AGENDA
Planning and Zoning Commission
February 5, 2020
6:00 PM

A. ROLL CALL

B. APPROVAL OF AGENDA (Additions or Deletions)

C. APPROVAL OF MINUTES

1. December 4, 2019

D. PUBLIC PARTICIPATION (Open Floor to Anyone Wishing to Speak on Record)

E. NEW BUSINESS

1. Public Hearing – Petition by Verizon Wireless, represented by Dolan Realty Advisors LLC, for a special use permit to co-locate an antenna onto the existing AT&T tower located at 1500 S. 7th St and construct associated equipment.

F. REPORTS

G. ADJOURNMENT
The Planning and Zoning Commission held a Meeting on December 4, 2019, at the City of DeKalb Municipal Building, 200 South Fourth Street, DeKalb, Illinois. Chair Christina Doe called the meeting to order at 6:00 PM.

A. ROLL CALL

Recording Secretary Aaron Walker called the roll. Planning and Zoning Commission members present were: Chair Christina Doe, Steve Becker, Max Maxwell, David Castro, and Ron Klein. Commissioner Vicki Buckley and Jerry Wright were absent. Principal Planner Dan Olson was present representing the City.

B. APPROVAL OF THE AGENDA (Additions/Deletions)

Chair Doe Requested a motion to approve the December 4, 2019, agenda as presented. Mr. Klein motioned to approve the agenda as presented. Mr. Maxwell seconded the motion, and the motion was approved by unanimous voice vote.

C. APPROVAL OF MINUTES

1. October 23, 2019 – Chair Doe requested a motion to approve the October 23, 2019, minutes as presented. Mr. Castro motioned to approve the minutes as presented. Mr. Maxwell seconded the motion, and the motion was approved by unanimous voice vote.

2. November 6, 2019 – Chair Doe requested a motion to approve the November 6, 2019, minutes as presented. Mr. Klein motioned to approve the minutes as presented. Mr. Castro seconded the motion, and the motion was approved by unanimous voice vote.

D. PUBLIC PARTICIPATION (Open Floor to Anyone Wishing to Speak on Record)

None

E. NEW BUSINESS

1. Public Hearing – Petition by Mobilitie, represented by Mark O’Brien, for a special use permit for a cellular antenna to be located on the building at 100 W. Lincoln Highway (Walgreens).

Mark O’Brien, of 120 South River Side Plaza in Chicago, representing Mobilitie advised the carrier for the cellular antenna would be Sprint. He noted Sprint
and Walgreens have entered a commercial partnership, allowing Sprint to sell products and services from a kiosk inside of the store as part of a pilot program. Mr. O’Brien advised the Walgreens located at 100 W. Lincoln Highway is part of the pilot program. He noted the importance of the antenna in order to provide the best service coverage to customers inside and outside of the store. He stated the service would only extend to the parking lot and the adjacent portions of First Street and Lincoln Highway.

Mr. O’Brien stated the total height of the antenna will be about 14 feet and it will be attached to the south end of the building. He advised the antenna will be about 12 feet above the parapet and about 10 feet above the top of the building canopy. He noted the antenna placement minimizes the impact it will have on Walgreens during construction and maintenance, as well as minimize its visibility.

Principal Planner Dan Olson went through the staff report dated November 27, 2019. He advised the UDO requires that any cell antenna in a commercial zoned property be required to obtain a special use permit. He stated the exterior antenna will be located at the southern end of the building. He advised the antenna will not extend more than 10-12 feet above the highest point of the building, allowing minimum visibility from the street level while still maintaining cell coverage.

Mr. Olson advised the antenna placement is approximately 250 feet away from the nearest residential zoned property line. He noted a co-location protocol was not completed due to the antenna being required to be placed on the site since it was only servicing the interior and a short distance from the exterior of the property.

Mr. Olson stated the antenna would not be detrimental to the development or value of surrounding properties. He advised the proposed cell antenna will comply with all regulations of the Central Business District and the Unified Development Ordinance.

Mr. Olson noted there were no public comments submitted to the City and the staff recommends approval.

Chair Doe then invited attendees in the audience to speak. There was none.

Chair Doe gave the Commission members the opportunity to speak.

