AGENDA
Planning and Zoning Commission
August 7, 2019
6:00 PM

A. ROLL CALL

B. APPROVAL OF AGENDA (Additions or Deletions)

C. APPROVAL OF MINUTES
   1. July 3, 2019, and July 17, 2019

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

E. NEW BUSINESS
   1. Continued Public Hearing – Petition by 1704 Sycamore LLC, represented by Daniel Damaschke, for a rezoning from the ‘GC” General Commercial District to the “PD-C” Planned Development Commercial District for a 1.61 acre site located at 1704 Sycamore Road to allow for a video gaming establishment. The petition also requests allowance of a video gaming establishment to be located within 500 feet of another video gaming establishment and to allow a Planned Development less than two acres. (Continued from July 17, 2019 meeting).

   2. Public Hearing – Petition by PNG Development LLC, represented by John Pappas, requesting a rezoning from the “LI” Light Industrial District to the “PD-C” Planned Development Commercial District for an approximate 2.9 acre site located along the east side of North 4th Street between Oak Street and Locust Street, commonly known as the Mooney property. The applicant is requesting approval of the rezoning in order to allow for the development of 94 apartment units and approximately 12,000 square feet of commercial space in a 4-story building to be called Agora Tower. Waivers to the Unified Development Ordinance are requested for maximum site coverage, off-street parking and other approvals as required for the subject property to allow for the construction as proposed and indicated on the development plans.

   3. Public Hearing – Petition by Mobilitie, represented by Mark O’Brien, for a special use permit for a 10-foot tall cell antenna to be located on top of the building at 100 West Lincoln Highway (Walgreens).

F. REPORTS

G. ADJOURNMENT
The Planning and Zoning Commission held a Meeting on July 17, 2019 at the City of DeKalb Municipal Building, 200 S. Fourth St., DeKalb, Illinois. Chair Christina Doe called the meeting to order at 6:00 PM.

A. ROLL CALL

Principal Planner, Dan Olson, called the roll. Planning and Zoning Commission members present were Chair Christina Doe, David Castro, Vicki Buckley, Max Maxwell and Jerry Wright. Commissioners Katharina Barbe and Ron Klein were absent.

Principal Planner, Dan Olson was present representing City staff.

B. APPROVAL OF THE AGENDA (Additions/Deletions)

Chair Christina Doe requested a motion to approve the July 17, 2019 agenda as presented. Ms. Buckley 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

May 22, 2019 – Mr. Maxwell motioned to approve the minutes, Mr. Wright seconded the motion, and the motion was approved by unanimous voice vote.

June 19, 2019 – Ms. Buckley motioned to approve the minutes, Mr. Wright 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 1704 Sycamore LLC, represented by Daniel Damaschke, for a rezoning from the ‘GC” General Commercial District to the “PD-C” Planned Development Commercial District for a 1.61 acre site to allow for a video gaming establishment. The petition also requests allowance of a video gaming establishment to be located within 500 feet of another video gaming establishment and to allow a Planned Development on less than two acres.
Mr. Olson noted the applicant has request the public hearing be continued to the next Planning and Zoning Commission meeting. Ms. Buckley made a motion to continue the public hearing for 1704 Sycamore Road to Wednesday, August 7, 2019 at 6:00 PM in the DeKalb City Council Chambers. Mr. Maxwell seconded the motion, and the motion was approved by unanimous voice vote.

F. REPORTS

Mr. Olson mentioned the next Planning and Zoning Commission meeting will be Wednesday, August 7th, and there will be three public hearings. He added hearings will be held on August 7th regarding the rezoning of the Mooney property along N. 4th St, a request for a special use permit for a cell antenna on top of the Walgreens and the continued hearing for 1704 Sycamore Road. He noted at their July 8th meeting the City Council approved a special use permit for a video gaming establishment at 122 E. Hillcrest Dr. Mr. Olson noted the Zoning 101 seminar coming up on July 18th in Ogle County and he referenced the updated Zoning and Development project list, which was provided to the Commission.

G. ADJOURNMENT

Mr. Wright motioned to adjourn, Ms. Buckley seconded the motion, and the motion was approved by unanimous voice vote. The meeting adjourned at 6:04 pm.

Respectfully Submitted,

Dan Olson, Principal Planner

Minutes were approved by the Planning and Zoning Commission on August 7, 2019
TO: DeKalb Planning and Zoning Commission
FROM: Dan Olson, Principal Planner
RE: Rezoning from the ‘GC” General Commercial District to the “PD-C” Planned Development Commercial District for 1704 Sycamore Road to allow for a video gaming establishment and allowance of a video gaming establishment to be located within 500 feet of another establishment (1704 Sycamore LLC) (Lacey’s Place)

The public hearing for this item was continued at the July 17th meeting since the applicant did not have full approval from the building owner. As of July 31st, we had not received that approval. The recommendation is to continue the public hearing until the August 21st meeting.

Sample Motion:

I move that the public hearing for 1704 Sycamore Road be continued to Wednesday, August 21, 2019 at 6:00 PM in the DeKalb City Council Chambers.
TO: Planning and Zoning Commission  
FROM: Dan Olson, Principal Planner  
RE: Agora Tower – Rezoning from the “LI” Light Industrial District to the “PD-C” Planned Development – Commercial District; Planned Development Preliminary and Final Plan (204 N. 4th St. and 420 Oak St. – Mooney Property) (PNG Development, LLC) 

I. GENERAL INFORMATION

A. Purpose  
Zoning Map Amendment from the “LI” District to the “PD-C” District; Planned Development Preliminary and Final Plan to allow for a new 4-story mixed use building

B. Owner/Applicant  
PNG Development LLC, represented by John Pappas

C. Location and Size  
East side of N. 4th St. between Oak St. and Locust St./ Approx. 3 acres

D. Existing Zoning and Land Use  
“LI” Light Industrial District; Vacant Building, Automotive Body Repair

E. Surrounding Zoning and Land Use  
North: RC-1 and LI; Parking Lot, Single-Family Residential, Two-Family Residential, VFW, Church  
South: CBD and LI; Church, Commercial, Park, Parking Lot  
East: LI; Various Commercial Uses  
West: CBD; Various Commercial Uses, Library

F. Comprehensive Plan Designation  
Commercial
II. BACKGROUND AND ANALYSIS

Request/Background

The City has received a zoning petition and plan applications from PNG Development, LLC, represented by John Pappas, to allow for the construction of a new 113,000 sq. ft. mixed-use four-story building to be called Agora Tower. The subject site is approximately 3 acres and located along the east side of N. 4th Street between Oak St. and Locust St., commonly known as the Mooney property. The addresses for the property are 204 N. 4th St. and 420 Oak St. The site currently contains a building that was the home to the former Mooney Chevrolet car dealership, which has been vacant since 2012. The dealership still operates their collision center in a building along Oak St.

The applicant proposes to raze the former dealership building, the existing collision center along Oak St., mitigate known environmental problems, and construct a four-story building that will include up to 94 apartment units and approximately 12,000 sq. ft. of commercial space on the ground floor. There will be 11 apartment units on the ground floor with the remaining on the upper floors. Rezoning the site from the “LI” Light Industrial District to the “PD-C” Planned Development - Commercial District is requested in order to accommodate the proposed uses. Waivers to the Unified Development Ordinance have been requested for maximum site coverage, off-street parking and other approvals as required for the subject property to allow for the construction as proposed and indicated on the development plans. Finally, approval of a Planned Development Preliminary and Final Plan is requested.
A .35-acre parcel along the far eastern portion of the site along Oak St. is shown on the
plan, but currently not under control by the developer. It is labeled “Parcel Not Included”
on the plan. The developer has indicated to the City they are working with the owner of
the parcel to purchase it; however, it is currently not part of the project at this time.

On June 10, 2019, the City Council approved a preliminary TIF agreement with the
developer. The estimated total project cost was $13,875,000 with a preliminary TIF
request of $3,000,000 or 21.6% of the project cost.

May 22, 2019 Concept Plan Review

On May 22, 2019, a Concept Plan for the site was reviewed by the Planning and Zoning
Commission, when the plan included two 4-story buildings located near the middle of the
site with 40 apartment units in each building comprising of 22 two-bedroom units and 18
one-bedroom units. There was also approximately 12,000 sq. ft. of total ground level
commercial space proposed between the two buildings. The Commission was generally
in favor of the proposal and thought it would be a positive for the downtown. The
Commission did provide direction to the developer to improve the appearance of the
buildings and to provide supporting information for the deficiency in parking. Comments
from the public included support from adjacent property owners noting it would be an
improvement to the neighborhood and an appropriate reuse of the property. Others from
the public who spoke inquired about the feasibility to save the building and if there was a
demand for the type of apartment units proposed. Minutes from the May 22nd meeting are
provided in the Commission’s packet.

Since the May 22nd Commission meeting the applicant has revised the plan by reducing
the number of buildings from two to one and moving it near the corner of N. 4th St. and
Locust St. to provide a better streetscape and more consistency with other downtown
buildings. Access was removed from N. 4th St. and an additional access was placed along
Oak St. with an access also provided to Locust St. The architectural renderings were also
revised to provide additional masonry, larger windows, roof features, and an increased
mix of stone, brick and enhanced materials.

History of Building

The building was constructed in 1881 as the works of the Illinois Ellwood Manufacturing
Company, principal maker of the Glidden patents for barbed wire. The property was later
acquired by American Steel & Wire Company, West Works Red Shop (“Red Shops”) which
was used to produce barbed wire up until 1938. The building served as a car
dealership from 1940 to 1986 as Fourth Street Motors (Katz Family), 1986 to 1993 (Joe
Daniels) and then from 1993 to 2012 as Mike Mooney Chevrolet.

Apartment Amenities

The proposed building will include 47 one-bedroom units and 47 two-bedroom units.
There will be approximately 12,000 sq. ft. of total ground level commercial space. The
apartment units will include high end finishes similar to Cornerstone and will contain in-unit washers and dryers and there will be a choice of furnished or unfurnished units. Building amenities will include a fitness center, business center, meeting room, theatre room, hospitality room with guest/resident restrooms and on-site professional management. In addition, 10% percent of the apartment units will be handicap accessible. At this time the proposed commercial tenants are unknown, however will likely consist of retail, restaurants, professional service and office uses. The commercial space will be marketed by a national retail broker with regional and national tenants targeted.

Comprehensive Plan

The site is currently zoned “LI” Light Industrial and the 2005 Comprehensive Plan indicates Commercial for the site. The proposed project is in conformance with many of the recommendations outlined in the 2007 Downtown Revitalization Plan, the 2011 Design Guidelines, and the 2013 DeKalb City Center Plan including:

- Mixed use retail and residential buildings are recommended and encouraged to create a livable urban atmosphere.
- Waivers to the UDO are encouraged to facilitate attractive development.
- Expanded living options and high-end living options are recommended. The plans recognize that housing is an essential contributor to the “critical mass” that strong downtowns exhibit. One- and two-bedroom units in buildings up to six stories tall are supported and are critical to creating a day and nighttime population.
- The proposed project will meet many of the design guidelines in the planning documents including scale, building facades, materials and architectural detail.

Parking

There are 206 standard parking spaces (includes 11 diagonal spaces along the north side of Locust St.) and 7 handicap spaces proposed for a total of 213 parking spaces provided. The number of required parking spaces is 229, based upon the proposed uses and the UDO requirements as follows:

- 47 one-bedroom units (47 x 1.5 spaces per unit) = 70.5 spaces
- 47 two-bedroom units (47 x 2.5 spaces per unit) = 117.5 spaces
- 10,000 sq. ft. of commercial space x .15 (15% reduction from gross floor area)/ 250 sq. ft. per space = 41 spaces
- Total of 229 spaces required.

The applicant has indicated at their 51-unit Cornerstone project (all 1-bedroom units) only 40 parking permits have been issued to the residents. The resulting parking ratio is about
.78 parking spaces required per apartment unit. Applying that ratio to the Agora Tower project would result in 37 required parking spaces for the one-bedroom units instead of the 70.5 spaces. Therefore, the total number of required parking spaces for the project would be 196 instead of 229. It should be noted there are about 110 parking spaces in public parking lots within 1-1 ½ blocks of the subject site and numerous on-street parking spaces. A parking waiver is justified based upon the location of the project near downtown, the proximity of other public parking spaces and the actual parking ratio for one-bedroom apartment units from a similar development (Cornerstone). A parking agreement will be required in order to allow for the exclusive use of the 11 diagonal public parking spaces along the north side of Locust St. by the residents/patrons of Agora Tower. The spaces are rarely occupied except for some use by the Unitarian Church across Locust St.

