

April 7, 2017

Via electronic transmittal
schatzm@naperville.il.us
wilder@naperville.il.us

Mr. Doug A. Krieger
Naperville City Manager
400 S. Eagle Street
Naperville, IL 60540

RE: Verizon Small Cell license agreement for City pole located at 485 Diehl Road

Dear Mr. Krieger,

Chicago SMSA L.P., aka Verizon Wireless (“Applicant”) requests to address the city council regarding a license agreement on a city owned light pole referenced above for the installation of a Verizon Small Cell. Small cells in the ROW are not new to Naperville. The city currently has small cell license agreements in place with both Verizon and AT&T and has issued permits to both carriers to collocate on existing ComED wood poles for small cell placement.

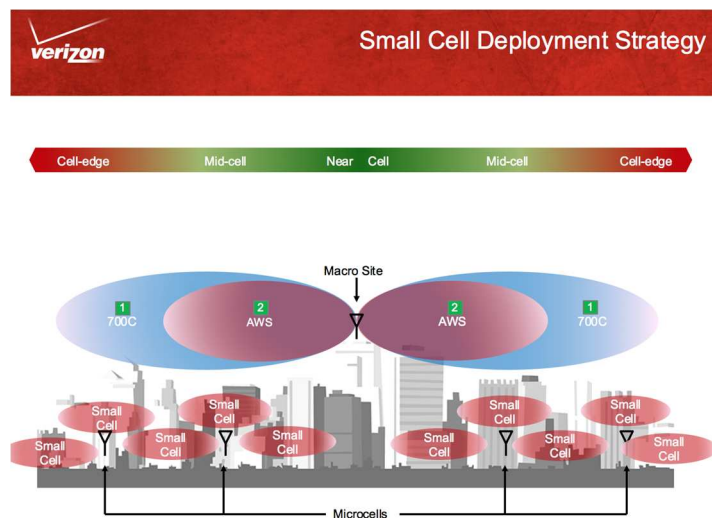
The City Council recently approved seven (7) similar Verizon Small Cell license agreements at the August 16th, 2016 meeting. Those seven (7) sites are:

- 1) Route 59 Metra Station light pole
- 2) Washington & Hobson (DT_3_SC_2)
- 3) 1001 S. Washington Ave (DT_1_SC_6)
- 4) 500 S. Charles (DT_1_SC_3)
- 5) Benedetti & Ogden (DT_3_SC_3)
- 6) 1932 W. Jefferson
- 7) Aurora & River (DT_1_SC_4)

This site (485 Diehl Road) we are requesting today has also been reviewed and approved by the city building and zoning departments. Once the agreement is approved, the permit will be issued.

As I explained in our 2016 proposal, Small Cell technology is new, but one Verizon is embracing. Small Cells are meant to complement the existing Macro sites, not replace them. Due to the low height and small amount of equipment, they are meant to cover a much smaller area. They are placed in precise locations to address current or anticipated capacity coverage issues. That means during certain times of the day when the wireless traffic is so high, the small cells will help take the load off the existing Macro site sector in the area. See link below with a short, but great video clip explaining the benefit to Naperville as well as the map below to help illustrate the concept:

<https://www.youtube.com/watch?v=VQYQAeeyzFs&feature=youtu.be>



Verizon is proposing a license agreement with the following terms:

- 5-year term with 4/5 year renewals.
- Annual payments of ~~\$3,000 increasing by 1% annually.~~ \$3,275 increasing by 3% annually after year 2.
- 180 day-notice right to terminate for either party.
- City has 60-day notice right to terminate if the site is needed for city services.
- ~~\$4,750~~ upfront payment due within 90 days of full execution. (\$4,775)
- \$7,500 escrow deposit to guarantee maintenance and removal of sites.
- Verizon is required to provide an independent 3rd party radio frequency study for each site to show the site is FCC compliant.

We have been working very hard with the city staff to review and design these sites over the last year. We've had several staff meetings reviewing each site and changing them to meet their design criteria. Right now, Verizon does not know how many more they will need, but they are certain this new technology is a creative way to meet the demand for seamless wireless

coverage in Naperville. Nobody wants more “towers” in or near residential. This will help avoid that necessity.

We look forward to discussing this proposal and thank you for providing Verizon the opportunity to address the City Council.