Mr. Castro inquired who was the driving force behind the petition. Mr. O’Brien advised that Sprint was the lead on this project, but this project is in the best interest of both Sprint and Walgreens. Mr. Castro questioned if the antenna will and can be taken down if this pilot program is unsuccessful. Mr. Olson advised the antenna could be removed.
Chair Doe gave the public one more opportunity to speak. There was none.

Mr. Klein advised based upon the submitted petition and testimony presented, he moved that the Planning and Zoning Commission forward its findings of fact and recommends to the City Council approval of a special use permit for a cellular antenna on top of the Walgreens at 100 W. Lincoln Highway per the plans dated September 19, 2019, and attached as Exhibit A to the staff report. Mr. Castro seconded the motion.

A roll call vote was taken. Mr. Becker – yes, Mr. Castro – yes, Mr. Klein – yes, Mr. Maxwell – yes, Chair Doe – yes. Motion was passed 5-0-0. Mr. Wright and Ms. Buckley were absent.

2. **Final Plat of Resubdivision** - Petition by Charles McCormick for a resubdivision of lots 72, 73, and 74 in the South Pointe Greens Unit Two Subdivision located along Pebble Beach Ct.

Charles McCormick, of 430 Parkside Dr. in Sycamore, advised lot 72 contains a single-family home that is owned by his son Brendan McCormick. He stated lots 73 and 74 are vacant and owned by Lee Hadick. Mr. McCormick advised the resubdivision would involve adding 35 feet from the north lot of 73 to lot 72. It would also add 40 feet from the south side of lot 73 to lot 74. He noted if the resubdivision is successful, he would purchase the new lot two and construct a home.

Principal Planner Dan Olson went through the staff report dated November 27, 2019. He noted there is an existing 10-foot-wide easement between lots 72 and 73 which will remain. He advised the easement has current restrictions that prevent structures from being built on it. This restriction will continue with the resubdivision, if approved.

Chair Doe gave the Commission members the opportunity to speak. Commission members Maxwell, Klein and Becker noted they have no questions and are supportive of the request. Mr. Castro clarified the applicant is proposing to subdivide three lots down to two lots. Mr. Olson responded that is correct.

Mr. Maxwell moved that the Planning and Zoning Commission recommends approval of the Final Plat of the McCormick Resubdivision dated October 14th, 2019, prepared by William Hanna Surveyors as shown on Exhibit A in the staff report and per the comments noted on Exhibit B of the staff report. Mr. Klein seconded the motion.
A roll call vote was taken. Mr. Becker – yes, Mr. Castro – yes, Mr. Klein – yes, Mr. Maxwell – yes, Chair Doe – yes. Motion was passed 5-0-0. Mr. Wright and Ms. Buckley were absent.

F. REPORTS

Mr. Olson noted the next scheduled meeting on December 18th, 2019, will be canceled. He noted the next meeting after that will be January 8th, 2020. He advised the current 2020 Planning and Zoning Commission meeting dates, which were provided to the Commission, will be amended once City Hall has relocated.

Mr. Olson also noted the City Council approved, at their November 25, 2019 meeting, the electronic changeable copy for Clinton Rosette Middle School, the rezoning for the video gaming establishment at 1704 Sycamore Road and the rezoning to accommodate the medical cannabis dispensary at 700 Peace Road.

G. ADJOURNMENT

Mr. Becker motioned to adjourned, Mr. Castro seconded the motion, and the motion was approved by unanimous voice vote. The Planning and Zoning Commission adjourned at 6:22PM.
TO: DeKalb Planning and Zoning Commission

FROM: Dan Olson, Principal Planner

RE: Special Use Permit for Co-Location of Cell Antennas on AT&T Tower located at 1500 S. 7th St. (Verizon)

I. GENERAL INFORMATION

A. Purpose  Approval of a special use permit for co-location of cell antennas and associated equipment for Verizon on existing AT&T tower.