The plans were distributed to the various City Departments, the Kishwaukee Water Reclamation District (KWRD), Park District and School District. The DeKalb Police Department and DeKalb Park District have no comments at this time. The City Engineer is requesting additional drainage and trip generation information, however once addressed the layout of the site will not change. A final plat and photometric plan, meeting the UDO requirements, will be required to be submitted prior to any building permits being issued. Minor planning and zoning comments are also provided, and all comments are shown in Exhibit C.

Environmental Reports

A copy of the Phase II Environmental Report and the Asbestos Material Inspection Report is provided in the packet. The Phase II Environmental report concluded the property contains one or possibly two remaining underground storage tanks related to a former gas station at the northwest corner of the property. The report also notes numerous areas that appear to be impacted by petroleum chemicals in the soil effecting the soil and groundwater. The report recommends the existing underground tanks be removed and the site entered into the IEPA Site Remediation Program. The Asbestos report indicates asbestos was found in the building and must be removed per IEPA and IDPH standards prior to demolition. The TIF request contemplated $300,000 for environmental remediation.

Landscaping

The landscape requirements along Oak St., per the UDO, are short a few trees and shrubs, however there are extra plantings within the parking lot interior and other yards that make up for the difference. There are no plantings proposed in two of the interior yards, however they are adjacent to existing industrial/commercial buildings so a waiver is justified. There are four existing trees in the right-of-way along Oak St. that will remain and four Elm Trees in the middle of the property that will be removed (one is dead). The Landscape Plan will be revised to add turf and plantings in front of the building along N. 4th St.
Exceptions to the Planned Development – Commercial District Regulations.

The maximum site coverage for the Planned Development – Commercial District is 70%, with an increase up to 90% if recommended by the Planning and Zoning Commission and approved by the City Council if certain criteria is met. The site coverage is 82%. The proposed project meets the criteria to increase the maximum site coverage since it will provide additional open spaces beyond what exists on the site and creates a mixed-use development that includes amenities which further the goals and policies of the City.

Landscaping (trees, shrubs) are not provided in two interior yards due to the proximity of adjacent commercial and industrial buildings. A waiver to the landscaping standards in the UDO is justified based upon the adjacent non-residential land uses and since the landscape setback is 10-15 feet compared to the minimum requirement of five feet.

As noted previously in the report, a waiver is justified to reduce the parking requirement for the one-bedroom apartment units based upon the location of the project near downtown, the proximity of other public parking spaces and the actual parking ratio for one-bedroom units in the Cornerstone development.

IV. STANDARDS FOR ZONING MAP AMENDMENT

1. The proposed rezoning conforms to the Comprehensive Plan, or conditions have changed to warrant the need for different types of land uses in that area. The proposed rezoning is appropriate considering the length of time the property has been vacant, as originally zoned, and taking into account the surrounding areas trend in development.

The 2005 Comprehensive Plan recommends the subject site for commercial use. In addition, the proposed project is in conformance with many of the recommendations outlined in the 2007 Downtown Revitalization Plan, the 2011 Design Guidelines, and the 2013 DeKalb City Center Plan. Mixed use buildings with commercial uses on the first floor are recommended and encouraged in the Plans for the downtown area. Staff believes the proposed development meets the intent of the City’s Comprehensive Planning Documents. The proposed rezoning request will allow the redevelopment of the site that will spur additional development in the downtown area and increase the day and nighttime population.

2. The proposed rezoning conforms to the intent and purpose of the Unified Development Ordinance.

The intent and purpose of the Planned Development zoning district states:

The purpose of the Planned Development Districts is to provide a means of achieving greater flexibility in development of land in a manner not always possible in conventional zoning districts; to encourage a more imaginative and innovative design of projects; to promote a more desirable community environment; and to retain maximum control over both the design and future operation of the development.
The rezoning of the subject property to PD-C provides the opportunity to more directly shape the development, use and appearance of this property in accordance with the City's design criteria and conformance with the Comprehensive Plan. The Planned Development allows the developer and the City the flexibility to agree to a development plan and standards that seek relief from the Unified Development Ordinance. The proposed rezoning request, exceptions to the UDO and associated plans will allow the redevelopment of the site into a mixed-use project that will spur additional development in the surrounding area.

3. The proposed rezoning will not have a significantly detrimental effect on the long-range development of adjacent properties or adjacent land uses.

The proposed rezoning should not have a detrimental effect on the adjacent properties or land uses as it entitles the subject property to a re-use of the property that is complementary with the adjacent area. The PD-C zoning provides the mechanism to provide imaginative and innovative design that will have a positive effect on the surrounding area while providing relief to the applicant allowing the redevelopment of the subject property. The proposed rezoning request and development plan will allow the redevelopment of a highly visible corner in the downtown area into a mixed-use development that will generate new business opportunities and support existing commerce in the surrounding area, while spurring increased property values and other development opportunities.

4. The proposed rezoning constitutes an expansion of an existing zoning district that, due to the lack of undeveloped land, can no longer meet the demand for the intended land uses.

The subject property is currently zoned “LI” Light Industrial District. Rezoning the property to “PD-C” will allow for a well-designed project. The rezoning will allow for flexibility by the applicant to redevelop the property in a manner that will complement the surrounding neighborhood in terms of size, scale and density.

5. Adequate public facilities and services exist or can be provided.

Adequate public services can be provided to the subject property. The developer is responsible for necessary utility improvements, which can be readily made. The subject property lies within adequate service areas for other City services, such as police and fire protection.

IV. STANDARDS FOR PLANNED DEVELOPMENT

General Standards: The approval of the Development Plan may provide for such exceptions from the regulations associated with traditional zoning districts as may be necessary or desirable to achieve the objectives of the proposed planned development. However, such exceptions shall consistent with the City's Comprehensive Plan and the standards contained in this Section and have been specifically requested in the
application for a planned development; and further, that no planned development shall be allowed which would result in:

1. **Inadequate or unsafe access to the planned development;**

Several access points already exist along N. 4th St. and Oak St. The proposed plan eliminates the existing access points along N. 4th St. and provides two access points along Oak St. and one along Locust St., therefore providing adequate and safe access to the site.

2. **Traffic volumes exceeding the anticipated capacity of the proposed major street network in the vicinity;**

N. 4th St. (Rt. 23) is a major arterial road under the jurisdiction of the Illinois Department of Transportation and more than adequate to handle the traffic that will be generated by the proposed uses. Oak St. and Locust St. also provides adequate capacity for the proposed traffic. In addition, there is a traffic control signal at N. 4th St. and Locust St.

3. **An undue burden on public parks, recreation areas, schools, fire and police protection and other public facilities which serve or are proposed to serve the planned development;**

The Planned Development designation will not have any undue impact on public parks, recreation areas, schools, fire and police protection or other public facilities. The proposed new building and uses will redevelop a property that has remained vacant since 2012. Additional property and sales tax will be generated from the development of the site.

4. **A development which will be incompatible with the intent and purposes of this Ordinance;**

The applicant is requesting PD-C zoning, which allows the City to approve regulations that will control the zoning, development and maintenance, operations and other property improvement related issues.

5. **Detrimental impact on surrounding area including, but not limited to, visual pollution;**

The surrounding area is already developed. The proposed zoning and proposed uses are compatible with the surrounding area and Comprehensive Plan. The proposed rezoning should not have a detrimental effect on the adjacent properties or land uses. In addition, the proposed project is in conformance with many of the recommendations outlined in the 2007 Downtown Revitalization Plan, the 2011 Design Guidelines, and the 2013 DeKalb City Center Plan.
V. PUBLIC INPUT

The City received a letter (attached in packet) from Emily Faulkner, Director of the DeKalb Library, indicating support for the project, however, requesting the parking lot be made available to the public. The Library is concerned about additional people visiting downtown and parking in the Library owned lots or on Oak St. because of the private lot at Agora Tower. Since the Agora Tower site is not in the “CBD” Zoning District, off-street parking is required to be provided and is to be maintained as a private lot. The City cannot require the lot to become a public parking lot. It should be noted the Haish and Ellwood parking lots are closer to the Library than Agora Tower and often have open parking spaces. In addition, the Haish and Ellwood lots are closer to downtown. The requirement for providing private off-street parking at the project site was discussed with Ms. Faulkner. Better identification of private and public parking lots in and around the library was discussed and can be looked at further.

VI. CONCLUSIONS AND RECOMMENDATIONS

The proposed rezoning request and development plan will allow the redevelopment of a highly visible corner and gateway into the downtown area that will generate new business opportunities and support existing commerce in the surrounding area, while spurring property values and other development opportunities. The staff’s recommendation is to approve, and a sample motion has been prepared.

Sample Motion:

Based upon the submitted petition and testimony presented, I move the Planning and Zoning Commission forward its findings of fact and recommend to the City Council approval of a Zoning Map Amendment from the “LI” Light Industrial District to the “PD-C” Planned Development Commercial District, exceptions to the UDO regarding site coverage, landscaping and parking for a Planned Development and approval of a Planned Development Preliminary and Final Plan as listed in Exhibit A for the subject site located along the east side of N. 4th Street between Locust Street and Oak Street, with addresses of 204 N. 4th St. and 420 Oak St. subject to the standards listed in Exhibit B and subject to staff comments listed in Exhibit C.
Exhibit A

Planned Development Preliminary and Final Plans

- Site Plan (Sheets 1-9) prepared by Wendler Engineering dated 7-19-19.
- Revised Layout Plan (Sheet 4 of 9) prepared by Wendler Engineering dated 7-30-19.
- Architectural Elevations (sheets A1 and A2) received on 6-10-19.
- Floor Plans (Sheets SKO, SK1 and SK2) received on 7-29-19.
- Landscape Plans (Sheets L-101, L-102, and L-103) prepared by Site to Place, Inc. dated 7-5-19.
Exhibit B

1) Residential apartments not exceeding a total of 94 residential units consisting of 47 one-bedroom and 47 two-bedroom units, with the sizes of such units being in substantial compliance with the Floor Plans.

2) There shall be no permitted commercial uses on the second or higher floors of the building. Within the non-residential portions of the first floor of the buildings and any portion of the basement of the building allocated to supporting such non-residential areas, the permitted commercial uses shall be exclusively limited to the following:

   a) Retail Uses. Purely retail uses shall be permitted unless otherwise prohibited or limited. Minor, indoor incidental services shall be permitted as a component of retail uses.

   b) Restaurants and retail food establishments, including fast-food, sit-down or other similar establishments. In association with such use, the Owner shall be permitted to establish and maintain outdoor seating areas in accordance with any approved Final Plans.

   c) Professional Service Offices, such as medical offices for licensed doctors or chiropractors, urgent care, dental office, legal office, optometrist, accountant, or other similar professional service-based offices with the determination of what constitutes a similar professional office being made by the City Manager.

   d) Service facilities including barber shops, beauty shops, nail salons, copying services, artists’ studios, photographers, tailors, music and dance instruction, suntan parlors, travel agencies and other similar service facilities with determination of what constitutes a similar service facility being made by the City Manager.

