TERRA
CONSULTING GROUP, LTD.
500 Grosse Pointe Highway
Park Ridge, IL 60068
Tel: 847/584-8800
Fax: 847/584-6401

CHICAGO SMSA
limited partnership
d/b/a VERIZON WIRELESS

LOC. # 211049
63rd & DUNHAM
2304 MAPLE ROAD
DOWNERS DRIVE, IL 60515

QUANTITY	DESCRIPTION	DATE
1/2		
3/4		
4/8		
1/16		

B-2

GENERAL NOTES

1. ALL WORK SHALL BE ACCORDING TO THE SPECIFICATIONS AND REQUIREMENTS OF THE ELECTRICAL CONTRACTOR OF ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL SAFETY CODE (NEC) AND THE NATIONAL ELECTRICAL CODE (NEC).
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.

GENERAL NOTES

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5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.

UTILITY CONTRACTS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.

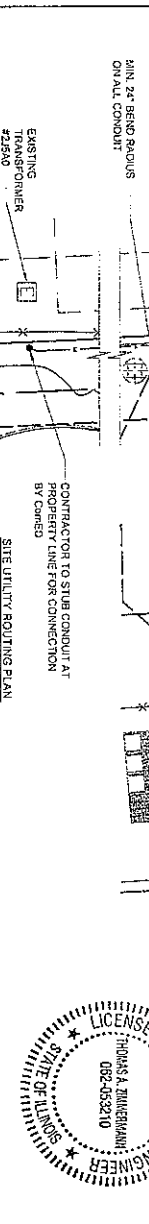
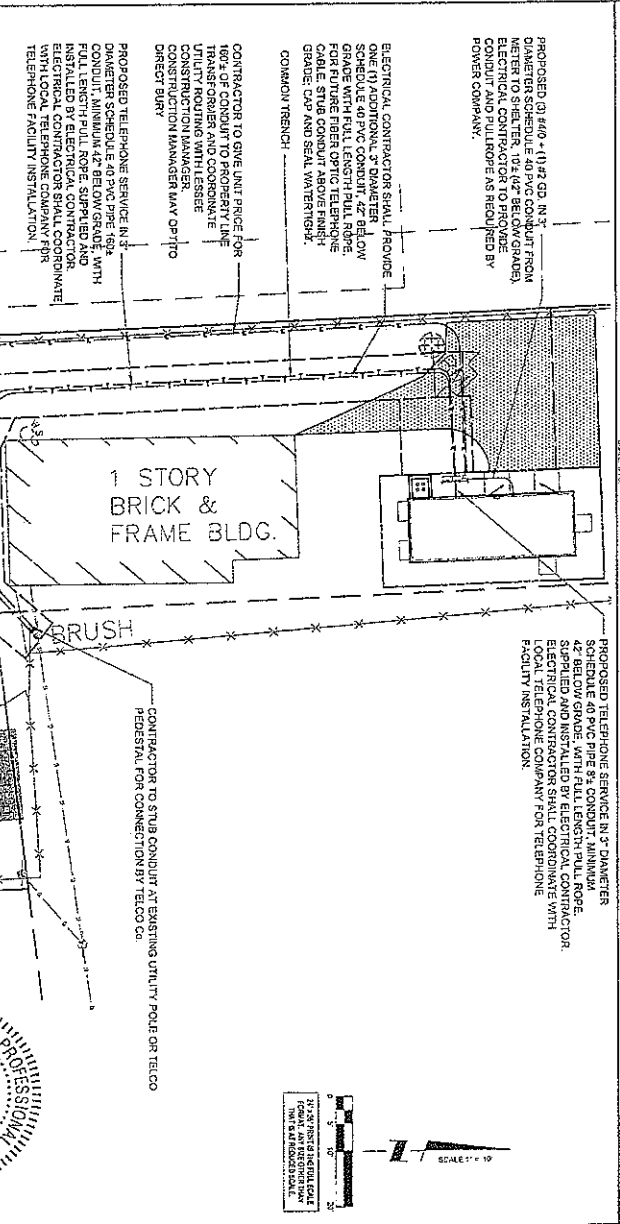
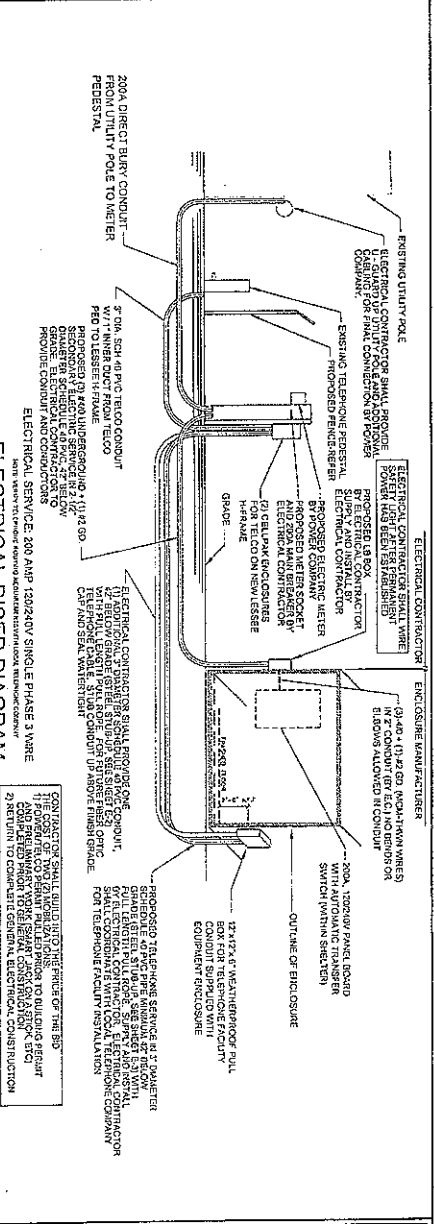
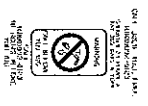
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2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.