B. Location/Size  1500 S. 7th St./5.8 acres

C. Petitioner  Dolan Realty Advisors, represented by Margie Oliver

D. Existing Zoning  “LI” Light Industrial District

E. Existing Land Use  AT&T Communication Tower

F. Proposed Land Use  AT&T Communication Tower with Co-Location of Verizon antennas and associated equipment

G. Surrounding Zoning and Land Use  North: LI; various commercial uses  South: LI; commercial, park  East: PDI; RR, vacant  West: SFR2; single-family residential

H. Comprehensive Plan Designation  Light Industrial
II. BACKGROUND AND ANALYSIS

The applicant, Dolan Realty Advisors on behalf of Verizon Wireless, is requesting approval of a special use permit in order to install cell antennas on the existing 300 foot tall AT&T lattice tower located at 1500 S. 7th St. There will be a total of six (6) antennas placed at 125 feet up the approximately 300-foot-tall tower. Associated ground equipment is also proposed in a 21.5-foot x 16.5-foot lessee area with a new 10-foot x 15-foot building pad. The proposed lease area will be located just south of the existing tower. The existing 20-foot-wide access drive to S. 7th St. that AT&T uses will be maintained and slightly extended to the new Verizon lease area. Verizon will establish access and utility easements over the drive and other areas to allow for the right to access the property and to extend the necessary utilities to their equipment. The new ground equipment will include cabinets, a generator, and ice bridge and will be surrounded by a seven (7) foot high chain link fence, which will include a one-foot high braided barbed wire on top of the fence. Landscape plantings around the fence are also proposed meeting the requirements in the UDO. Six (6) foot high Techny Arborvitae plants are planned around the west, south and eastern portions of the lease area just outside the fence. The applicant has provided supporting information regarding the 11 conditions for a special use for cell antennas as described in Article 7.08.08 of the UDO.

Verizon has been looking to locate cell antennas in this area since 2014 to better service their customers in the southern portion of DeKalb. A previous applicant had applied on behalf of Verizon for a special use permit in 2014 to construct a 140-foot cell tower on the property to the north at 1300 S. 7th St. The petition was eventually withdrawn by the applicant in May, 2015 because the application was incomplete and did not fully investigate the opportunity to co-locate on the adjacent AT&T tower. There was also opposition from neighboring residents.

In July, 2015, Verizon Wireless submitted a special use permit application to co-locate antennas on the AT&T tower and was subsequently approved by the City Council on September 28, 2015. The applicant received a permit in February, 2016 to construct the antennas and supporting equipment, however no work was conducted on the project after issuance of the permit. In 2017, Central States Tower II, LLC acting on behalf of Verizon submitted a petition for approval of a special use permit to construct a 140-foot-tall cellular communications tower on the property to the north located at 1300 S. 7th St. The petition was denied by the City Council after opposition by neighboring residents. At that time, Central States Tower indicated Verizon did not go forward with the construction of the antennas on the AT&T Tower because of the costs AT&T was charging to Verizon to install the necessary equipment.

The project has been on hold for over two years due to AT&T costs being well above what Verizon was willing to pay. The previous design, per AT&T’s direction, was too expensive for Verizon so the project was put on hold until Verizon could re-design the project and resubmit to AT&T for approval. The current applicant notes that Verizon and AT&T have worked together to reduce the costs of the proposed co-location. The existing four large horn antennas on top of the AT&T Tower will be removed as part of the work as they are no longer needed by AT&T. This will also reduce
the modification cost to install the needed equipment on the tower. Verizon will be installing less weighted equipment and proposing the installation of a new concrete pad instead of cutting the existing foundation and replacing asphalt, which is more expensive. Verizon expanded the lease area to accommodate the new equipment and to make sure all clearances were met. In addition, Verizon contractors will be doing the installation and upgrade work instead of AT&T employees, which also reduced the cost of the project.

III. STANDARDS OF A SPECIAL USE

1. The proposed special use complies with all provisions of the applicable district regulations.

The proposed cell antennas will comply with all regulations of the” LI” Light Industrial District and the UDO. The only point of visual interest, as defined by the UDO, in the vicinity of the subject property is McCormick Park, which is located to the south. The proposed co-locating on the existing AT&T Tower will have minimal impact on the profile of the existing structure. The antennas will not extend beyond the height of the existing tower. The applicant will be meeting the conditions for a special use for cell antennas per the UDO standards, Article 7.08.08.

2. The proposed special use will not be unreasonably detrimental to the value of other property in the neighborhood in which it is to be located or to the public welfare at large.

The proposed special use will not have a detrimental effect on the adjacent properties or land uses. Co-location of the antennas on the existing structure, as opposed to erecting a new communications tower, minimizes the potential impact on the neighborhood. The site has been zoned “LI” Light Industrial for decades and is in proximity to a variety of commercial uses. The proposed supporting equipment on the ground will be approximately 275 feet from the nearest residential zoned property and will be fenced and screened by landscaping.

3. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations.

The special use will not dominate the immediate area and will not prevent development on the neighboring properties. The surrounding area is already developed with a variety of commercial uses and single-family residential homes to the west.

4. Adequate utility, drainage and other such necessary facilities have been or will be provided.

Adequate utility services will be provided to the subject site for the construction and operation of
the proposed special use. Verizon Wireless will have field technicians on site at least one a month for routine maintenance.

5. The proposed use, where such developments and uses are deemed consistent with good planning practice, or can be operated in a manner that is not detrimental to the permitted developments and uses in the district; can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; shall in all other respects conform to the applicable regulations of the district in which it is located; and is deemed essential or desirable to preserve and promote the public health, safety and general welfare of the City of DeKalb.

The proposed special use will not be detrimental to the permitted developments and uses on the site or to the surrounding area. The proposed antennas will be located on an existing communications tower thus avoiding the construction of a new tower. The enhanced service to Verizon customers will be beneficial to the surrounding area and community. The additional service will also reduce the incidence of dropped calls, poor reception, and slow data service.

IV. CITIZEN RESPONSE/COMMENTS

An e-mail was received from Katie and David Poole of 630 Karen Ave. indicating their support of the project. In addition, we also received an e-mail from Scott Cole of Cole Pallet Services (1600 S. 7th St.) mentioning they have no objection to the special use request. Both e-mail correspondence are in the Commission’s packet.

V. RECOMMENDATION

Sample Motion:

Based upon the submitted petition and testimony presented, I move that the Planning and Zoning Commission forward its findings of fact and recommend to the City Council approval of a special use permit for a cellular antennas on the AT&T Tower located at 1500 S. 7th St. per the plans dated 12-10-19 and attached as Exhibit A and subject to any staff comments being addressed prior to issuance of a building permit.
SUBJECT PROPERTY
LOT 2 OF FIRST ADDITION TO C. BRIST INDUSTRIAL SUBDIVISION, BEING A PART
OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 40
NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER THE PLAT
THENCE RECORDED AUGUST 9, 1983, IN THE Recorder's Office of DeKalb
County, Illinois, as in Book L of PLATS, PAGE 64, AS DOCUMENT NUMBER
308513, SITUATED IN DEKALB COUNTY.
1500 S. 7th St -Subject Site Map
January 7, 2020

City of DeKalb Planning and Development
Dan Olson
Principal Planner
200 South Fourth Street
DeKalb, IL 60115

RE: Special Use Permit Petition: Section E – Proposed Use and Description
VZW Site ID: State Hwy 23 and Fairview Drive
Site Address: 1500 S. 7th Street, DeKalb, IL 60115

Dear Dan Olson:

In order to maintain its commitment to the highest standards of network service, Verizon Wireless aspires to co-locate on a proposed 300’ self-support telecommunications tower.

The tower is located in a light industrial zone at 1500 S. 7th Street DeKalb, IL 60115. The facility will function 24-hours a day in a self-sustaining manner. Under normal operating conditions, Verizon Wireless will have field technicians on site once a month or less for routine maintenance.

Multiple studies were previously conducted that demonstrate that telecommunications towers do not have an adverse effect on nearby property values. This project will improve coverage and capacity for Verizon Wireless customers in the region. It will reduce the incidence of dropped calls, poor reception, and sluggish data service.

We believe our plans are adequate to resubmit for the special use application. AT&T has approved Verizon Wireless to remove the horns from the tower which should reduce the modification cost to install equipment on the tower. Verizon Wireless is ready to move forward with the construction for this site.

If you have any questions, feel free to contact me at 314-963-7706.

Sincerely,

Margie Oliver
Project Manager
January 16, 2020

City of DeKalb
Planning Department
200 South Fourth Street
DeKalb, IL 60115

RE: Statement of Use - State Hwy 23 and Fairview Drive
Site Address: 1500 7th St. South, Dekalb, IL

Dear Planning Commission and Board Members;

7.08.08 Application for a Special Use Permit for Antenna Facilities

In addition to the requirements of Article 14 “Permits,” the applicant shall be required to submit information that includes, but is not necessarily limited to, how the proposed special use will satisfy the following conditions:

**Points of Visual Interest Shall be Protected and Methods for Protecting Points of Visual Interest:**

- The only point of visual interest, as defined by the UDO, in the vicinity of the subject property is McCormick Park. The park is located to the south. The proposed antennas collocating onto the existing tower will have minimal impact on the profile of the existing structure. The antenna will not extend beyond the height or the width of the existing tower.