3) Prohibited Uses:

None of the following uses shall be allowed in or on the subject site:

   a) Any use which is not expressly authorized as a Permitted or Special Use.

   b) Any residential use other than standalone residential apartments as contemplated above (and more specifically, any use which would constitute a “rooming house” or dormitory under applicable City Ordinances, or which contemplates the use of shared bathroom or kitchen facilities, shall be prohibited).

   c) Community residences.

   d) Group homes.
e) Parking lots, as a principal use (and more specifically, any lease, rental or otherwise offering use of on-site parking by any party other than a resident or employee of the Property).

f) Outdoor storage of any form not expressly authorized herein.

g) Sales or construction trailers, intermodal shipping containers, van trailers or similar items used for storage or office purposes, temporary structures or similar appurtenances used for office, work or storage purposes. Any such item shall be deemed to be used for office, work or storage purposes if it remains on the Property in one exterior location for more than twenty-four (24) hours at any given time. Notwithstanding the foregoing, this Section shall not apply during any time when there is a building or demolition permit outstanding.

h) Adult oriented uses; adult bookstores or other establishment displaying, leasing, trading, selling pornographic materials or any similar use as defined in the UDO, whether as a principal use or accessory to an allowed principal use (the foregoing not prohibiting a general audiences bookstore with not more than 1% of its merchandise being adult-oriented);

i) Animal boarding;

j) Fire, bankruptcy sale, wholesale, overstock auction house or their equivalent (except that a Court-Ordered bankruptcy sale of less than thirty days duration shall be permitted);

k) Massage parlor or other similar massage establishment;

l) "Head shop", marijuana dispensary, hookah bars, or establishments that specialize primarily in the sale of tobacco, tobacco paraphernalia, glass pipes, implements utilized to burn or concentrate a substance for the purpose of permitting the smoke, fumes or vapor therefrom to be inhaled, or drug paraphernalia;

m) Cemeteries and mausoleums;

n) Funeral homes and mortuaries;

o) Automobile, truck, motorcycle, ATV, motor-scooter or motor vehicle/recreational vehicle/implement repair, service, sales, rentals, parts or components sales or installation, or maintenance, except for the existing collision center on the subject site.

p) Contractor offices associated with onsite storage of vehicles, supplies or equipment, building material or equipment sales, building or equipment service or maintenance offices, or the equivalent (except that temporary contractor offices present during construction activities on the Property shall be permitted);

q) Warehouses, whether accessory to a retail use, or self-service storage;

r) Tattoo parlor, massage parlor, psychic reading / tarot card shop;
s) Gas or fuel station or any form of car wash or auto detailing center;
t) A dollar store or a discount department store or wholesale establishment;
u) A second-hand store;
v) A cash for gold store;
w) Currency exchange, money wiring, check cashing facility or equivalent (as a primary use);
x) Auto title loan or post dated check or payday loan facility or equivalent, unless associated with a full-service federally-insured bank, credit union or savings and loan;
y) Pawn shops;
z) Drive-thru facilities.

5). Bulk Regulations/Landscaping/Parking

Setbacks, building lines, site coverage, building dimension limitations, height restrictions, parking, landscaping and other similar restrictions and regulations shall meet those standards as set forth in the UDO except as provided below:

a) Article 5.13.07(4) – Maximum Site Coverage

The maximum site coverage for the Planned Development shall be increased from 70% to 82% based upon the site meeting the bonus criteria as stated in Article 5.13.07(4) of the UDO.

b) Article 12.04(4) – Landscaping Requirements for Side and Read Yards

Landscaping is not required in the two interior yards along the southeast portion as shown on the approved Landscape Plan of the site due to the adjacent non-residential land uses and since the landscape setback is 10-15 feet compared to the minimum requirement of five feet.

c) Article 12.08 Off-Street Parking and Loading Requirements

The required off-street parking formula for the one-bedroom units shall be .78 parking spaces per apartment unit instead of 1.5 spaces per unit based upon the actual parking ratio for the one-bedroom apartment units from a similar development (Cornerstone).
Exhibit C - Staff Comments

1) Prior to a building permit being issued for the site, a Final Plat shall be submitted in a form that is in compliance with the UDO and the Preliminary/Final Plans and shall be approved by the City Manager with no further review by the Planning and Zoning Commission or City Council.

2) Prior to a building permit being issued for the site, a photometric plan should be submitted meeting the requirements of Article 10.05 of the UDO.

3) Prior to a building permit being issued for the site, submit a plat of vacation for the 18 foot wide alley that extends from Oak St., which shall be approved by the City Manager with no further review by the Planning and Zoning Commission or City Council.

4) Prior to approval by the City Council, submit a drainage letter referencing runoff calculations and pipe sizing to the satisfaction of the City Engineer.

5) Submit a trip generation letter with references to the AM/PM peak hour generated by the site.

6) Add the “Site Coverage” calculation to the cover sheet.

7) Revise the Landscape Plan to indicate the far east parcel along Oak St. is not part of the project and provide plantings along N. 4th St. between the building and the street.

8) Widen the walkway in front of the 11 diagonal spaces along Locust St. to allow for appropriate accessibility.

9) Extend sidewalk along Oak St. to the far east property line.

10) Connect the 5’ existing public sidewalk along N. 4th St. and the proposed 5’ sidewalk in front of the building.

11) Dimension the landscape setback along Oak St. The minimum is 10 feet.

12) A parking agreement with the applicant must be submitted and approved by the City Council in association with the use of the 11 diagonal parking spaces along the north side of Locust St.

13) If the parcel directly east of the subject site along Oak St. (PIN # 08-23-184-026) is not secured by the applicant within 30 days of approval of the development agreement, the Landscape Plan shall be revised per the UDO standards to show landscaping along the east side of the subject site within the minimum five foot setback.
EXHIBIT A

PARKING SUMMARY

STANDARD STALLS = 185
ADA STALLS = 7
LOCUST STREET = 11
TOTAL STALLS = 203

STANDARD STALLS = 195
ADA STALLS = 7
LOCUST STREET = 11
TOTAL STALLS = 213

509 FOURTH STREET
709 OAK STREET
110 LOCUST STREET

STANDARD STALLS = 195
ADA STALLS = 7
LOCUST STREET = 11
TOTAL STALLS = 213

PROPOSED BUILDING
P.P.L. = 850.50

NORTH CARROLL STREET
PARRAMORE STREET

www.wendlergs.com
ph: 815-288-2261
GENERAL NOTES

1. **ALL PIPING SHALL BE BURIED TO ACCOMMODATE THE WINTER CONSTRUCTION HOURS OF 7:00 A.M. TO 3:30 P.M., WINTER HOURS OF 8:00 A.M. TO 5:00 P.M., AND THE CITY OF ILLINOIS CONSTRUCTION HOURS.**

2. **THE CONTRACTOR SHALL PROVIDE AND COORDINATE ALL THE MATERIALS TO BE USED. ALL MASONRY AND CONCRETE MATERIALS SHALL BE SUPPLIED BY THE CONTRACTOR TO THE JOB SITE.**

3. **FOR ITEMS OF APPARENTLY MODERATE COST, THE MATERIALS SHALL BE PLACED AND COMPLETED IN THE MOST EFFICIENT MANNER, AND PROVIDE THE MOST ECONOMICAL COST TO THE CONTRACTOR.**

4. **EXTERIOR WELDING MACHINES DO NOT COST SHALL BE BEING OR 5 FOR AS A PER 5000 PER SQUARE FEET.**

5. **IT IS RECOMMENDED FOR THE CONTRACTOR TO AVOID THE COST OF ADDITIONAL LABOR AND EQUIPMENT TO THE extremlity of the cost.**

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This plan has been prepared to comply with the provisions of the NPDES Permit Number ILR10, issued by the Illinois Environmental Protection Agency for stormwater discharges from Construction Site Activities.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Owners Name
Owners Signature
Owners Title
Date

I certify under penalty of law that I understand the terms of the general National Pollutant Discharge Elimination System (NPDES) permit (ILR10) that authorizes the stormwater discharges associated with industrial activity from the construction site identified as part of this certification.

In addition, I have read and understand all of the information and requirements stated in the Storm Water Pollution Prevention Plan for the abovementioned project; I have provided all documentation required to be in compliance with the ILR10 and Storm Water Pollution Prevention Plan and will provide timely updates to these documents as necessary.

Contractor
Sub-Contractor
Print Name
Signature
Title
Date

Name of Firm

CONCRETE WASHOUT DETAIL

STABILIZED CONSTRUCTION ENTRANCE

STRAWBALE ANCHOR SECTIONS

PLAN VIEW

CONCRETE WASHOUT AREA

SIGN DETAIL

CONCRETE WASHOUT DETAIL

STRAW BAILE ANCHOR SECTIONS

SITE PLAN

ACORA MARKET

FG DEVELOPMENT INC.

EROSION CONTROL
TREE PROTECTION FENCING

Notes

Metal fence posts
"Tenax Alpi" 4' orange safety fence or approved equal
Fence at dripline of existing trees or at edge of proposed improvements within dripline

Note:
1. Fence to protect root zone of the existing trees from compaction, damage to roots and injury to trees. Materials, equipment and vehicles shall not be stored inside protection fencing.
2. After trees are safely fenced nothing is to be raked out, cut, planted, stored, or disturbed inside the fence without written permission from the Landscape Architect. Contractor to maintain all protection fencing in approved condition through written substantial completion for the site and landscape improvements unless noted otherwise.
3. Contractor to remove protective fence only after all construction work has been finished.
Material List

Planting Notes


2. Contractor responsible for verifying all quantities. Plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Quantify and install sufficient quantities to complete the work as drawn. No additional payments will be made for materials required to complete the work as drawn.

3. Call J.U.L.I.E. prior excavation work. Contractor responsible for locating and working around all existing utilities. In addition, repair damage to existing utilities caused by contractor activities at no additional cost to the Owner. Any utility locations shown are approximate only.

5. All planting beds abutting turf shall have a spade cut planting bed edge unless noted otherwise.

6. All existing turf areas disturbed during construction shall have new turf installed.

7. All plants shall be 2" deep shredded, "s" soil, and "s" balled and burlapped.

8. All plants to be selected and installed following the American Association of Nurserymen's standards.

9. Refer to specifications for further information, standards and notes.

10. Cultivars may be substituted at the time of construction depending upon cultivar and species availability in the landscape nurseries, including reader and sodded areas, to meet applicable code and jurisdictional agency requirements. See Call Engineering plans. Place erosion control blanket along all slopes greater than 4:1 and in all swales. Place erosion control blanket along all slopes greater than 4:1 and in all swales.
PLANTING-TREE ON SLOPE CONDITION

See tree planting details for further information on installation, budded materials, and tree pit size.

Avoid placing soil on top of the root ball. Maintain exposure of root flare. If root flare is not exposed, carefully remove excess soil from top of root ball so that base of root flare is ⅛" higher than adjacent finish grade (root flare is typically ⅛" below卦t grade on tree plans).

Mulch: ⅜" deep in a 6'-diameter ring. No mulch shall be placed within ⅛" of trunk.

Prepare 3" minimum height saucer around plant for watering. Undisturbed subgrade, typical.

½": Maximum slope.

Finish grade.

PLANTING-DECIDUOUS / EVERGREEN SHRUB

Deciduous tree with a strong central leader. Do not prune, stake, or wrap unless directed to do so. Pruning is required to shape or remove live branches from the leader growth.

Remove any broken branches, tree bags, and ribbons upon approval of plant. Undisturbed subgrade, typical.

Prepare entire planting bed to a 6" depth.

Planting bed to be 2" above adjacent finish grade.

Finish grade.

PLANTING-ORNAMENTAL TREE

Ornamental multi-stem tree with a minimum of four to five trunks. Do not prune, stake, or wrap unless directed to do so. Pruning is required to shape or remove live branches from the leader growth.

Remove any broken branches, tree bags, and ribbons upon approval of plant. Undisturbed subgrade, typical.

Prepare entire planting bed to a 6" depth.

Planting bed to be 2" above adjacent finish grade.

Finish grade.

PLANTING-ANNUAL AND PERENNIAL

Flower and mixed bed. Planting bed to be 2" above adjacent finish grade.

Finish grade.

PLANTING-GROUND COVER

Adjacent planting (bush, natural grasses, etc.)

Finish grade.

PLANTING BED EDGE - SPADE CUT

Spade cut edge with smooth, uniform, clean edge to match bedlines drawn in the plant.

Adjacent planting (bush, natural grasses, etc.)

Finish grade.
P&G Development, LLC is proposing the construction of one (1) 113,000 sq. ft. mix-use building located at the Mooney Property in Downtown DeKalb. The building will be comprised of ninety-four (94) units. The unit breakdown is as follows; (47) one bedroom and (47) two-bedroom executive suites. Common area amenities will service the units and provide a unique residential lifestyle.

Below is a summary by category type:

**Executive Suites**
- 94 Units → 47 one bedroom & 47 two bedroom
- High end finishes throughout, as was successfully completed at Cornerstone DeKalb.
- In Unit Washer & Dryer.
- Choice of “furnished” or “unfurnished” executive suites.

**Amenities:**
- Fitness Center
- Business Center
- Meeting Room
- Theatre Room
- Hospitality Room → to include guest/resident restrooms.
- On site professional management.

**Commercial:**
- (+,-) 12,000 sq. ft. commercial retail space.
- Retail space will be marketed by a national retail broker with a proven track record that specializes in asset classes of this type.
- Regional & national tenants will be targeted as prospective tenants.