Sincerely,

Ray Shinkle

Ray Shinkle
Insite RE, Inc.
Authorized agent for Verizon Wireless

Enclosures

CONSULTANT TEAM

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

STRUCTURAL: HUTTER FRANKINA ENGINEERING
32 W 273 ARMY TRAIL RD, SUITE 100
WAYNE, IL 60184
(630) 513-6711

SURVEY: MERIDIAN SURVEYING, LLC
N8774 FIRELANE 1
MENASHA, WI 54952
(920) 993-0881

POLE DESIGN: VALMONT INDUSTRIES, INC.
20805 EATON AVE.
FARMINGTON, MI 55024
(651) 463-8990

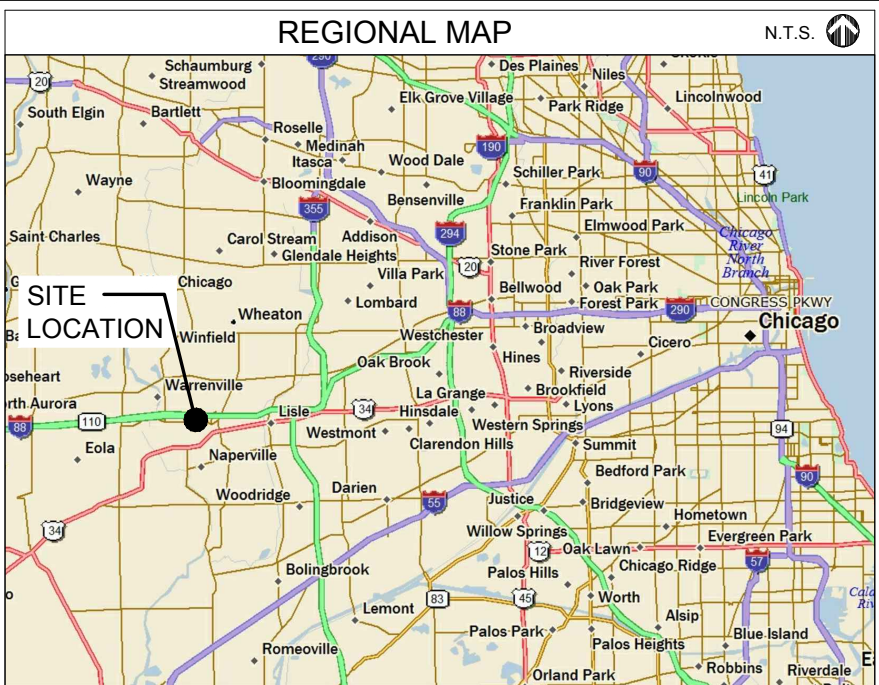
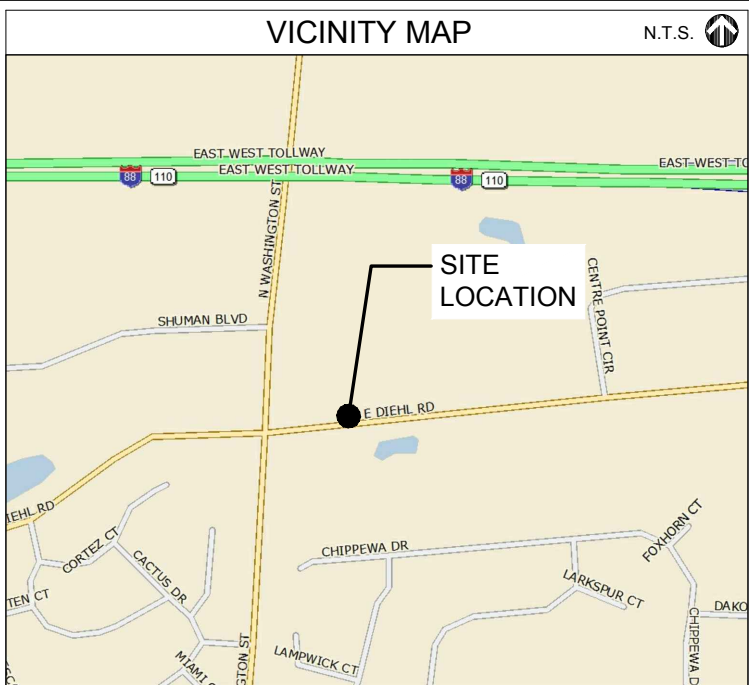
PROJECT TYPE

PROPOSED VERIZON WIRELESS ANTENNA ON PROPOSED LIGHT POLE AND PROPOSED SMALL CELL EQUIPMENT ADJACENT TO POLE. POWER TO BE DELIVERED VIA CONDUIT FROM PROPOSED LESSEE METER NEAR EXISTING POWER SOURCE. FIBER TO BE DELIVERED VIA CONDUIT (BY OTHERS).

SITE COORDINATES:
LATITUDE: 41° 48' 10.96" N (1A CERTIFICATON)
LONGITUDE: 88° 08' 25.16" W (1A CERTIFICATON)
ELEVATION: ±751' (1A CERTIFICATON)

APPROVALS

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

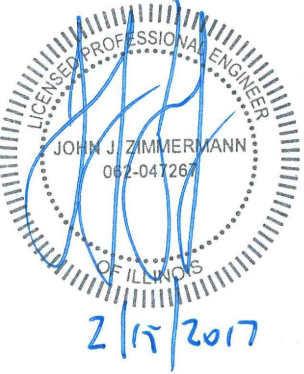


CHICAGO SMSA

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: 383996
SITE NAME: NAPHOLIN_3_SC_1
485 DIEHL RD
NAPERVILLE, IL 60563



PROJECT INFORMATION

PROJECT #: 20151233064
APPLICATION #: 16-00001596
UTILITIES: POWER: CITY OF NAPERVILLE FIBER: WOW
MARCOS VALENCIA BILL SCHENK
(630) 420-6653 (630) 536-3123

POLE #: 025083
JURISDICTION: CITY OF NAPERVILLE
OCCUPANCY: UNINHABITED
ZONING: -
CONSTRUCTION TYPE: CO-LOCATION ON PROPOSED LIGHT POLE