- AT&T approved Verizon Wireless to remove the horns from the existing tower. This will be sufficient to the modifications needed on the tower. Updated drawings are submitted for review.

- Co-location of the antennas on the existing structure, as opposed to erecting a new communications tower, minimizes the potential impact on McCormick Park. The co-location of the antennas on the existing tower is preferred over the creation of a new communications tower in the area.

**Color:**

- Proposed equipment installation (antennas, wiring and all related facilities and appurtenances) will be neutral in color or to be painted with like colors of the tower in a neutral light gray color. The structure and attached equipment are as visually unobtrusive as possible, unless otherwise specified under Federal Aviation Administration (FAA) regulations. The materials provided by The proposed development and Special Use if granted, will not create any undue destruction of site features of significant importance.

**Height:**

- The UDO stipulates that for purposes of co-locating an antenna on an existing tower structure, the antennas may be permitted provided it is no greater than 22 feet taller than the existing structure. The proposed antenna would not extend higher than the existing structure, which complies with this criterion.
Setbacks (Adjacent to Residential Uses):

- Does not apply, as the proposed antennas will be co-located on an existing structure. The shelter is located more than 200’ away from 7th Street which would comply with LI zoning district setback requirements.

Lighting: None allowed except as required by the Federal Aviation Administration (FAA).

- Does not apply, as the proposed antennas will be co-located on an existing structure. The shelter is located more than 200’ away from 7th Street which would comply with LI zoning district requirements.

Fencing and Security: For security, antennas or towers and ancillary facilities shall be enclosed by a fence not less than six (6) feet in height.

- Verizon Wireless has proposed to encircle the leased area to include the antenna, building, ice bridge and other appurtenances, with a six-foot chain link fence and a one foot braided barbwire section on top to match the existing fence on the AT&T property. It should be noted that the barbed wire atop the fence should face towards the interior of the property to be consistent with code. One possibility the applicant should consider to deter possible vandalism or theft is a sight-proof fence of at least six feet in height constructed of wood, vinyl, or in materials compatible with the adjacent building is strongly recommended.

Landscaping and Screening:

- Landscaping shall be placed outside the required fence area on sides facing public rights-of-way or residential areas and shall consist of fast growing vegetation with a 7-14 minimum planted height of four feet, spaced evenly at intervals equal to twice the expected width of the plant material. Building or tower mounted antenna and related facilities and appurtenances shall be screened by an appropriate material which either: a) matches the building to which it is mounted (in the case of building-mounted structures); or, b) provides an alternate façade that screens the appearance of the facilities and provides a positive appearance/benefit to the public.

- Verizon Wireless proposes new landscaping with a proposed new asphalt access driveway included in the drawings. Proposed landscaping expands to the west and the south side of the proposed leasable area with plantings along the 27’ south fence line and also planted in a north-south orientation for the first 15 feet of the west line of the proposed driveway extension to block the views from the south and west.

Noise:

- Noise generating equipment shall be sound buffered by means of baffling, barriers, or other suitable means to reduce sound level measured at the property line to 30dBA when adjacent to residential areas and 45dBA in other areas.

- Does not apply, as the proposed antennas will be co-located on an existing structure. The shelter is located more than 200’ away from 7th Street which would comply with LI zoning district requirements.
Tower Design:

- Towers shall generally be designed without the use of guy wires or external supports. In instances where such a requirement may not be feasible, appropriate documentation shall be provided by the petitioner, demonstrating why such a tower is not feasible. The applicant will offer alternatives to the design so as to minimize the visual impact of the tower.

- Verizon Wireless site plan does not indicate any guy wires or supplementary supports are required to maintain the proposed tower’s structural integrity. The proposed antennas are to be mounted directly onto the tower’s support legs.

- AT&T approved Verizon Wireless to remove the four (4) very heavy horns from the existing tower. They are installing lesser weighted, equipment and proposing the installation of a new concrete pad instead of cutting the foundation and replacing asphalt. VzW expand lease area to accommodate the new equipment and to make sure all clearances were met.