**Target Demographic:**
- Young professionals
  - Graduate students
  - University faculty
- Retirees

**Conclusion:**
P&G Development, LLC feels confident that the Mooney project will be a success given the positive outcome from similar project including, Cornerstone DeKalb & Plaza DeKalb, located just steps away. Offering high end executive suites with lifestyle amenities is critical in retaining a quality tenant base throughout the City of DeKalb and the greater DeKalb County. The retention of quality tenants in a more centralized location will help spur future growth among several other business types.
May 22, 2019 PZC Review - Architectural Elevations
The Planning and Zoning Commission held a Meeting on May 22, 2019, at the City of DeKalb Municipal Building, 200 South Fourth Street, DeKalb, Illinois. Chair Christina Doe called the meeting order at 6:00 PM.

A. ROLL CALL

Recording Secretary Christine Wang called the roll. Planning and Zoning Commission members present were: Chair Christina Doe, Katharina Barbe, Vicki Buckley, David Castro, and Max Maxwell. Commissioners Ron Klein and Jerry Wright were absent.

City staff present were Principal Planner Dan Olson and Recording Secretary Christine Wang.

B. APPROVAL OF THE AGENDA (Additions/Deletions)

Chair Doe requested a motion to approve the May 22, 2019, agenda as presented. Ms. Barbe 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

None.

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

None.

E. NEW BUSINESS

1. Concept Plan Review – Request by Pappas Development, LLC, for review of a Concept Plan (Sketch Plan) for a proposed mixed-use project on a three-acre site located along the east side of North Fourth Street between Locust Street and Oak Street, commonly known as the Mooney Property.

John Pappas of Pappas Development in DeKalb stated he is proposing two 50,000 square foot buildings with 40 apartment units and about 6,500 square feet of commercial space in each building. He stated there will be about 180 parking spaces provide on the site. He noted the apartments will be similar to the Cornerstone and Plaza DeKalb projects.
Principal Planner Olson stated the applicant is proposing a mixed-use project on a three-acre site located along the east side of North Fourth Street between Locust Street and Oak Street. He stated that the amenities will include a hospitality room, fitness center, and outdoor terraces. He said the applicant proposes to raze the former dealership building, mitigate known environmental problems and construct two 4-story mixed-use buildings at about 50,000 square feet each. Principal Planner Olson pointed out the proposed Concept Plan addresses many of the goals of the DeKalb City Center Plan and Downtown Revitalization Plan in relation to enhancing the downtown area with mixed-use developments and improving gateways into the downtown.

Principal Planner Olson said some initial site plan issues include parking, as there are 177 parking stalls provided on the site and the estimated number of required parking spaces, per the UDO, is about 212. He said there will be a need for some parking relief as the applicant moves forward with the zoning petition and as more detailed plans are developed. Principal Planner Olson stated the parking demand would be further analyzed to ensure the project would have enough spaces. He said full access points are proposed off North Fourth Street and Oak Street and the plan reduces the number of access points that currently exist. Principal Planner Olson noted an additional access should be considered to Locust Street. He mentioned there was one Citizen Response Form received from John Delano, of Delano’s Decorating, indicating his support for the plan.

Principal Planner Olson advised the Commission this was a Concept Plan and the applicant is anticipating re-zoning the site from the “LI” Light Industrial District to the “PD-C” Planned Development – Commercial District if the project moves forward. He said they will also be submitting engineering, landscaping, and lighting plans. He stated the applicant appeared before the City Council for TIF financing to assist in the redevelopment of the site. Principal Planner Olson noted the estimated total project cost is $13,875,000 and the preliminary TIF request is $3,000,000, or 21.6% of the project cost. He noted no vote was taken; however, the Council’s consensus was to move forward with a preliminary development incentive agreement with the developer.

Chair Doe opened for public comment.

Bessie Chronopoulos of 423 Gayle Avenue stated the City should be looking into the Comprehensive Plan and she is not overly concerned about TIF financing. She said the City should look at how this land should be developed and to keep the use of the property as high quality as possible. She questioned the need for more apartment units in DeKalb and stated she would like to see how Cornerstone and Plaza DeKalb develop first before she would support this project. Ms. Chronopoulos noted there are other buildings around the subject site that should also be looked at for further development.
John Morton of 721 North Ninth Street stated he feels the design is cold and uninteresting and the open space area between the buildings would not receive enough sunlight. He noted if the City will be tearing down a historic building, the resulting project should be better, and he feels the proposed plan does not provide that. He added the funds to construct the project will have to come from the public and that the population of DeKalb has declined by about one and a half percent from 2010 to 2016. Mr. Morton said taxpayers would fund about a fifth of the cost of the project but would not receive any benefit. He said he would like to hear about other opportunities for the site before agreeing to the proposed use.

Dave Kolars of 623 Franklin Street suggested an artist’s cooperative in the City. He said a building that is structurally sound should not be torn down without knowing how much it would cost to be in compliance with EPA regulations. Mr. Kolars said he wants to keep the existing structure before tearing it down for something newer.

Steven Beckler stated he owns property on the northwest corner of North Sixth and Locust Street. He said he likes the concept plan and does not mind that TIF money will go towards the project. Mr. Beckler encouraged the City to look at the surrounding properties and to expand this subject site’s reach and improve the whole area.

Paul Sauser, property owner to the east of subject property on Locust Street, noted the site is a huge eyesore and the previous user dumped sewer waste into the Kishwaukee River, and the City did not do much about it. He said the building is structurally sound but is not built to today’s standards. He asked where the sewer is going to hook up to. He said he likes the project and noted Mr. Pappas has been in the business for a long time and knows what he is doing. Mr. Sauser said believes the Methodist Church will still be used as a church and encouraged the City to move quickly before the developer leaves.

Mr. Pappas addressed the Commission regarding the need for this type of housing. He noted Cornerstone has 51 units and has amenities such as private parking and a hotel lobby. He noted he missed the leasing season with Cornerstone; however, it was 50% leased in the first 60-90 days. Mr. Pappas said after the holiday season, it was 100% occupied. He noted it was mostly occupied by young professionals such as doctors or pharmacists and some grad students. He said the surrounding properties downtown have not been developed properly because of mismanagement of TIF funds. He said the subject site (Mooney Property) has EPA issues and there are underground fuel tanks on the property. Mr. Pappas said he has not looked at the surrounding properties but believes there is a demand for this type of housing in DeKalb.
Principal Planner Olson addressed the question of sewer hookups from Chair Doe and noted the next step would involve the submittal of engineering plans to be examined by the City Engineer.

Ms. Barbe said she likes the general concept and did not know about the environmental problems of the property. She asked if these apartments would be furnished. Mr. Pappas said it might be a 50/50 option. Ms. Barbe said she agrees with Mr. Morton about the design and said it looked like a prison. She said there should be more interest to the look of the buildings. Mr. Pappas said the floor plan will remain the same but will try to change the exterior.

Mr. Castro asked what the known environmental issues were. Mr. Pappas said he had an EPA report and it could involve millions of dollars in remediation work, including underground tanks and asbestos. Mr. Castro requested that when the project comes back, a list of environmental issues and a more detailed history of the building be provided. Mr. Castro said he would like to see redevelopment of old buildings but does not know if it is feasible with this one. Mr. Pappas said because of the EPA issues with the building, he does not want to redevelop the building. Principal Planner Olson said in the downtown area the City encourages redevelopment of buildings, however it is unfeasible in this case. Mr. Castro asked Mr. Pappas how much of his own capital was he willing to invest. Mr. Pappas said he tested the market near NIU for this type of housing before investing in Cornerstone and said there is a proven market for it.

Mr. Castro said he heard from a DeKalb landlord that there was a surplus of apartments. Mr. Pappas said there is a surplus of bedrooms, not units, and he prefers to have 1-2 bedroom units rather than 3-4 bedroom units. Mr. Castro said the main economic engine is the University, and asked Mr. Pappas if he is investing in the University and believes it is moving in the right direction. Mr. Pappas said he believes the University is moving in the right direction, but currently apartment units are too expensive for what you receive and there is no safety. He said he does not want to enter into the college student market and is targeting young professionals instead.

Chair Doe stated the demand for a furnished, rented apartment by professionals does exist. Mr. Pappas said there is still a market for this type of housing unit in DeKalb.

Mr. Maxwell said he hates seeing historic buildings be torn down in favor of redevelopment, but noted this plan makes sense as there were no previous takers when the site was up for sale. He noted many people in their 20s and 30s do not want to own homes yet and there is a market for this type of rental unit. Mr. Pappas said the TIF funding is restricted to TIF-eligible expenses, including rectifying the EPA issues. Mr. Maxwell said there should be changes
in the architectural design of the buildings, and Mr. Pappas concurred. Mr. Maxwell applauded Mr. Pappas for investing in DeKalb.

Ms. Buckley said there needs to be change in the current architectural design. She asked if there is a declining population because of the things to do in DeKalb or because there are other things that draw people away. Mr. Pappas said the college students leave on Thursdays and Fridays, which contributes to the issue of people leaving DeKalb. Ms. Buckley noted businesses are coming back to the downtown area, which could be the impetus for attracting more people to the area. Mr. Pappas noted this market comes down to disposable income, which there is less of today.

Chair Doe asked about parking and the proposed plan’s reduced parking. Principal Planner Olson said there would have to be a waiver and justification for providing less spaces than required in the UDO. Mr. Pappas said it’s not likely to get more parking spaces, but he will take another look at it. Chair Doe also agreed there needed to be a different architectural design to the buildings.

Chair Doe asked if there was any further public comment.

Mr. Sauser said the regulations for parking were too stringent in the past and most of the parking lot was empty when the car dealer occupied the site. Mr. Sauser said because of the property’s proximity to the downtown area, parking is not going to be a huge issue.

Carolyn Morris of 1363 Omega Circle Drive said the Commission should not encourage more parking beyond what is needed and would like to see more open space in parking lots. She said there is no longer an emphasis on driving and more of an emphasis on walking.

Chair Doe said the applicant needs to follow the UDO, but the applicant can bring a variance request forward. Mr. Maxwell said there needs to be close parking available to the proposed retail in the building.

Mr. Kolars stated the downtown area was a strong economic engine years ago, but after Sycamore Road was developed, the downtown area no longer served as that engine. He said there used to be more parking per block on the street. He said there needs to be more clothing and food stores in the downtown area and the area does not fulfill the needs of residents.

Martha Robinson of 955 South Sixth Street said the property should be developed to generate more sales tax and to bring more people with disposable income to the downtown area.

Ms. Chronopoulos said Mr. Pappas was correct in noting the TIF funds were not used correctly, and the Sycamore Road area saw more investment in the
past. She said the trends have led to the decline of the Sycamore Road area, such as the decline of brick and mortar stores. She suggested building more apartments similar to what is proposed. Ms. Chronopoulos noted the need to have more discussions like this instead of pointing fingers and the Landmark Commission needs to get involved in the review of the project.

Chair Doe said she likes to see people in the downtown area and feels the downtown area is coming back.

F. REPORTS

Principal Planner Olson mentioned the next Planning and Zoning Commission meeting will be Wednesday, June 5th, however no public hearings have been scheduled. Mr. Olson handed out the updated Development Status Report to the Commission.

G. ADJOURNMENT

Ms. Buckley motioned to adjourn, Mr. Maxwell seconded the motion, and the motion was approved by unanimous voice vote. The meeting adjourned at 7:30 PM.

Respectfully Submitted,

Christine Wang, Recording Secretary

Minutes were approved by the Planning and Zoning Commission on July 17, 2019.
TO: City Council, City Clerk, and Mayor of the City of DeKalb, Illinois

FROM: Petitioner Name(s): PNG Development LLC
Petitioner's Representative: John Pappas
Mailing Address: 3 Fairway Circle DeKalb IL 60115

Property Owner: PNG Development LLC
Mailing Address: 3 Fairway Circle DeKalb IL 60115

1. The petitioner hereby petitions the City of DeKalb to rezone the following property:

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

  

B. Street Address or Common Location: 204 N Fourth Street & 420 Oak Street DeKalb IL 60115

C. Size (square feet or acres): 3.305 Acres

D. Existing Zoning District: LI - Light Industrial District

E. Proposed Zoning District: PD-C Planned Development Commercial District

F. Reason for request: On a separate piece of paper, describe the reasons for the rezoning request and the intended types of land uses, if any, for the property. Also, indicate whether or not the proposed rezoning would: a) be in conformance with the City's Comprehensive Plan and how the proposed rezoning may; b) impact adjacent existing and future land uses; c) impact adjacent property values; and d) impact the general public's health, safety and welfare.
2. The petitioner hereby submits the following information:

☑ Vicinity map of the area proposed for the special use
☐ List of current owner and mailing addresses of all property within 250 feet (exclusive of right-of-way) of the property proposed to be rezoned
☑ All files (e.g. site plans, building elevations, legal description, reasons for request) shall be provided on a CD, DVD or flash device that will become part of the application file
☑ Petition fee ($500.00)

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

*Date of pre-application conference: 6/5/19 - Planning and Zoning Meeting

Those in attendance: Planning and Zoning

*(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.
6. Petitioner/property owner(s) hereby give the City of DeKalb permission to post a public notice sign(s) on the subject property.