PROPERTY OWNER: -
APPLICANT: CHICAGO SMSA limited partnership
d/b/a Verizon Wireless
1515 WOODFIELD ROAD
SCHAUMBURG, IL 60173

CONSTRUCTION MANAGER: JASON EISELEIN (847) 706-7118
REAL ESTATE MANAGER: KATHY COGSWELL (847) 619-4270

| SHEET | DRAWING INDEX | REVISION |
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| ATTACHMENTS | | |
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CHICAGO SMSA
limited partnership
d/b/a VERIZON WIRELESS

TERRA CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS

| NO. | DESCRIPTION | DATE | BY | MPC |
|-----|---------------------------------------------|----------|-----|-----|
| 1 | UPDATED WITH FIBER PLAN | 03/03/16 | MPC | |
| 2 | UPDATED LIGHT POLE AND FIBER ROUTE | 04/11/16 | EW | |
| 3 | REVISED FIBER HANDHOLE LOCATION | 08/02/16 | MPC | |
| 4 | UPDATED ANTENNA CONFIGURATION | 10/04/16 | LRB | |
| 5 | ISSUED FOR FINAL | 12/09/16 | MPC | |
| 6 | CHARLES CABINET SHIFTED 2' NORTH | 01/20/17 | MPC | |
| 7 | CHARLES CABINET RELOCATED TO EDGE OF R.O.W. | 02/15/17 | MPC | |

LOC# 383996
NAPHOLIN_3_SC_1
485 DIEHL RD
NAPERVILLE, IL 60563

DRAWN BY: BTE
CHECKED BY: TAZ
DATE: 05/20/15
PROJECT #: 88-058

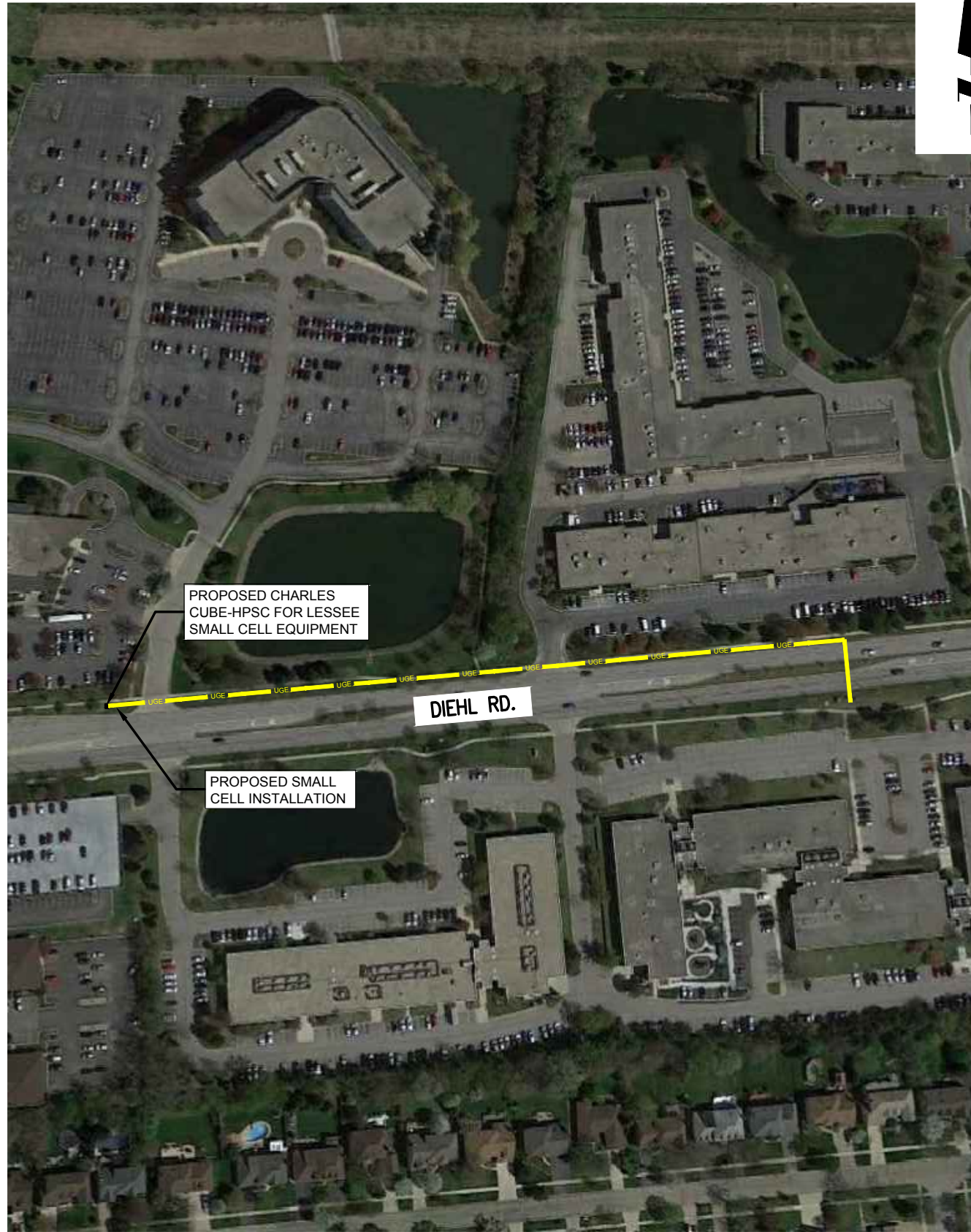
SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1



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A DAY 365 DAYS A YEAR

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48 HOURS BEFORE
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PROPOSED CHARLES
CUBE-HPSC FOR LESSEE
SMALL CELL EQUIPMENT

DIEHL RD.