- AT&T employees are doing less work. Verizon Wireless is using their own contractors to complete the work.

Co-location Protocol: Any special use request for the erection of a new tower shall complete the co-location protocol as outlined in Article 7.08.09.

- Much time and effort was given with AT&T and Verizon Wireless communicating the details needed to complete this site. AT&T has approved Verizon Wireless to move forward removing the horns from the existing tower, using VzW’s architectural, structural and construction engineers to complete this site.

- It is our understanding that this submittal request is in fact a co-location and this criterion has been successfully met.

- This project has been on hold due to AT&T costs were well above the norm; six (6) figures. Our previous design, per AT&T, caused extreme expense. So, VzW place the site on hold to redesign and resubmit to AT&T for approval.

Margie Oliver
Project Manager
SPECIAL USE PERMIT PETITION

TO: City Council, City Clerk, and Mayor of the City of DeKalb, Illinois

FROM: Petitioner Name(s): Verizon Wireless
Phone: 314-963-7706
Petitioner’s Representative: Dolan Realty Advisors, LLC
Email: moliver@dolanrealtyadvisors.com
Mailing Address: 343 S. Kirkwood Rd. #5, Box 220130, Kirkwood, MO 63122

Property Owner: AT&T
Phone: (C) 708-369-3825
Mailing Address: 2300 Northlake Ctr Dr, Ste. 405, Office Number 4W-01, Tucker, GA

1. The petitioner hereby petitions the City of DeKalb to approve a Special Use Permit for the following property:

A. Legal Description and Parcel Number(s) – If necessary, attach the full legal description on a separate piece of paper:

ALL THAT PARCEL OF LAND IN DE KALB COUNTY, STATE OF ILLINOIS, AS MORE FULLY DESCRIBED IN DEED DOC # 84-00101, TD # 08-26-325-002, BEING KNOWN AND DESIGNATED AS FOLLOWS:
LOT 2 OF FIRST ADDITION TO C. BRADT INDUSTRIAL SUBDIVISION AS PER THE PLAT THEREOF RECORDED AUGUST 9, 1961 IN THE RECORDER’S OFFICE OF DE KALB COUNTY, ILLINOIS IN BOOK “L” OF PLATS, PAGE 64, AS DOCUMENT NO. 306513, SITUATED IN DE KALB COUNTY, ILLINOIS.

B. Street Address or Common Location: 1500 South 7th Street, DeKalb, IL 60115

C. Size of Property (square feet or acres): Proposed Lessee Area 354.75 sq.ft.

D. Existing Zoning: Light Industrial

E. Proposed Special Use: Colocation on Existing AT&T SST

F. Proposed Use and Description: On a separate document, describe the proposed use’s characteristics. Also, indicate whether or not the proposed use would: a) Prevent development and use of neighboring property; b) impact adjacent existing and future land uses; c) impact adjacent property values; d) impact the general public’s health, safety, and welfare; and e) be in conformance with all elements of the “UDO,” Unified Development Ordinance - VZW to collocate onto AT&T MAC-D08, SST @ 125 C2 and propose concrete pad with roof canopy & Diesel generator. (See letter)

Updated: 9/2019
2. The petitioner hereby submits the following information:

- [☑] Vicinity map of the area proposed for the special use
- [☑] Petition fee ($500.00)
- [☑] 3 full size copies and an electronic copy on a disk of a site plan, which must show the following items (per the requirements of Article 14.03.03 of the UDO):
  - [☑] Property dimensions
  - [☑] Location and use of proposed structures
  - [☑] Number and location of parking spaces and loading area
  - [☑] Location and type of landscaping (including existing trees 6" in diameter or greater and existing tree masses
  - [☑] Location, type, and height of fencing or walls
  - [☑] Location and width of driveways and curb cuts; internal traffic patterns
  - [□] Floor area (square footage)
  - [□] Location of exterior lighting
  - [□] Location, type, and height of signage
  - [□] Direction of storm water flow, location of detention area

(Note to Petitioner: A site plan for a special use permit is intended to be a schematic plan only. All plans must eventually conform to other City standards prior to the issuance of any building permits or other permits.)

3. The petitioner hereby states that a pre-application conference [☑] was [□] was not held with City staff prior to the submittal of this petition.

(Via Email & Phone) - Dan Olson 12/12/2019

*Date of pre-application conference: Passed Ordinance 2015-038 September 28, 2015 expired.