[Signatures]

Subscribed and sworn to before me this _______ day of ____________, 20____.

[Notary Public Signature]

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 Rezoning petition as described above (petitioner must sign if s/he is the owner).

[Signatures]

Subscribed and sworn to before me this _______ day of ____________, 20____.

[Notary Public Signature]

Updated: March 2017
June 21, 2019

Community Development Department
CITY OF DEKALB
200 South Fourth Street
DEKALB, ILLINOIS 60115

Attn: Dan Olson, Principal Planner

Re: Authorization Letter
Property: 204 North 4th Street
423 Oak Street
420 Oak Street, DEKALB, ILLINOIS 60115

Mr. Olson:

Heartland Real Estate Holdings, LLC is the record owner of the referenced Property. As such, Heartland Real Estate Holdings, LLC hereby affirms that it has the legal capacity to authorize, and does so authorize, PNG Development, LLC, its agents and representatives, to submit an application to the City of DeKalb for approval of a new development on the Property, with variations to the zoning, building and subdivision codes and other necessary relief. Notwithstanding for foregoing authorization, any approvals by the City of DeKalb of the proposed development shall be expressly contingent upon PNG Development, LLC’s purchase of the Property.

Sincerely,

Heartland Real Estate Holdings, LLC

By: 
Name: Thomas Le
Title: Vice President
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, August 7, 2019, at 6:00 p.m. in the DeKalb Municipal Building, 200 South Fourth Street, DeKalb, Illinois, on the petition by PNG Development LLC, represented by John Pappas, requesting a rezoning from the “LI” Light Industrial District to the “PD-C” Planned Development Commercial District for an approximate 2.9 acre site located along the east side of N. 4th Street between Oak Street and Locust Street, commonly known as the Mooney property. The applicant is requesting approval of the rezoning in order to allow for the development of 94 apartment units and approximately 12,350 sq. ft. of commercial space in one 4-story building to be called Agora Tower. Waivers to the Unified Development Ordinance are requested for maximum site coverage, off-street parking and other approvals as required for the subject property to allow for the construction as proposed and indicated on the development plans.

The subject site has an address of 204 N. 4th St. and 420 Oak St. and has Parcel Identification Numbers (PIN’s) of 08-23-184-020, 08-23-184-001, 08-23-184-002, 08-23-184-003, 08-23-184-024 and 08-23-184-027.

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. by Wednesday, July 31, 2019. 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

Christina Doe, Chairperson
DeKalb Planning and Zoning Commission
Mr. Dan Olson  
Principal Planner  
Planning and Zoning Commission  
200 S. Fourth St.  
DeKalb, IL 60115  

July 24, 2019  

Dear Mr. Olson,  

Thank you for your letter of July 18 regarding the Agora Tower project slated to be built on the old Mooney property near the library. I have been following the possibility of that development with interest, and am happy to contribute the library’s opinion on the matter for your consideration.  

I believe that the library will benefit from the development of that property, and therefore support the proposal for the Agora Tower to be completed.  

The only concern that has been raised regards parking. I would like to request that the extensive parking lot that is being proposed for the project be available for visitors to downtown, and not reserved solely for residents or patrons of the Agora Tower. We have very limited street parking (especially handicapped spaces) in this part of town, and I am concerned that people looking to spend time in the downtown area will park in our parking lot or on the street in front of the library because they are concerned about tickets or towing if they park in the Agora Tower lot but intend to visit other businesses nearby on their visit. If the parking lot being proposed were to be available as a public lot individuals would be able to patronize the businesses at Agora Tower, and then also to consider walking to other nearby merchants or the library.  

Although the vision of a STEAM center in that location is not a viable option, I believe that having businesses and housing on what has been a blighted lot will provide another ‘anchor’ to downtown DeKalb. I look forward to having new neighbors in the Agora Tower project, and welcoming the residents and visitors to the library after its completion.  

Sincerely,  

Emily Faulkner  
Director
Phase II Subsurface Investigation Report

208 N. 4th Street and 420 Oak Street
DeKalb, IL 60115

Performed for:
Mr. William Marquardsen
Heartland Bank and Trust Company
1575 Ogden Avenue
Aurora, IL 60503

Benchmark Project #17481
October 20, 2017
October 20, 2017

Mr. William Marquardsen
Heartland Bank and Trust Company
1575 Ogden Avenue
Aurora, IL 60503

Re: Phase II Subsurface Investigation Performed at:
208 N. 4th Street and 420 Oak Street, DeKalb, IL 60115
Benchmark Project #17481

Dear Mr. Marquardsen,

Benchmark Environmental Services, Inc. (Benchmark) performed a Phase II Subsurface Investigation on the property located at the above referenced addresses. The on-site drilling / sampling and Ground Penetrating Radar Survey was started on October 3 and completed on October 4, 2017.

This Phase II Subsurface Investigation was performed to further investigate potential impacts at the subject site that were presented as Recognized Environmental Conditions (RECs) in a Phase I ESA performed by Benchmark Environmental Services, Inc., dated September 2017.

If you should have any questions regarding this report, please feel free to contact the undersigned at 1-800-494-5811.

Sincerely,

BENCHMARK ENVIRONMENTAL SERVICES, INC.

William J. Liniewicz, Master C.H.E.M.
Principal

Walter Kula, C.H.M.M.
Senior Project Manager
Phase II Subsurface Investigation

Performed at:
208 N. 4th Street and 420 Oak Street
DeKalb, IL 60115

Performed for:
Mr. William Marquardsen
Heartland Bank and Trust Company
1575 Ogden Avenue
Aurora, IL 60503

Performed by:
Benchmark Environmental Services, Inc.
23540 Beach Grove Road
P.O. Box 824
Antioch, IL 60002

Submitted on October 20, 2017 by:
Walter Karla, CHMM
Senior Project Manager

Reviewed on October 20, 2017 by:
William Liniewicz, Master CHMM
Principal

Benchmark Project #17481
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- Site Location Map
- Site Photographs
- Soil /Groundwater Sampling Location Diagram
- USDA Soil Survey Map
- USGS Topographic Map
- Soil Boring Logs
- Sampling Protocol
- Ground Penetrating Radar (GPR) Survey
- Laboratory Analytical Results / Chain of Custody
I. Executive Summary

Benchmark Environmental Services, Inc. (Benchmark) was retained by Mr. William Marquardsen of Heartland Bank and Trust Company, Aurora, Illinois, to perform a Phase II Subsurface Investigation at 208 North 4th Street and 420 Oak Street, DeKalb, IL (the “Subject Site”). This Phase II Subsurface Investigation was performed to further investigate potential impacts at the subject site that were presented as Recognized Environmental Conditions (RECs) in a Phase I ESA performed by Benchmark Environmental Services, Inc., dated September 2017.

The Benchmark Phase I ESA report stated the following Recognized Environmental Conditions were identified in connection with the subject property:

“The historical use of the northwestern portion of the subject site (current parking lot) as a gasoline filling station poses a Recognized Environmental Condition in regard to the potential for remaining USTs and associated leakage and impacts to subsurface soil and/or groundwater. Due to the age of this former gas station, no information is available from governmental agencies regarding the number, size and contents of the former USTs and their disposition.”

“Benchmark observed an apparent flush-mounted fill port for a UST along the north-central portion of the subject site. No records are available as to the size, contents or disposition of this UST. The potential for leakage and impacts to subsurface soil and/or groundwater poses a Recognized Environmental Condition for the subject site.”

“Benchmark observed numerous out-of-service in-ground hydraulic hoists in the former car dealer building. The potential for leakage of these hydraulic hoists poses a Recognized Environmental Condition for the subject site.”

“Based on the historical use of the subject site for industrial and commercial purposes, which stored, utilized and disposed of hazardous and petroleum materials/wastes, the potential for vapor intrusion poses a recognized environmental concern to the subject site.”

“The adjoining southwest property was historically operated as a gasoline filling station, with no information available regarding the disposition of former USTs of information on potential leakage, poses a Recognized Environmental Condition for the subject site.”

“The adjoining northwest property was historically operated as a gasoline filling station, with no information available regarding the disposition of former USTs of information on potential leakage, poses a Recognized Environmental Condition for the subject site.”

Historical Recognized Environmental Conditions

“The subject site at 204 N. 4th Street (former car dealer) was reported as having two used oil USTs (1,500 and 300-gallon) along the north portion of the industrial building. The USTs were removed on 7/8/91 and reported as leaking on 7/9/91. The site was investigated and issued a No Further Action letter by the IEPA on 10/9/99. Based on IEPA closure this former LUST incident is considered a Historical Recognized Environmental Condition to the subject site.”
In addition, the following Business Environmental Risks (BERs) were identified.

“The observed possible asbestos containing materials (ACMs) were in fair/poor condition and potentially pose a health concern in its present condition. Prior to any planned demolition/remodeling of the structure, an asbestos inspection with sampling/laboratory analysis should be performed by a licensed Illinois asbestos inspector according to the DeKalb County, IEPA and NESHAPS requirements.”

“Based on the age of the onsite structures (1877 and 1954 with periodic updates/renovations), lead-based may exist in the building. An analysis of the painted surfaces is beyond the scope of this report. If any future renovations or remodeling is performed, painted areas should be tested by a licensed lead-based paint inspector and materials be handled according to Illinois state regulations.”

Mr. Walter Karla, CHMM, Benchmark Senior Project Manager, Frank Jiran, Senior Environmental Specialist, and Josh Cox, Environmental Scientist, arrived at the subject site at 8:30 am on October 3, 2017 with subsequent sampling on October 4, 2017. The local utility locator service (JULIE) was previously contacted to mark any underground utility lines on the property. A check for marked underground utilities was performed with none found in the areas of the proposed soil borings.

A total of twenty (20) soil borings were performed, and four (4) groundwater monitoring wells were sampled on-site. The soil borings were performed utilizing a track-mounted GeoProbe direct-push sampling system. Twenty (20) soil samples and four (4) groundwater samples were submitted to STAT Laboratories, Chicago, Illinois for one or more of the following Illinois Environmental Protection Agency (IEPA) regulated compounds volatile organic compounds (VOCs), Benzene, Toluene, Ethylbenzene and Xylenes (BTEX), Polynuclear Aromatic Hydrocarbons (PNAs), Poly Chlorinated Biphenyls (PCBs), Resource Conservation and Recovery Act (RCRA) metals and pH. For further information, illustrating the location of these sampling locations, see the Soil Boring/Groundwater Sample Locations Diagram in the Appendix section of this report.

**Soil Sampling Results**

The PNA compound benzo(a)anthracene was detected in soil borings B-12 and B-17 at concentrations of 2.3 mg/kg and 1.3 mg/kg respectively, which exceeds the IEPA Residential Ingestion Exposure Route pathway of 0.9 mg/kg.

The PNA compound benzo(a)pyrene was detected in soil borings B-11, B-12, B-13, B-17, B-18 and B-19 at concentrations of 0.26 mg/kg, 1.7 mg/kg, 0.13 mg/kg, 1.9 mg/kg, 0.24 mg/kg and 0.24 mg/kg respectively, which exceeds the IEPA Residential Ingestion Exposure Route pathway of 0.09 mg/kg.

The PNA compound benzo(b)fluoranthene was detected in soil borings B-12 and B-17 at concentrations of 1.9 mg/kg and 0.98 mg/kg respectively, which exceeds the IEPA Residential Ingestion Exposure Route pathway 0.9 mg/kg.

The PNA compound indeno(1,2,3-cd)pyrene was detected in soil boring B-12 at a concentration of 1.0 mg/kg, which exceeds the IEPA Residential Ingestion Exposure Route pathway of 0.9 mg/kg.