PROPOSED SMALL
CELL INSTALLATION

1 AERIAL LOCATION
SCALE: N.T.S.



PHOTO OF EXISTING
POLE

2 EXHIBIT PHOTO OF POLE
SCALE: N.T.S.

**CHICAGO
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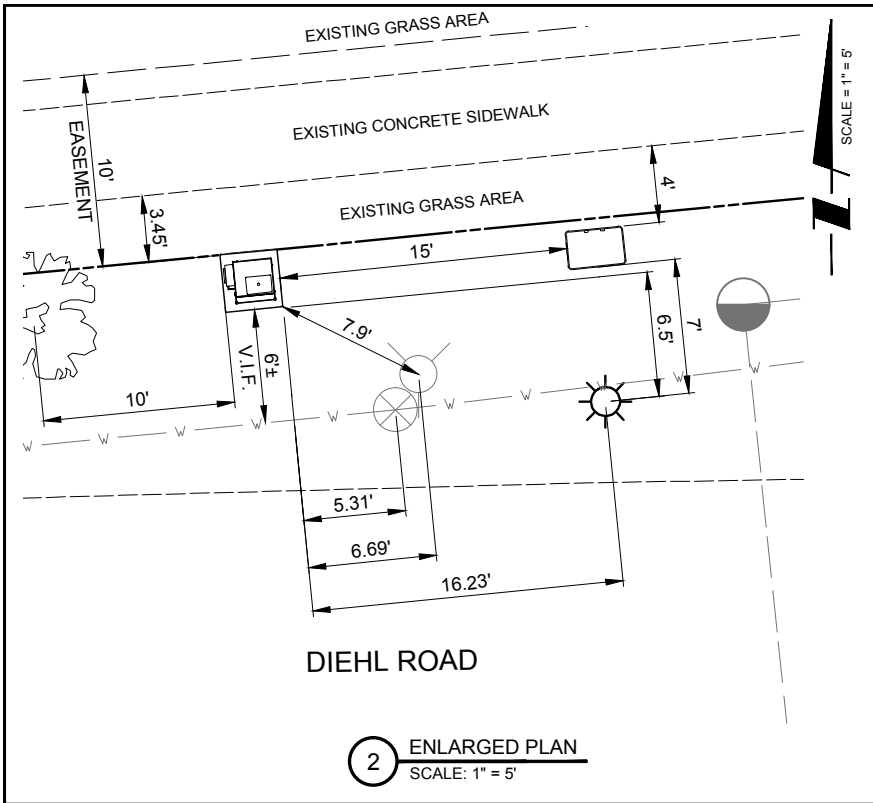
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SHEET TITLE
AERIAL LOCATION &
EXHIBIT PHOTO