Those in attendance: Passed Council 7-0-1

(Note to Petitioner: A pre-application conference with staff is highly encouraged to avoid delays and help in the timely processing of this petition.)

4. The petitioner hereby agrees that this petition will be placed on the Planning and Zoning Commission's agenda only if it is completed in full and submitted in advance of established deadlines.

5. The petitioner has read and completed all of the above information and affirms that it is true and correct.

[Signature] 1/7/2020

Date

I hereby affirm that I am the legal owner (or authorized agent or representative of the owner – proof attached) of the subject property and authorize the petitioner to pursue this Special Use Permit petition as described above (petitioner must sign if they are the owner).

[Signature] 9/2019

Property Owner Signature
LEGAL NOTICE

NOTICE is hereby given that a public hearing will be held before the DeKalb Planning and Zoning Commission at its regular meeting on Wednesday, February 5, 2020, at 6:00 p.m. in the DeKalb Municipal Building, 200 South Fourth Street, DeKalb, Illinois, on the petition by Verizon Wireless, represented by Dolan Realty Advisors LLC, for a special use permit for Verizon Wireless to co-locate an antenna onto the existing AT&T tower located at 1500 S. 7th St. and construct associated equipment. The subject site has a Parcel Identification Number (PIN) of 08-26-326-002 and is zoned “LI” Light Industrial.

All interested persons are invited to appear and be heard at the time and place listed above. Interested persons are also encouraged to submit written comments on the proposal to the City of DeKalb, Community Development Department, 200 South Fourth Street, DeKalb, Illinois, 60115 by 5:00 p.m. on Wednesday, January 29, 2020. Further information regarding the petition is available from the Community Development Department at (815) 748-2361 or on the City of DeKalb’s web page at https://www.cityofdekalb.com/1103/Public-Hearings.

Max Maxwell, Chairperson
DeKalb Planning and Zoning Commission
Hello,
I received a letter in the mail about Verizon wanting to add an antenna to the existing AT&T tower. I just wanted you to know I support this project. This tower does not affect me or my family and we probably live the closest than anyone else that got this letter. I also won’t see it. Anyway...what could be worse than the awful red AT&T tower that’s there now? :)

Katie and David Poole
630 Karen Avenue

Regards,
Katie Poole

Sent from my iPhone
Dan,

Thank you. We will review the plans. I don’t see much problem with it if they’re just adding additional antennas to the existing tower.

Scott Cole
Production Manager
Cole Pallet Services Corp.
1600 S. 7th Street, Dekalb, IL 60115
Office: (815) 758-3226
Cell: (630) 918-3014
Fax: (815) 758-2687

Dan Olson | Principal Planner
City of DeKalb | 200 South Fourth Street | DeKalb, IL 60115
Phone: 815-748-2361
Email: danolson@cityofdekab.com | Website: www.cityofdekab.com
From: Scott Cole <scott@colepallet.com>
Sent: Monday, January 27, 2020 12:10 PM
To: Olson, Dan <Dan.Olson@CITYOFDEKALB.com>
Cc: 'Brett Cole' <brett@colepallet.com>; john.cole <john.cole@colepallet.com>
Subject: 1500 S. 7th St. Antenna

[NOTICE: This message originated outside of the City Of DeKalb mail system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dan,

I received notice in the mail today for the proposed new Verizon Tower.

In General, I support the proposal but would like to know more about the appearance of the tower and other equipment.

Scott Cole
Production Manager
Cole Pallet Services Corp.
1600 S. 7th Street, Dekalb, IL 60115
Office: (815) 758-3226
Cell: (630) 918-3014
Fax: (815) 758-2687

Disclaimer: This is a transmission from the City of DeKalb that is confidential and proprietary. If you are not the intended recipient, copying or distributing the contents of this message is expressly prohibited. If you have received this message in error, please destroy it and notify the City immediately. This email is the property of the City of DeKalb and the City reserves the right to retrieve and read any message created, sent or received, including the right to monitor messages of City employees or representatives at any time, without notice. Freedom of Information Act Requests should be submitted on the City’s website at http://www.cityofdekalb.com/. Do Not Forget That The 2020 Census Is Right Around The Corner. For More Information On How You Can be Counted visit https://www.census.gov/partners/2020.html