The PNA compound dibenzo(a,h)anthracene was detected in soil boring B-17 at a concentration of 0.31 mg/kg, which exceeds the IEPA Residential Ingestion Exposure Route pathway of 0.09 mg/kg.

No Volatile Organic Compounds (VOCs) were detected above the most stringent residential Soil Remediation Objectives (SROs).
No Poly Chlorinated Biphenyl (PCBs) were detected above the most stringent residential Soil Remediation Objectives (SROs).

No RCRA metals were detected above the most stringent residential SROs.

**Groundwater Sampling Results**

The VOC compound benzene was detected in the north side groundwater monitoring well (north adjacent to the discovered UST) at a concentration of 0.0087 mg/l, which exceeds the IEPA Class I GRO of 0.005 mg/l.

The VOC compound ethylbenzene was detected in the north side groundwater monitoring well (north adjacent to the discovered UST) at a concentration of 0.53 mg/l, which exceeds the IEPA residential Tier 1 Groundwater Remediation Objectives (GROs) for the Indoor Inhalation Exposure Route pathway of 0.37.

The VOC compound benzene was detected in the north side groundwater monitoring well (north adjacent to the discovered UST) at a concentration of 0.0087 mg/l, which exceeds the IEPA Class I GRO of 0.005 mg/l.

The PNA compound benzo(a)anthracene was detected in the north side groundwater monitoring well (north adjacent to the discovered UST) at a concentration of 0.00018 mg/l, which exceeds the IEPA Class I GRO of 0.00013 mg/l.

The PNA compound benzo(b)fluoranthene was detected in the north side groundwater monitoring well (north adjacent to the discovered UST) at a concentration of 0.00028 mg/l, and in the central-north monitoring well at a concentration of 0.00068 mg/l, which exceeds the IEPA Class I GRO of 0.00018 mg/l.

The PNA compound benzo(k)fluoranthene was detected in the north side groundwater monitoring well (north adjacent to the discovered UST) at a concentration of 0.00022 mg/l, and in the central-north monitoring well at a concentration of 0.00035 mg/l, which exceeds the IEPA Class I GRO of 0.00018 mg/l.

The PNA compound benzo(a)pyrene was detected in the central-north groundwater monitoring well at a concentration of 0.00034 mg/l, which exceeds the IEPA Class I GRO of 0.00018 mg/l.

The PNA compound naphthalene was detected in the north side groundwater monitoring well (north adjacent to the discovered UST) at a concentration of 0.19 mg/l, which exceeds the IEPA Class I GRO of 0.14 mg/l.

No poly chlorinated biphenyl (PCBs) were detected above the most stringent Class I Groundwater Remediation Objectives.

No RCRA metals were detected above the most stringent Class I Groundwater Remediation Objectives.
Ground Penetrating Radar (GPR) Survey

The GPR survey performed by GPRS Company on behalf of Benchmark was performed to determine if any remaining Underground Storage Tanks (USTs) exist at the subject site. The GPR survey was performed on all accessible, exterior areas of the facility.

The GPR walkover survey concluded that two (2) potential areas with anomalies the size and shape of a UST were identified during the GPR walkover survey. One confirmed UST was identified along the north property boundary. An existing fill port was accessed by Benchmark and the interior was determined to contain a water/petroleum mixture with a weathered gasoline odor present.

An additional potential UST was identified at the north-central portion of the parking lot. An anomaly the size and shape of a UST was identified in this area.

Several additional anomalies were identified relating to the former gasoline station UST excavations, the two (2) areas of the removed used oil UST and heating fuel oil USTs along the north side of the onsite structure and the former pad-mounted electrical transformer located along the western parking lot boundary.
II. Methodology

During the course of the Phase II Subsurface Investigation, soil samples were procured at one to two foot intervals for field screening from surface grade to a maximum depth of 16 feet below grade surface (bgs). Laboratory samples were obtained at the bottom of the borings; at the highest Photo Ionization Detector (PID) reading; or at the groundwater interface, in order to determine if contamination is present in the soils encountered at the subject site. Groundwater was also sampled to evaluate the potential for groundwater impacts.

A. Subsurface Soil Borings / Temporary Groundwater Monitoring Wells

A total of twenty (20) soil borings were advanced, and four (4) groundwater monitoring wells were sampled on-site. The soil borings were performed utilizing a track-mounted GeoProbe direct-push sampling system. Twenty (20) soil samples and four (4) groundwater samples were submitted to STAT Laboratories, Chicago, Illinois for one or more of the following Illinois Environmental Protection Agency (IEPA) regulated compounds volatile organic compounds (VOCs), Benzene, Toluene, Ethylbenzene and Xylenes (BTEX), Polynuclear Aromatic Hydrocarbons (PNAs), Resource Conservation and Recovery Act (RCRA) metals and pH.

Soil and groundwater samples were analyzed for one or more of the following IEPA specified indicator contaminants:

- VOCs
- BTEX
- PNAs
- RCRA metals
- PCBs
- pH

B. Soil Sample Collection

Soil samples were obtained continuously at 1’-4’ intervals, from surface grade to a maximum depth of 16 feet bgs. Samples were field screened according to the “headspace” method, using a MiniRae Lite, PID Meter, equipped with a 10.5 eV lamp and a HNU Systems, Inc. PID meter equipped with an 11.7 eV lamp. The samples were first placed in airtight containers, and warmed to a temperature of approximately 70 degrees Fahrenheit. The PID probe was then inserted into the container and subsequently draws in the volatilized organic constituents present in the samples. A read-out in parts per million (ppm) is then recorded on the instrument.

Benchmark personnel performed oversight of the soil drilling operation, collected the soil samples, visually inspected the soil samples for signs of contamination, performed headspace analysis on samples with a PID, and classified each soil sample in terms of texture and color in accordance with the Unified Soil Classification System (ASTM D-2487-93 and D-2488-93). The samples with the highest PID headspace response from each boring (above the groundwater table) were selected for laboratory analysis.
Field screening registered readings are shown below:

<table>
<thead>
<tr>
<th>Boring number</th>
<th>Total Boring Depth (feet BSG)</th>
<th>Depth of Maximum PID Reading (feet bgs)</th>
<th>Maximum PID reading (ppm)</th>
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<tbody>
<tr>
<td>B-1</td>
<td>12</td>
<td>N/A</td>
<td>&lt;1.0</td>
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<tr>
<td>B-2</td>
<td>12</td>
<td>5-6</td>
<td>4,210</td>
</tr>
<tr>
<td>B-3</td>
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<td>227</td>
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<td>5-6</td>
<td>1,717</td>
</tr>
<tr>
<td>B-5</td>
<td>12</td>
<td>5-6</td>
<td>182</td>
</tr>
<tr>
<td>B-6</td>
<td>12</td>
<td>5-6</td>
<td>1,814</td>
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<tr>
<td>B-7</td>
<td>12</td>
<td>5-6</td>
<td>1,450</td>
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<td>B-8</td>
<td>12</td>
<td>5-6</td>
<td>49</td>
</tr>
<tr>
<td>B-9</td>
<td>12</td>
<td>N/A</td>
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</tr>
<tr>
<td>B-10</td>
<td>12</td>
<td>N/A</td>
<td>&lt;1.0</td>
</tr>
<tr>
<td>B-11</td>
<td>12</td>
<td>N/A</td>
<td>&lt;1.0</td>
</tr>
<tr>
<td>B-12</td>
<td>12</td>
<td>N/A</td>
<td>&lt;1.0</td>
</tr>
<tr>
<td>B-13</td>
<td>12</td>
<td>6-7</td>
<td>152</td>
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<td>B-17</td>
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<td>199</td>
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<td>B-20</td>
<td>8</td>
<td>6-7</td>
<td>&lt;44.8</td>
</tr>
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</table>

C. Groundwater Sample Collection

The groundwater samples were obtained by utilizing existing and temporary groundwater monitoring wells. The temporary groundwater monitoring wells were installed into the soil sample collection boring. The groundwater monitoring wells consisted of a five-foot, one-inch PVC well screen and ten foot PVC riser. The groundwater monitoring wells were purged to reduce turbidity and to obtain a representative sample of the groundwater in the specific location. The groundwater samples were obtained utilizing dedicated tubing and a peristaltic pump at each location.

Four (4) groundwater samples were submitted to STAT Laboratories in Chicago, IL for analysis of IEPA regulated compounds.

D. Preserving & Transporting Laboratory Samples

Laboratory soil samples were obtained at depths believed to be the highest concentration of contaminants or the possible points of migration of groundwater for all of the borings. (Based on PID readings) Soil samples for VOC and PNA compounds were collected per EPA SW-846 Method 5035 – Purge and Trap and Extraction for Volatile Organics in Soil and Waste Samples. The soil samples were placed in one (1) 4-oz. glass jar, two (2) 40 ml Teflon capped glass containers of sodium bisulfate and one (1) 40 ml Teflon capped glass container of methanol for each sample location to prevent organic release. The samples were then immediately placed into an insulated cooler filled with ice, and subsequently transported to STAT Laboratories in Chicago, Illinois.

The groundwater samples were placed into three laboratory-provided, pre-preserved (HCL) glass 40ml vials, one plastic 500ml, two (2) one-liter amber glass containers and one 500ml plastic container. The samples were labeled and recorded on a Chain-of-Custody and placed into an insulated cooler filled with ice.
Benchmark personnel preserved the samples immediately after the samples were obtained in the field and transported and handled the samples in accordance with the Standard Practices for Preserving and Transporting Soil Samples (ASTM D-4220-14). The following is a summary of the procedures Benchmark personnel performed to preserve, transport, and properly handle the soil samples obtained in the field:

- All samples were labeled with the following markings prior to transporting them:
  - job name / number
  - sampling date
  - sample boring number / location
  - depth of sample / elevation
  - special shipping / handling instructions

- Benchmark personnel donned new latex gloves while sampling at each location. All equipment was washed with an Alconox laboratory grade detergent and triple-rinsed with deionized water.

- All samples were preserved before transportation in laboratory provided, sealed moisture-proof glass-plastic containers of sufficient thickness and strength to ensure against breakage and moisture loss. The glass-plastic container lids are Teflon lined.

- All samples were transported in insulated coolers to prevent freezing, thawing or undesirable temperature changes from affecting the samples. The insulated coolers were filled with ice to prevent the volatilized organic constituents from being released during extreme weather conditions. The samples were protected against vibration and shock by using urethane foam as a cushioning material.


E. Laboratory Analysis

A total of twenty (20) soil samples and four (4) groundwater samples were analyzed for one or more of the following IEPA specified indicator contaminants:

- VOCs-The VOC samples were analyzed using EPA Method SW8260B / SW5035
- BTEX-The BTEX samples were analyzed using EPA Method SW8260B / SW5035
- PCBs-The PCB samples were analyzed using EPA Method SW8082A / SW3550B)
- PNAs-The PNA samples were analyzed using EPA Method SW8270C
- RCRA metals- The RCRA metals samples were analyzed using EPA Method SW6010C / SW3050B
- pH- The pH samples were analyzed using EPA Method SW9045C
III. Data Review

The following compounds are regulated by the IEPA. Analytical results are summarized below and on the following page. Laboratory analytical reports are attached in the Appendix section of this report.
### Table 1a-Soil Analytical Data-BTEX
#### Sampled on October 3, 2017

<table>
<thead>
<tr>
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<tbody>
<tr>
<td></td>
<td>Inhal.</td>
<td>Ingest.</td>
<td>Inhal.</td>
<td>Ingest.</td>
<td>Inhal.</td>
<td>Ingest.</td>
<td>Class I</td>
</tr>
<tr>
<td>Benzene</td>
<td>1.6</td>
<td>100</td>
<td>2.2</td>
<td>2,300</td>
<td>0.8</td>
<td>22</td>
<td>0.03</td>
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<tr>
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<td>200,000</td>
<td>58</td>
<td>20,000</td>
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<td>7,800</td>
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<tr>
<td>Toluene</td>
<td>630</td>
<td>410,000</td>
<td>42</td>
<td>410,000</td>
<td>650</td>
<td>16,000</td>
<td>12</td>
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<tr>
<td>Total Xylenes</td>
<td>320</td>
<td>410,000</td>
<td>5.6</td>
<td>41,000</td>
<td>320</td>
<td>16,000</td>
<td>150</td>
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<tr>
<th>Compound</th>
<th>Indust./Comm.</th>
<th>Const. Wrkr.</th>
<th>Residential</th>
<th>SCGIER</th>
<th>B-4</th>
<th>B-5</th>
<th>B-6</th>
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<td></td>
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<td>0.8</td>
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<td>0.03</td>
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<td>7,800</td>
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<td>410,000</td>
<td>42</td>
<td>410,000</td>
<td>650</td>
<td>16,000</td>
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<td>5.6</td>
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<td>320</td>
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### Table 1a-Soil Analytical Data-BTEX
#### Sampled on October 3 and 4, 2017