SHEET NUMBER

LP-1

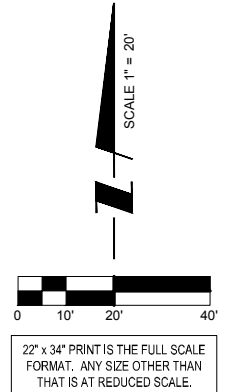


2 ENLARGED PLAN
SCALE: 1" = 5'

EXISTING LEGEND

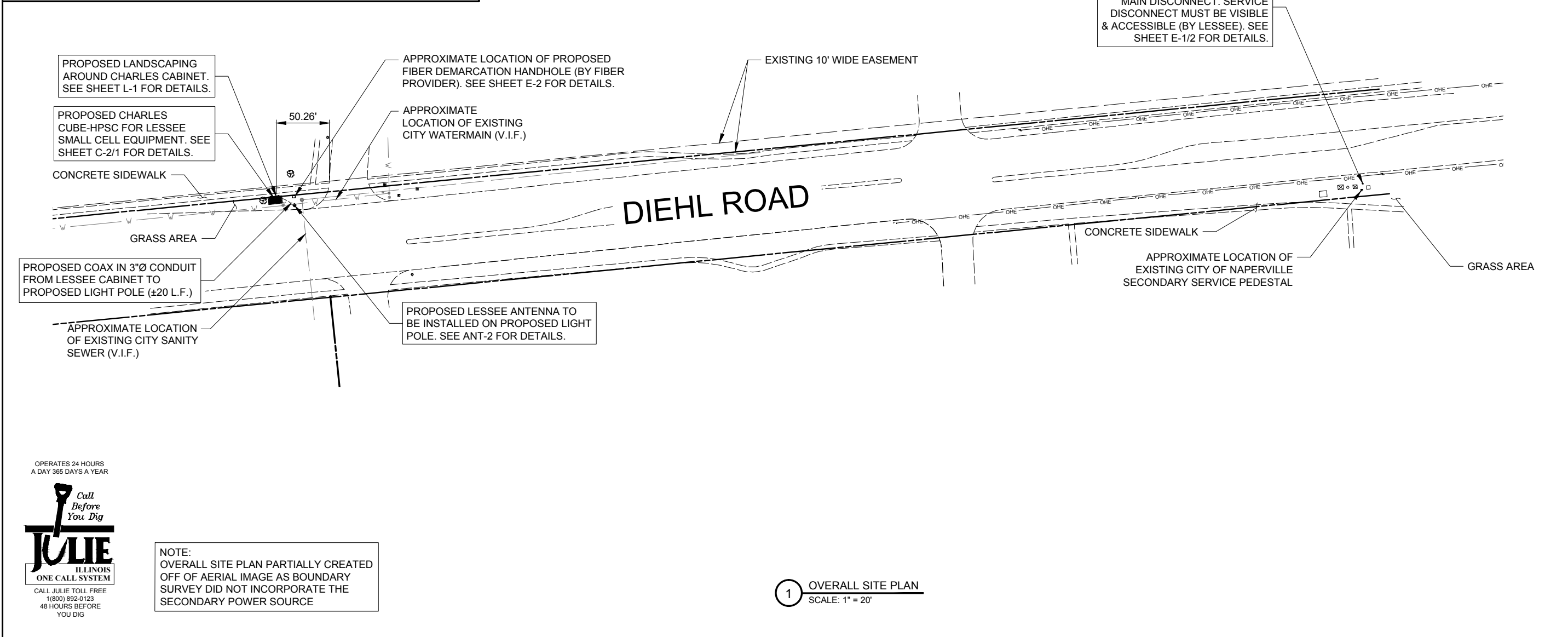
- = 1" IRON PIPE FOUND
- = GAS VALVE
- = MANHOLE
- = WATER VALVE
- = FIRE HYDRANT
- = TELEPHONE MANHOLE
- = FIBER OPTIC VAULT
- = FIBER OPTIC PEDESTAL
- = LIGHT POLE
- = ELECTRIC TRANSFORMER
- = EXISTING POWER POLE
- = EXISTING GUY ANCHOR
- = EXISTING GUY ANCHOR AND POLE
- = TRAFFIC SIGNAL
- = ELECTRIC MANHOLE/SIGNAL MANHOLE
- = GAS MARKER
- = STORM INLET (ROUND)
- = CURB STORM INLET
- OHE- = OVERHEAD ELECTRIC
- = EXISTING TREE

All utilities as shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be in exact location nor should it be assumed that they are the only utilities in the area.



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d/b/a VERIZON WIRELESS

TERRA
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600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401



1 OVERALL SITE PLAN
SCALE: 1" = 20'

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|-----|---------------------------------------------|----------|-----|
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SHEET TITLE
SITE PLAN

SHEET NUMBER
C-1

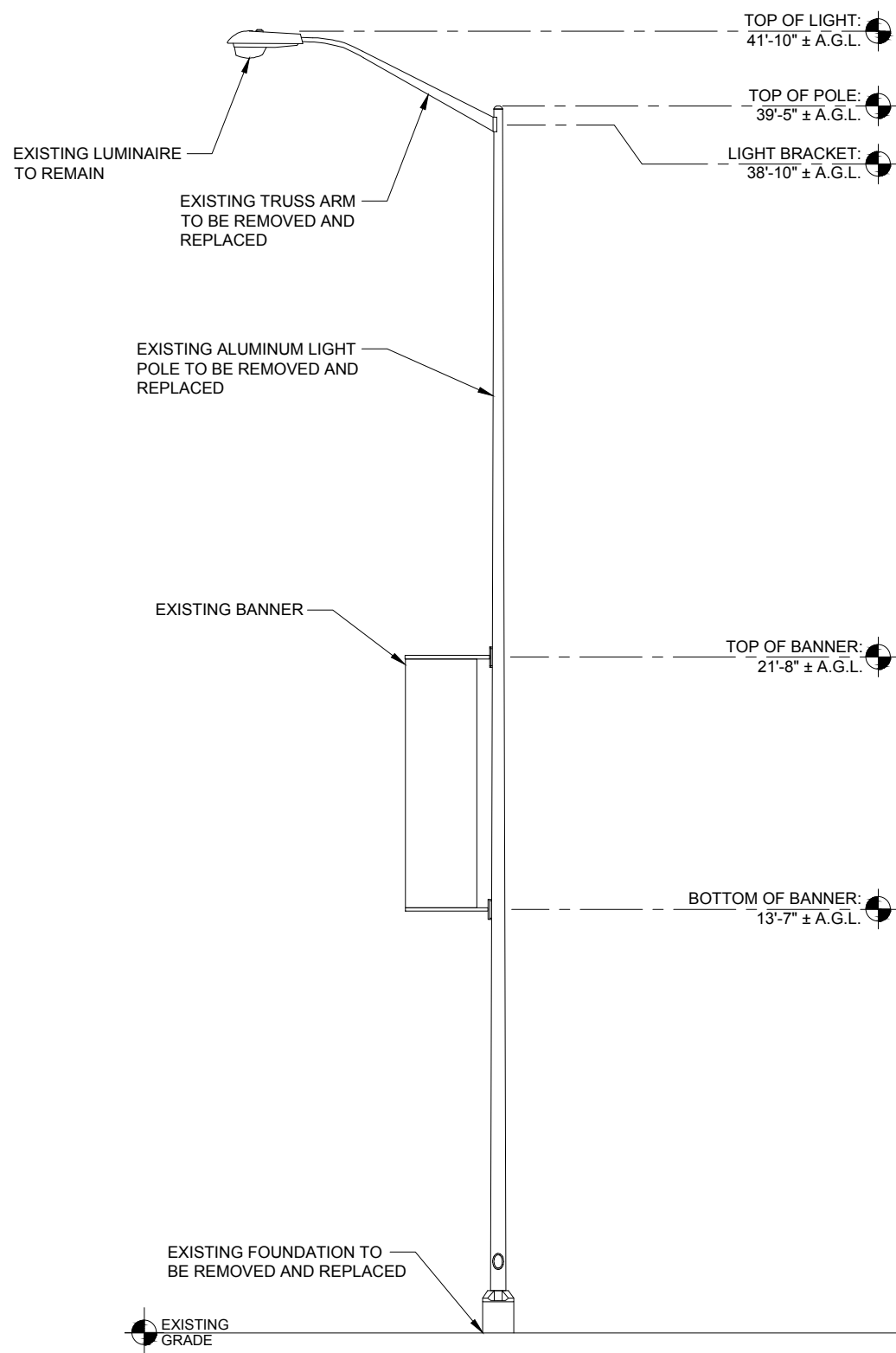
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48 HOURS BEFORE YOU DIG