NO.	DATE	DESCRIPTION
1	05/20/08	ISSUED FOR PERMITS
2	05/20/08	ISSUED FOR PERMITS
3	05/20/08	ISSUED FOR PERMITS
4	05/20/08	ISSUED FOR PERMITS
5	05/20/08	ISSUED FOR PERMITS

TERRA CONSULTING GROUP, LTD.

800 Busse Highway
Park Ridge, IL 60068
Ph: 847.696-6400
Fax: 847.696-6401

CHICAGO SMSA

limited partnership

d/b/a VERIZON WIRELESS

LOC. # 211049

63rd & DUNHAM

2301 HARLE ROAD
DOWNERS GROVE, IL 60515

E-1

UTILITY ROUTING PLAN

SHEET NUMBER

DATE

PROJECT #

OWNER

DESIGNED BY

CHECKED BY

DATE

PROJECT #

OWNER

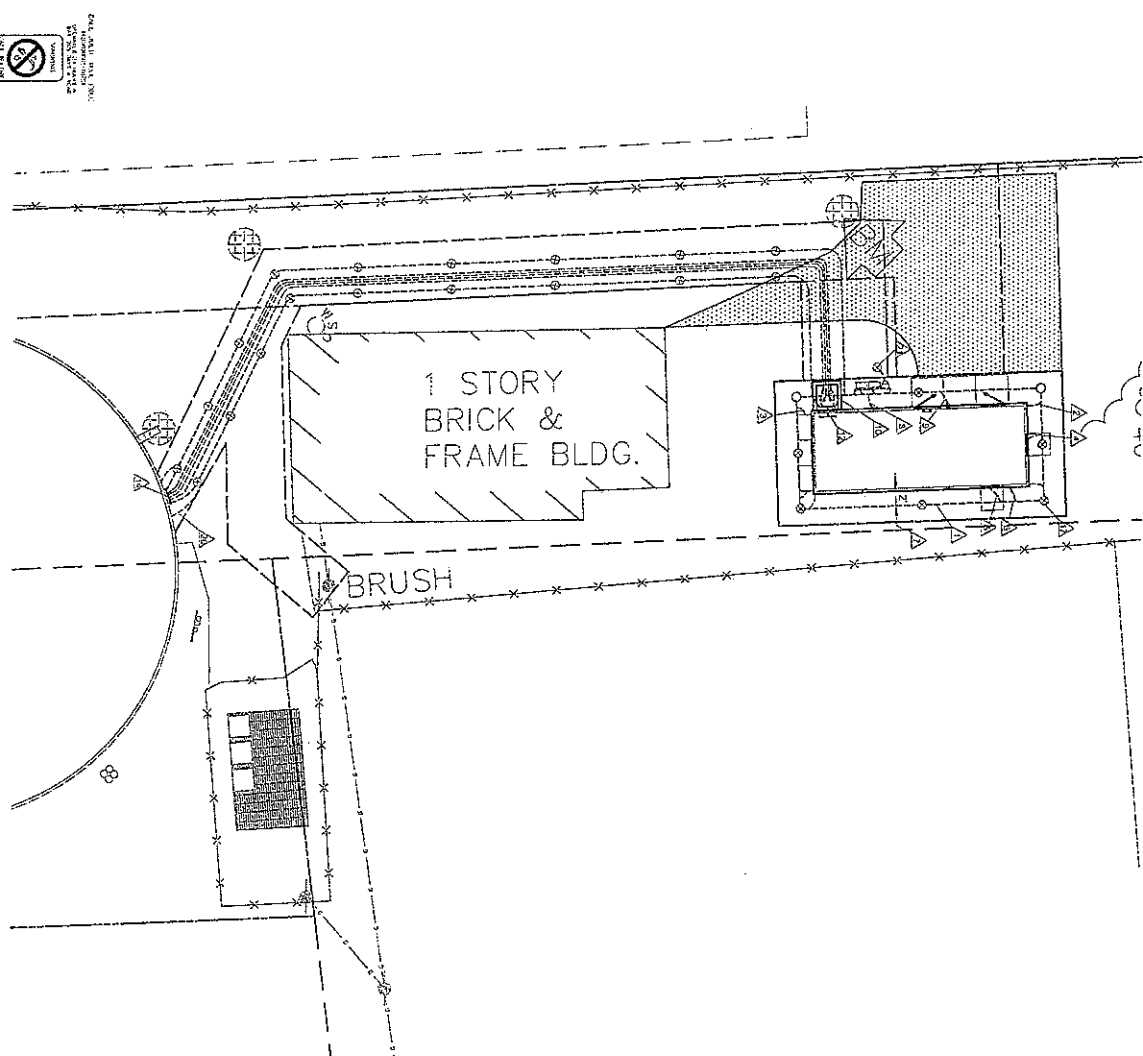
GENERAL NOTES:

1. EROSION CONTROL: CONSTRUCT PERMANENT GRASS SLOPE PROTECTIVE COVERINGS OVER ALL SLOPE TO DRAIN, SWALE, SLOPE, OR ANY OTHER EXPOSED SLOPE. COVERINGS SHALL BE CONSTRUCTED TO PREVENT EROSION AND TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT. THE COVERINGS SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
2. INTERFERING UTILITIES: VERIFY ALL UTILITIES TO BE PROTECTED OR REMOVED PRIOR TO CONSTRUCTION. INTERFERING UTILITIES SHALL BE PROTECTED OR REMOVED PRIOR TO CONSTRUCTION. INTERFERING UTILITIES SHALL BE PROTECTED OR REMOVED PRIOR TO CONSTRUCTION.
3. ALL ELECTRICAL, TELEPHONE, AND CABLE CONNECTIONS SHALL HAVE AN APPROVED GROUNDING SYSTEM TO PROTECT THEM.

LEGEND

SYMBOL	DESCRIPTION
(Symbol)	GROUNDING POINT
(Symbol)	GROUNDING POINT WITH PROTECTIVE COVERING
(Symbol)	GROUNDING POINT WITH PROTECTIVE COVERING AND GROUNDING RING
(Symbol)	UNDERGROUND UTILITIES
(Symbol)	UNDERGROUND TELEPHONE
(Symbol)	UNDERGROUND POWER
(Symbol)	ELECTRICAL SERVICE
(Symbol)	OVERHEAD TELEPHONE SERVICE

- TYPICAL WIRE MESH GROUNDING NOTES
1. #4 AWG TINSULATED COPPER GROUNDING WIRE SHALL BE USED FOR ALL GROUNDING WIRE.
 2. #4 AWG TINSULATED COPPER GROUNDING WIRE SHALL BE USED FOR ALL GROUNDING WIRE.
 3. #4 AWG TINSULATED COPPER GROUNDING WIRE SHALL BE USED FOR ALL GROUNDING WIRE.
 4. #4 AWG TINSULATED COPPER GROUNDING WIRE SHALL BE USED FOR ALL GROUNDING WIRE.
 5. #4 AWG TINSULATED COPPER GROUNDING WIRE SHALL BE USED FOR ALL GROUNDING WIRE.
 6. #4 AWG TINSULATED COPPER GROUNDING WIRE SHALL BE USED FOR ALL GROUNDING WIRE.
 7. #4 AWG TINSULATED COPPER GROUNDING WIRE SHALL BE USED FOR ALL GROUNDING WIRE.
 8. #4 AWG TINSULATED COPPER GROUNDING WIRE SHALL BE USED FOR ALL GROUNDING WIRE.
 9. #4 AWG TINSULATED COPPER GROUNDING WIRE SHALL BE USED FOR ALL GROUNDING WIRE.
 10. #4 AWG TINSULATED COPPER GROUNDING WIRE SHALL BE USED FOR ALL GROUNDING WIRE.