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Table 1b-Soil Analytical Data-VOCs
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<td>1.1</td>
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<td>16,000</td>
</tr>
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</table>

Table 1c—Soil Analytical Data—VOCs
Sampled on October 4, 2017

BES, Inc.
847.838.5811 IL
619.334.9251 CA
Benchmarkenv.com

Phase II Subsurface Investigation
208 N. 4th St. and 420 Oak St.
DeKalb, IL
Benchmark Project #17481
### Table 2a - Soil Analytical Data-PNAs
**Sampled on October 3, 2017**

<table>
<thead>
<tr>
<th>Compound</th>
<th>PNAs in Background Soils</th>
<th>Indust/Comm</th>
<th>Const. Worker</th>
<th>Residential</th>
<th>SCGIER</th>
<th>B-1</th>
<th>B-2</th>
<th>B-3</th>
<th>B-4</th>
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<tbody>
<tr>
<td>Acenaphthene</td>
<td>0.13</td>
<td>120,000</td>
<td>4,700</td>
<td>570</td>
<td>&gt; 0.037</td>
<td>&lt; 0.037</td>
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<td></td>
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</tr>
<tr>
<td>Acenaphthylene</td>
<td>0.07</td>
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<td>---</td>
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<td>59,000</td>
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<td>&lt; 0.037</td>
<td>&lt; 0.037</td>
<td>&lt; 0.040</td>
</tr>
<tr>
<td>Benzo[a]anthracene</td>
<td>1.8</td>
<td>170</td>
<td>2</td>
<td>8</td>
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<td>&lt; 0.037</td>
<td>&lt; 0.037</td>
<td>&lt; 0.037</td>
<td>&lt; 0.040</td>
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<td>2</td>
<td>8</td>
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<td>&lt; 0.037</td>
<td>&lt; 0.037</td>
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<td>&lt; 0.037</td>
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<td>&lt; 0.040</td>
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<tr>
<td>Chrystene</td>
<td>2.7</td>
<td>780</td>
<td>8</td>
<td>160</td>
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<td>&lt; 0.037</td>
<td>&lt; 0.037</td>
<td>&lt; 0.037</td>
<td>&lt; 0.040</td>
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<tr>
<td>Dibenzo(ah)anthracene</td>
<td>0.42</td>
<td>0.8</td>
<td>17</td>
<td>2</td>
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<td>&lt; 0.037</td>
<td>&lt; 0.037</td>
<td>&lt; 0.037</td>
<td>&lt; 0.040</td>
</tr>
<tr>
<td>Fluoranthene</td>
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<td>3</td>
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<td>21,000</td>
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<td>&lt; 0.037</td>
<td>&lt; 0.037</td>
<td>&lt; 0.037</td>
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<td>0.039</td>
<td>&lt; 0.037</td>
<td>0.12</td>
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</tr>
<tr>
<td>Phenanthrene</td>
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<td>61,000</td>
<td>2</td>
<td>210</td>
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<td>&lt; 0.037</td>
<td>&lt; 0.037</td>
<td>&lt; 0.040</td>
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<tr>
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<td>0.039</td>
<td>&lt; 0.037</td>
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### Table 2b - Soil Analytical Data-PNAs
**Sampled on October 3, 2017**

<table>
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<tr>
<th>Compound</th>
<th>PNAs in Background Soils</th>
<th>Indust/Comm</th>
<th>Const. Worker</th>
<th>Residential</th>
<th>SCGIER</th>
<th>B-5</th>
<th>B-6</th>
<th>B-7</th>
<th>B-8</th>
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</thead>
<tbody>
<tr>
<td>Acenaphthene</td>
<td>0.13</td>
<td>120,000</td>
<td>4,700</td>
<td>570</td>
<td>&gt; 0.037</td>
<td>&lt; 0.038</td>
<td>&lt; 0.038</td>
<td>&lt; 0.038</td>
<td>&lt; 0.038</td>
</tr>
<tr>
<td>Acenaphthylene</td>
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<td>&lt; 0.038</td>
<td>&lt; 0.038</td>
<td>&lt; 0.038</td>
<td>&lt; 0.038</td>
</tr>
<tr>
<td>Anthracene</td>
<td>0.40</td>
<td>---</td>
<td>23,000</td>
<td>12,000</td>
<td>59,000</td>
<td>&lt; 0.038</td>
<td>&lt; 0.038</td>
<td>&lt; 0.038</td>
<td>&lt; 0.038</td>
</tr>
<tr>
<td>Benzo[a]anthracene</td>
<td>1.8</td>
<td>170</td>
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<td>8</td>
<td>&lt; 0.038</td>
<td>&lt; 0.038</td>
<td>&lt; 0.038</td>
<td>&lt; 0.038</td>
<td>&lt; 0.038</td>
</tr>
<tr>
<td>Benzo[a]pyrene</td>
<td>0.9</td>
<td>170</td>
<td>2</td>
<td>8</td>
<td>&lt; 0.038</td>
<td>&lt; 0.038</td>
<td>&lt; 0.038</td>
<td>&lt; 0.038</td>
<td>&lt; 0.038</td>
</tr>
<tr>
<td>Benzo[b]fluoranthene</td>
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<td>2</td>
<td>8</td>
<td>&lt; 0.038</td>
<td>&lt; 0.038</td>
<td>&lt; 0.038</td>
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<td>&lt; 0.038</td>
<td>&lt; 0.038</td>
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<tr>
<td>Chrystene</td>
<td>2.7</td>
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<td>&lt; 0.038</td>
<td>&lt; 0.038</td>
<td>&lt; 0.038</td>
<td>&lt; 0.038</td>
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<tr>
<td>Dibenzo(ah)anthracene</td>
<td>0.42</td>
<td>0.8</td>
<td>17</td>
<td>2</td>
<td>&lt; 0.038</td>
<td>&lt; 0.038</td>
<td>&lt; 0.038</td>
<td>&lt; 0.038</td>
<td>&lt; 0.038</td>
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<td>4,500</td>
<td>21,000</td>
<td>&lt; 0.038</td>
<td>&lt; 0.038</td>
<td>&lt; 0.038</td>
<td>&lt; 0.038</td>
</tr>
<tr>
<td>Fluorene</td>
<td>0.18</td>
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<td>&lt; 0.038</td>
<td>&lt; 0.038</td>
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<td>1.8</td>
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<td>&lt; 0.038</td>
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<td>&lt; 0.038</td>
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<td>9</td>
<td>&lt; 0.038</td>
<td>0.039</td>
<td>&lt; 0.038</td>
<td>&lt; 0.038</td>
<td>&lt; 0.038</td>
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<tr>
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<td>210</td>
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<td>&lt; 0.038</td>
<td>&lt; 0.038</td>
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<td>Ingest.</td>
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<td>Class I</td>
<td>Class II</td>
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</tr>
<tr>
<td>Acenaphthene</td>
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<td>120,000</td>
<td>4,700</td>
<td>570</td>
<td>2,900</td>
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<td>&lt; 0.040</td>
<td>0.14</td>
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<tr>
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<td>---</td>
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<td>610,000</td>
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<td>59,000</td>
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<td>&lt; 0.040</td>
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<tr>
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<td>170</td>
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<td>17</td>
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<td>&lt; 0.040</td>
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<td>&lt; 0.040</td>
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<td>250</td>
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<tr>
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<td>780</td>
<td>17,000</td>
<td>88</td>
<td>160</td>
<td>800</td>
<td>&lt; 0.042</td>
<td>&lt; 0.040</td>
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<td>&lt; 0.040</td>
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Table 2c-Soil Analytical Data-PNAs
Sampled on October 3 and 4, 2017

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<th>Compound</th>
<th>PNAs in Background Soils</th>
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<th>Residential</th>
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<td>120,000</td>
<td>4,700</td>
<td>570</td>
<td>2,900</td>
<td>0.048</td>
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<td>&lt; 0.038</td>
</tr>
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<td>---</td>
<td>---</td>
<td>&lt; 0.041</td>
<td>&lt; 0.041</td>
<td>&lt; 0.038</td>
</tr>
<tr>
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<td>610,000</td>
<td>23,000</td>
<td>12,000</td>
<td>59,000</td>
<td>0.063</td>
<td>&lt; 0.041</td>
<td>&lt; 0.038</td>
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<td>8</td>
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<td>8</td>
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<td>0.047</td>
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<td>0.061</td>
<td>&lt; 0.041</td>
<td>&lt; 0.038</td>
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<tr>
<td>Benzo(k)fluoranthene</td>
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<td>78</td>
<td>1,700</td>
<td>9</td>
<td>49</td>
<td>250</td>
<td>0.072</td>
<td>&lt; 0.041</td>
<td>&lt; 0.038</td>
</tr>
<tr>
<td>Chrysene</td>
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<td>780</td>
<td>17,000</td>
<td>88</td>
<td>160</td>
<td>800</td>
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<tr>
<td>Dibenzo(ah)anthracene</td>
<td>0.42</td>
<td>0.8</td>
<td>17</td>
<td>0.09</td>
<td>2</td>
<td>7.6</td>
<td>&lt; 0.041</td>
<td>&lt; 0.041</td>
<td>&lt; 0.038</td>
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<tr>
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<td>82,000</td>
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<td>21,000</td>
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<td>82,000</td>
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<td>560</td>
<td>2,800</td>
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<tr>
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<td>1.6</td>
<td>8</td>
<td>170</td>
<td>0.9</td>
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<td>69</td>
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<td>&lt; 0.038</td>
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<tr>
<td>Naphthalene</td>
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<td>270</td>
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<td>18</td>
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<td>&lt; 0.041</td>
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### Table 2c-Soil Analytical Data-PNAs
Sampled on October 4, 2017

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<th>PNAs in Background Soils</th>
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<th>Residential</th>
<th>SCGIER</th>
<th>B-18</th>
<th>B-19</th>
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<td>Ingest.</td>
<td>Inhal.</td>
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<td>Class II</td>
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<td>61,000</td>
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<tr>
<td>Pyrene</td>
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<td>61,000</td>
<td>2,300</td>
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PNAs in Background Soils, 742 Appendix A, Table H

BES, Inc.  
847.838.5811 IL  
208 N. 4th St. and 420 Oak St.  
DeKalb, IL  
Benchmarkenv.com  
DeKalb, IL

Benchmark Project #17481
<table>
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<th>Residential</th>
<th>SCGIER</th>
<th>B-11</th>
<th>B-20</th>
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<td>Acenaphthene</td>
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<td>---</td>
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<td>---</td>
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<tr>
<td>Anthracene</td>
<td>0.10</td>
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<td>---</td>
<td>25,000</td>
<td>---</td>
<td>12,000</td>
<td>59,000</td>
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<tr>
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<td>---</td>
<td>2</td>
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<tr>
<td>Benzo(a)pyrene</td>
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<td>17</td>
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<td>---</td>
<td>8</td>
<td>82</td>
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<tr>
<td>Benzo(b)fluoranthene</td>
<td>2.1</td>
<td>0.8</td>
<td>17</td>
<td>0.9</td>
<td>---</td>
<td>5</td>
<td>25</td>
</tr>
<tr>
<td>Benzo(g,h,i)perylene</td>
<td>0.13</td>
<td>61,000</td>
<td>---</td>
<td>2,300</td>
<td>---</td>
<td>27,000</td>
<td>13,000</td>
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<tr>
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<td>0.7</td>
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<td>9</td>
<td>---</td>
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<td>250</td>
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<td>Bis(2-chloroethyl)ether</td>
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<td>800</td>
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<td>Dibenzo[a,h]anthracene</td>
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<td>17</td>
<td>0.09</td>
<td>---</td>
<td>2</td>
<td>7.6</td>
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<tr>
<td>1,2-Dichlorobenzene</td>
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<td>1,4-Dichlorobenzene</td>
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<td>---</td>
<td>340</td>
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<tr>
<td>Fluorene</td>
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<td>---</td>
<td>3,100</td>
<td>---</td>
<td>560</td>
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<td>16</td>
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<tr>
<td>Indeno[1,2,3-cd]pyrene</td>
<td>1.6</td>
<td>8</td>
<td>---</td>
<td>170</td>
<td>---</td>
<td>14</td>
<td>69</td>
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<tr>
<td>Naphthalene</td>
<td>0.20</td>
<td>41,000</td>
<td>270</td>
<td>4,100</td>
<td>1.8</td>
<td>1,600</td>
<td>170</td>
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<td>N-Nitrosodi-n-propylanine</td>
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<td>18</td>
<td>---</td>
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<td>0.00005</td>
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<tr>
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<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
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<tr>
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<tr>
<td>Pyrene</td>
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<td>920</td>
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<td>11,000</td>
<td>540</td>
<td>58</td>
<td>200</td>
<td>0.2</td>
</tr>
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</table>