NOTE:
OVERALL SITE PLAN PARTIALLY CREATED OFF OF AERIAL IMAGE AS BOUNDARY SURVEY DID NOT INCORPORATE THE SECONDARY POWER SOURCE



SCALE: 3/8" = 1'-0"

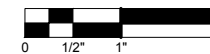
22" x 34" PRINT IS THE FULL SCALE FORMAT. ANY SIZE OTHER THAN THAT IS AT REDUCED SCALE.



1 EXISTING EAST ELEVATION
SCALE: 3/8" = 1'-0" ±

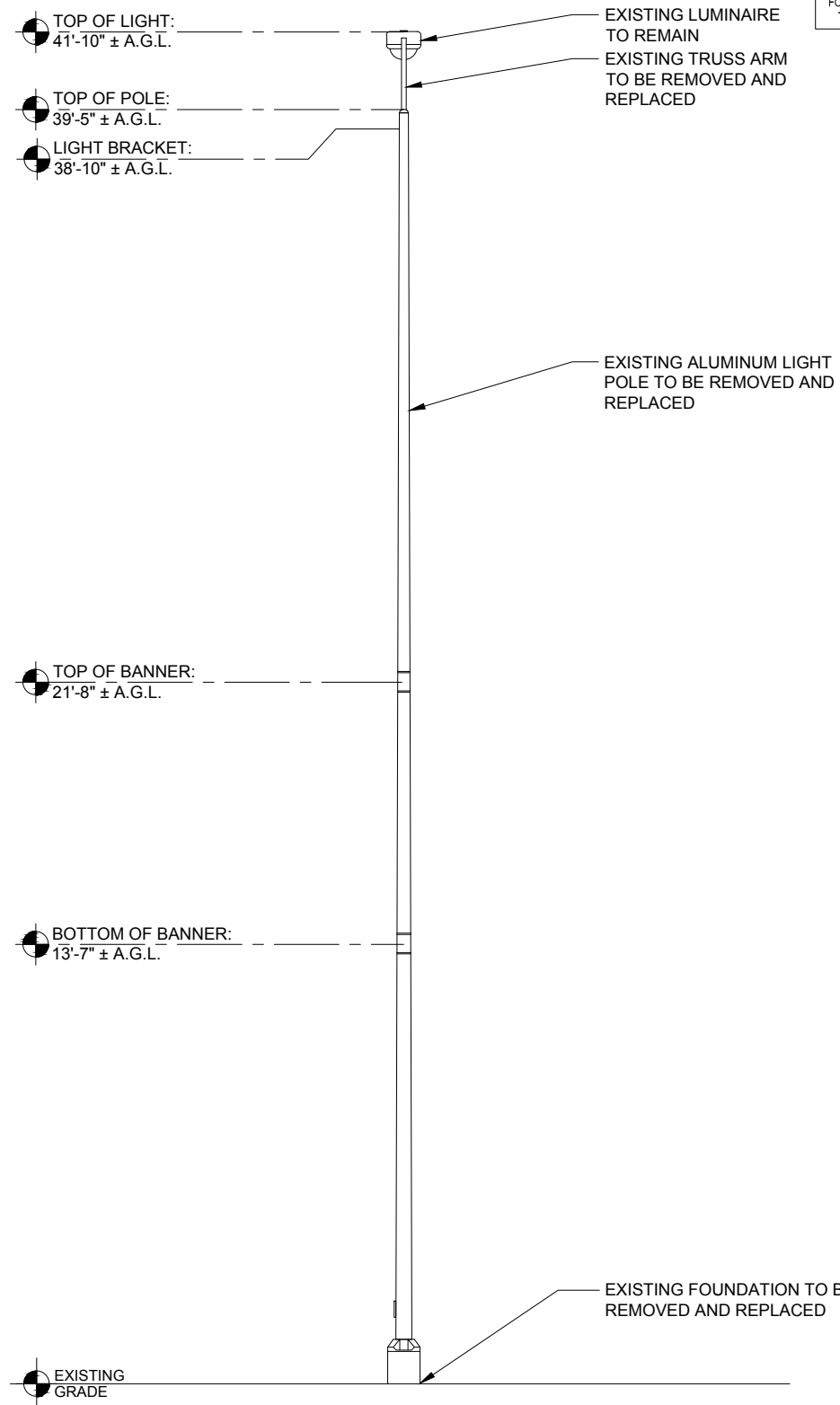
NOTE:
THIS DRAWING IS FOR EXHIBIT
AND LAYOUT PURPOSES ONLY.