SCALE 1" = 10'



THOMAS A. ZIMMERMAN
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS
002-032710

TERRA CONSULTING GROUP, LTD.
600 Bruce Highway
Rock Hill, SC 29686
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CHICAGO SMSA
limited partnership
d/b/a VERIZON WIRELESS

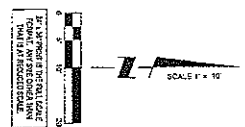
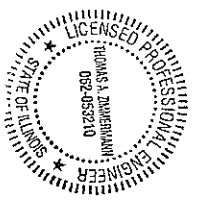
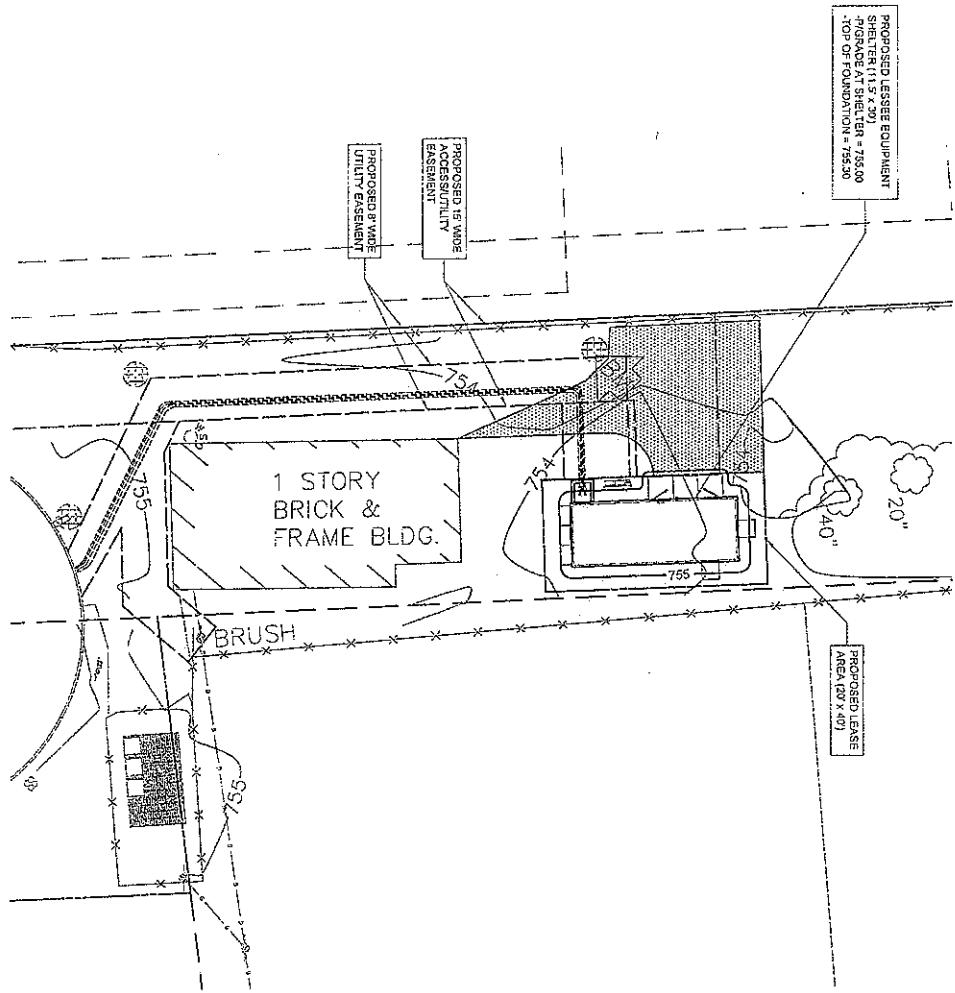
NO.	REVISIONS	DATE
1	ISSUED FOR REVIEW	6/10/06
2	REVISED FOR FINAL	6/16/06
3	SITE PLAN REVISED PER VILLAGE	6/16/06
4	REVISED CANAL ROUTE	10/10/06
5	UPDATE POWER ROUTE	10/20/06

LOC. # 211049
63rd & DUNHAM
2001 MAPLE ROAD
DOWNERS GROVE, IL 60515

DATE	ISSUED
DATE	ISSUED
DATE	ISSUED
DATE	ISSUED
DATE	ISSUED
DATE	ISSUED
DATE	ISSUED
DATE	ISSUED

E-2

Williams & Works
 SURVEY PROVIDED BY
 1401 N. W. 11th St.
 Ft. Lauderdale, FL 33304
 (954) 561-1234
 FAX: (954) 561-1235
 www.williamsandworks.com



PROJECT	224 MAPLE ROAD
CLIENT	DOWNERS DRIVE, IL 60515
DATE	06/08
SCALE	AS SHOWN
SHEET NO.	3/29
SHEET TITLE	SITE GRADING PLAN
PROJECT NO.	C-2

LOC. # 211049
 63rd & DUNHAM

NO.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	07/20/08
2	ISSUED FOR PERMITS	08/20/08
3	SITE PLAN REVISIONS PER VILLAGE	08/20/08
4	REVISED COAK ROUTE	10/01/08
5	UPDATE POWER ROUTE	02/27/09

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