ELEVATIONS WERE CREATED
OFF OF FIELD MEASUREMENTS
BY THE SURVEYOR



SCALE: 3/8" = 1'-0"

22" x 34" PRINT IS THE FULL SCALE FORMAT. ANY SIZE OTHER THAN THAT IS AT REDUCED SCALE.



2 EXISTING NORTH ELEVATION
SCALE: 3/8" = 1'-0" ±

**CHICAGO
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d/b/a VERIZON WIRELESS



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SHEET TITLE
EXISTING SITE
ELEVATIONS

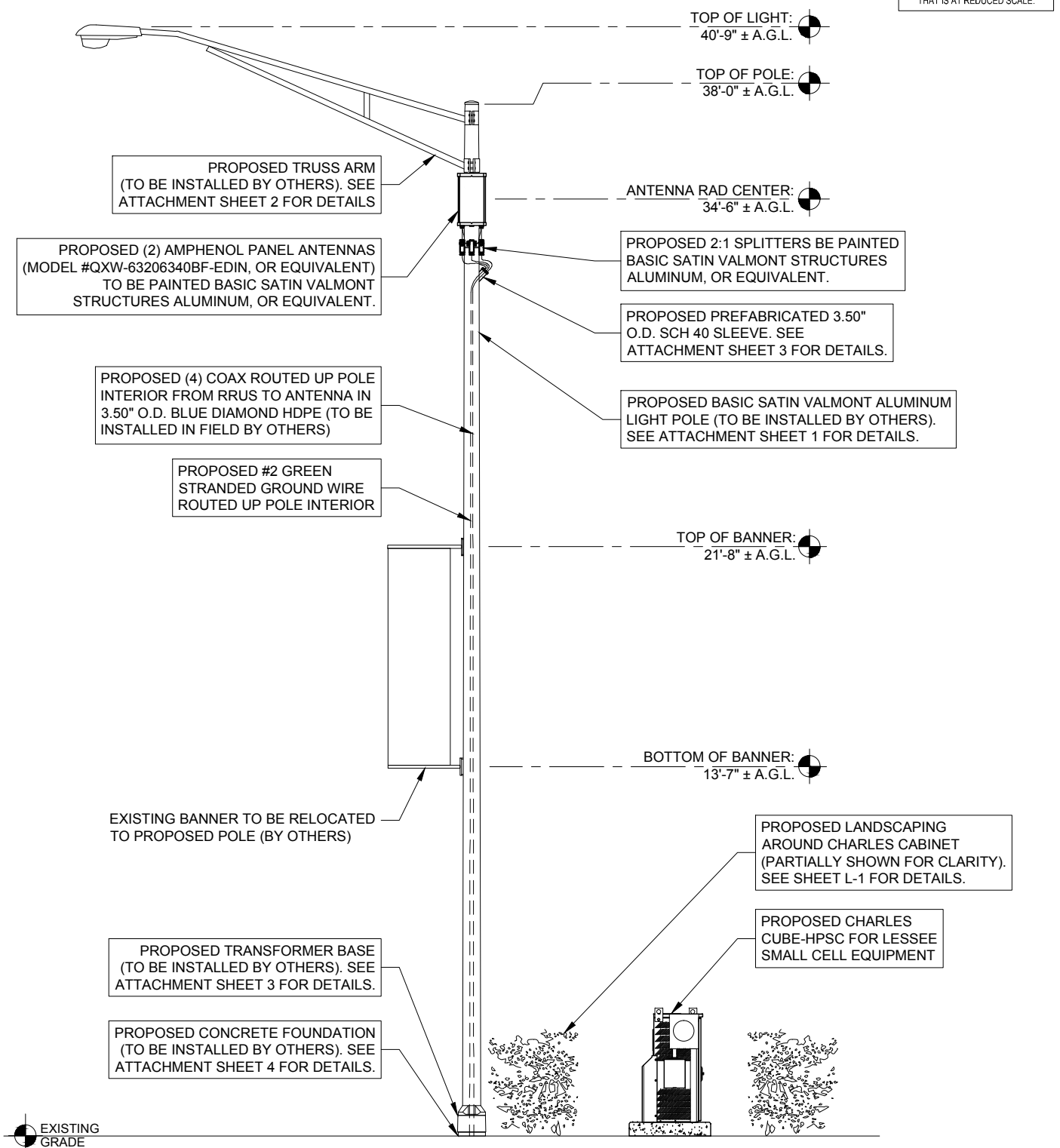
SHEET NUMBER

ANT-1



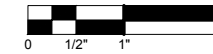
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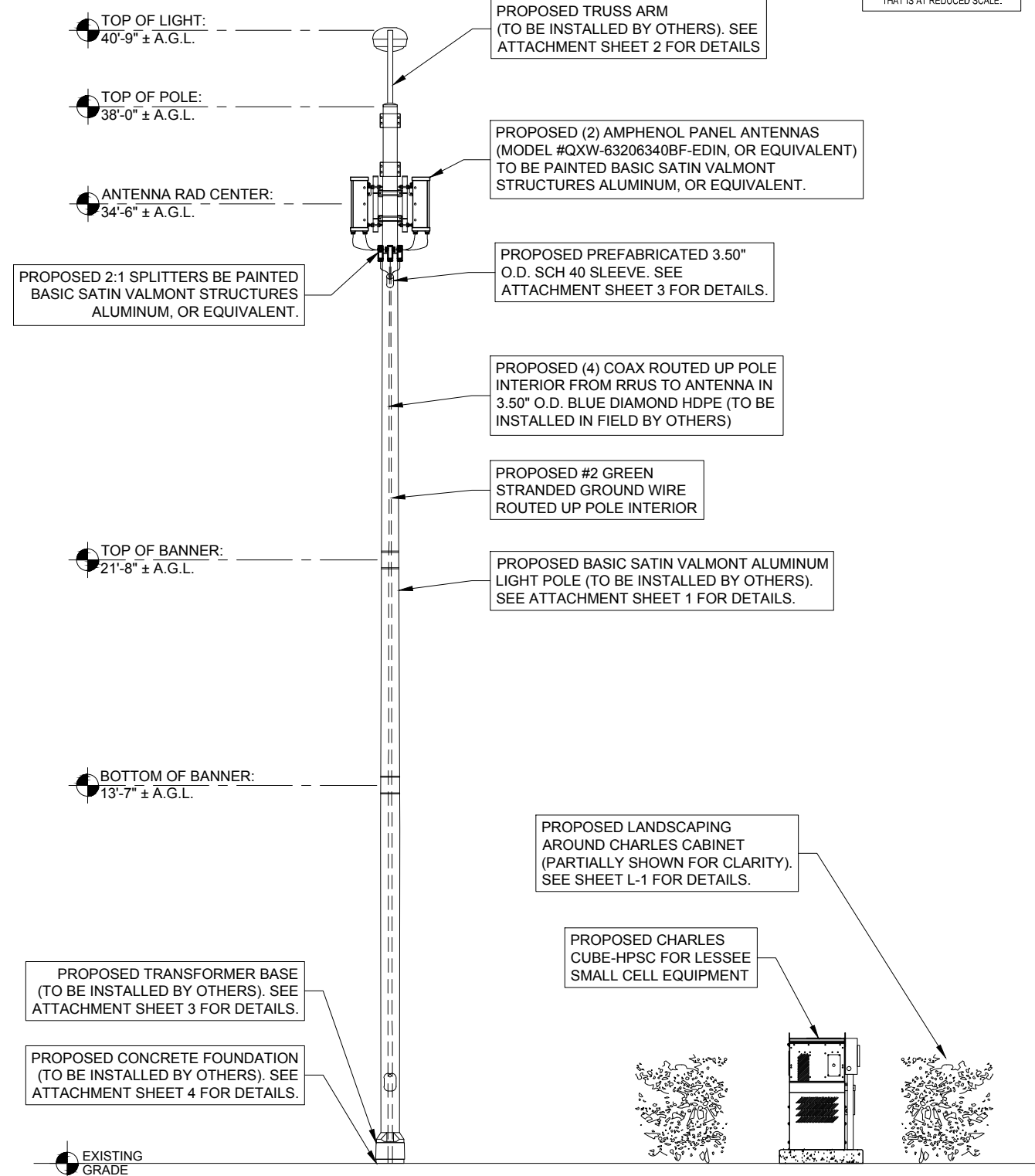
1 PROPOSED EAST ELEVATION
SCALE: 3/8" = 1'-0" ±

NOTES:
 1. FIBER TO BE CLEAN AND TESTED PRIOR TO CONNECTING TO RRUS.
 2. GENERAL CONTRACTOR TO ENSURE BATTERIES ARE NOT CONNECT PRIOR TO COMMERCIAL POWER ACTIVATION.
 3. THIS DRAWING IS FOR EXHIBIT AND LAYOUT PURPOSES ONLY. PLEASE REFER TO STRUCTURAL REPORT PREPARED BY HUTTER TRANKINA ENGINEERING.



SCALE: 3/8" = 1'-0"

22" x 34" PRINT IS THE FULL SCALE FORMAT. ANY SIZE OTHER THAN THAT IS AT REDUCED SCALE.



2 PROPOSED NORTH ELEVATION
SCALE: 3/8" = 1'-0" ±

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 limited partnership
 d/b/a VERIZON WIRELESS



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SHEET TITLE
 PROPOSED SITE ELEVATIONS

SHEET NUMBER
ANT-2