**Phase II Subsurface Investigation**

Sampled on October 3 and 4, 2017

---

**Table 3a-Soil Analytical Data-Semi volatiles**

**Sampled on October 3 and 4, 2017**

---

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**Phase II Subsurface Investigation**

208 N. 4th St. and 420 Oak St.
DeKalb, IL
Benchmark Project #17481
Table 4a-Soil Analytical Data Total Metals
Sampled on October 3 and 4, 2017

<table>
<thead>
<tr>
<th>Compound</th>
<th>Metals in Background Soils</th>
<th>Indust/Com</th>
<th>Const. Worker</th>
<th>Residential</th>
<th>B-11</th>
<th>B-20</th>
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<tbody>
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<td></td>
<td></td>
<td>Inhal</td>
<td>Ingest</td>
<td>Inhal</td>
<td>Ingest</td>
<td>Ingest</td>
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<tr>
<td>Arsenic</td>
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<td>25,000</td>
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<tr>
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<td>910,000</td>
<td>140,000</td>
<td>870,000</td>
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<tr>
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<td>2,800</td>
<td>2,000</td>
<td>59,000</td>
<td>200</td>
<td>1,800</td>
</tr>
<tr>
<td>Chromium</td>
<td>16.2</td>
<td>420</td>
<td>6,100</td>
<td>690</td>
<td>4,100</td>
<td>270</td>
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<tr>
<td>Lead</td>
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<td>800</td>
<td>--</td>
<td>700</td>
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<tr>
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<td>10</td>
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<tr>
<td>Selenium</td>
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<td>--</td>
<td>1,000</td>
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Table 5a-Soil Analytical Data-Total RCRA Metals-SCGIER
Sampled on October 3 and 4, 2017

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<th>pH 7.75-8.24</th>
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<td>39</td>
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<tr>
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<td>26</td>
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<td>Lead</td>
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<td>2.4</td>
<td>&lt; 1.1</td>
<td>&lt; 1.0</td>
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*IEPA Section 742. Appendix B Table C pH-Specific Soil Remediation Objectives.

Table 6a-Soil Analytical Data-PCBs
Sampled on October 3 and 4, 2017

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<th>Compound</th>
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<th>B-12</th>
<th>B-13</th>
<th>B-14</th>
<th>B-15</th>
<th>B-16</th>
<th>B-17</th>
<th>B-18</th>
<th>B-19</th>
<th>B-20</th>
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</thead>
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<tr>
<td>Aroclor 1016</td>
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<td>&lt; 0.10</td>
<td>&lt; 0.099</td>
<td>&lt; 0.10</td>
<td>&lt; 0.10</td>
<td>&lt; 0.093</td>
<td>&lt; 0.087</td>
<td>&lt; 0.10</td>
<td>&lt; 0.096</td>
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<td>&lt; 0.10</td>
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<td>&lt; 0.10</td>
<td>&lt; 0.10</td>
<td>&lt; 0.093</td>
<td>&lt; 0.087</td>
<td>&lt; 0.10</td>
<td>&lt; 0.096</td>
<td>&lt; 0.093</td>
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<td>&lt; 0.10</td>
<td>&lt; 0.10</td>
<td>&lt; 0.093</td>
<td>&lt; 0.087</td>
<td>&lt; 0.10</td>
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<td>&lt; 0.099</td>
<td>&lt; 0.10</td>
<td>&lt; 0.10</td>
<td>&lt; 0.093</td>
<td>&lt; 0.087</td>
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<td>&lt; 0.096</td>
<td>&lt; 0.093</td>
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<td>&lt; 0.10</td>
<td>&lt; 0.10</td>
<td>&lt; 0.093</td>
<td>&lt; 0.087</td>
<td>&lt; 0.10</td>
<td>&lt; 0.096</td>
<td>&lt; 0.093</td>
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<td>&lt; 0.10</td>
<td>&lt; 0.10</td>
<td>&lt; 0.093</td>
<td>&lt; 0.087</td>
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<td>&lt; 0.096</td>
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<td>&lt; 0.10</td>
<td>&lt; 0.093</td>
<td>&lt; 0.087</td>
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<td>&lt; 0.096</td>
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### Table 7 Groundwater Analytical Data-BTEX
**Sampled on October 4, 2017**

<table>
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<th>Compound</th>
<th>Groundwater Ingestion</th>
<th>Soil Gas Diffusion/Advection</th>
<th>North MW</th>
<th>Central MW</th>
<th>Southeast MW</th>
<th>Southwest MW</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Class I</td>
<td>Class II</td>
<td>Resid</td>
<td>Ind/Com</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Benzene</td>
<td>0.005</td>
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<td>0.11</td>
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</tr>
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<td>Toluene</td>
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<td>530</td>
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### Table 8 Groundwater Analytical Data-PNAs
**Sampled on October 4, 2017**

<table>
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<th>Compound</th>
<th>Groundwater Ingestion</th>
<th>Soil Gas Diffusion/Advection</th>
<th>North MW</th>
<th>Central MW</th>
<th>Southeast MW</th>
<th>Southwest MW</th>
</tr>
</thead>
<tbody>
<tr>
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<td>Class I</td>
<td>Class II</td>
<td>Resid</td>
<td>Ind/Com</td>
<td></td>
<td></td>
</tr>
<tr>
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<td>0.42</td>
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<td>&lt; 0.0010</td>
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<tr>
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<td>NRO</td>
<td>NRO</td>
<td>NRO</td>
<td>NRO</td>
<td>&lt; 0.0010</td>
<td>&lt; 0.0010</td>
</tr>
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<td>Anthracene</td>
<td>2.1</td>
<td>10.5</td>
<td>NRO</td>
<td>NRO</td>
<td>&lt; 0.0010</td>
<td>&lt; 0.0010</td>
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<td>Benzo(a)anthracene</td>
<td>0.00015</td>
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<td>NRO</td>
<td>NRO</td>
<td>0.00018</td>
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<td>0.002</td>
<td>NRO</td>
<td>NRO</td>
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<tr>
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<td>NRO</td>
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<td>NRO</td>
<td>NRO</td>
<td>NRO</td>
<td>&lt; 0.0010</td>
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<tr>
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<td>NRO</td>
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<td>Chrysene</td>
<td>0.0015</td>
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<td>NRO</td>
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<tr>
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<td>Fluorene</td>
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<td>NRO</td>
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<td>&lt; 0.0010</td>
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<tr>
<td>Indeno[1,2,3-cd]pyrene</td>
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<td>Phenanthrene</td>
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<td>NRO</td>
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ND-Compound not detected above laboratory limits.
All data in milligrams per kilogram (mg/kg) or milligrams per liter (mg/L).
SCGIER-TACO Soil Component of the Groundwater Ingestion Exposure Route pathway.
Results in bold above IEPA Cleanup Objectives.
IEPA Cleanup Objectives per 35 IL. Adm. Code Part 742 Tiered Approach to Corrective Action Objectives, Appendix B, Tables A and B.
*IEPA Chemicals not listed in TACO Tier 1 Tables.
--- No remediation objective.
IV. Geology

USDA Soil Survey Map

According to the U.S. Department of Agriculture (USDA) - Natural Resource Conservation Service (NRCS), the subject site area is composed of the Wingate silt loam and Drummer silty clay loam soil series.

The Wingate silt loam series is present at the very east/southeast side of the subject site and consists of very deep, moderately well drained soils on till plains. They are moderately permeable in the solum and moderately slowly permeable in the substratum.

The Drummer series consists of very deep, poorly drained soils formed in loess or other silty material. Clay content ranges from 15-33 percent and sand content ranges from 15-55 percent.

Subsurface conditions on-site consisted of asphalt or concrete pavement, fill materials, relic topsoils, underlain by silty clay and clay to a depth of 12 feet below surface grade. Groundwater was encountered at depths between 5-6 feet at the exterior (north) and 6-7 feet at the interior (south). See soil boring logs in Appendix for detailed soil descriptions.

United States Geological Survey (USGS) Topographic Map

Benchmark personnel reviewed the USGS Topographic Map for the subject site. Benchmark's observations correlate with the topographic map. The elevation is 880 feet above mean sea level. The USGS Topographic Map illustrated the subject site and surrounding area to be fairly level. Assumed local groundwater flow is to the west and northwest towards the South Branch Kishwaukee River.

Copies of the USDA Soil Survey Map and USGS Topographic Map for the subject site are included in the Appendix section of this report.
V. Conclusions

Benchmark Environmental Services, Inc. (Benchmark) was retained by Mr. William Marquardsen of Heartland Bank and Trust Company, Aurora, Illinois, to perform a Phase II Subsurface Investigation at 208 North 4th Street and 420 Oak Street, DeKalb, IL (the “Subject Site”). This Phase II Subsurface Investigation was performed to further investigate potential impacts at the subject site that were presented as Recognized Environmental Conditions (RECs) in a Phase I ESA performed by Benchmark Environmental Services, Inc., dated September 2017.

A total of twenty (20) soil borings were advanced, and four (4) groundwater monitoring wells were sampled on-site. The soil borings were performed utilizing a track-mounted GeoProbe direct-push sampling system. Twenty (20) soil samples and four (4) groundwater samples were submitted to STAT Laboratories, Chicago, Illinois for one or more of the following Illinois Environmental Protection Agency (IEPA) regulated compounds volatile organic compounds (VOCs), Benzene, Toluene, Ethylbenzene and Xylenes (BTEX), Polynuclear Aromatic Hydrocarbons (PNAs), Poly Chlorinated Biphenyls (PCBs), Resource Conservation and Recovery Act (RCRA) metals and pH.

Conclusions

One or possibly two remaining USTs were discovered at the subject site. Numerous areas appear to be impacted by petroleum chemicals in soil effecting soil and groundwater.

Benchmark recommends that the discovered existing UST(s) be permitted and removed by a licensed tank removal contractor, along with the Office of the Illinois State Fire Marshal (OSFM) required Closure Assessment and soil sampling.

As exceedances have been discovered, the site will need to be reported to the Illinois Emergency Management Agency (IEMA) as a Leaking Underground Storage Tank (LUST) site, with further investigation and corrective actions be performed per Illinois Environmental Protection Agency (IEPA) requirements.

Recommendations

In order to properly evaluate the impacts at the subject site, Benchmark recommends that the discovered soil and groundwater contamination at the subject site be addressed by entering the property into the IEPA Site Remediation Program (SRP), along with the performance of a site investigation to delineate the on-site impacts followed by risk assessment and/or remediation in order to obtain a No Further Remediation (NFR) letter.

One or possibly two remaining USTs were discovered at the subject site. Numerous areas appear to be impacted by petroleum chemicals in soil effecting soil and groundwater.

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VI. Qualifications

This report was performed using the degree of care and skill ordinarily exercised, under similar circumstances, by professional consultants practicing in this or similar localities. The findings of this report are valid as of the presentation date. Changes in the condition of the property can occur with the passage of time. These changes can result from changes in legislation, new technologies, or from other reasons. Accordingly, our findings of this report may be validated, wholly or partially, by changes outside of our control.

The interpretations and conclusions contained in this report are based upon the result of independent laboratory tests, and analysis, intended to detect the presence and/or concentrations of certain chemical constituents in the samples taken from the subject property. Benchmark has no control over such testing and analysis, and therefore, disclaims any responsibility for errors and omissions arising therefrom.

Subsurface investigations cannot fully reveal what is located beneath the surface. Depending on sampling locations, some layers and materials may not be encountered, and therefore may not have been sampled or analyzed.

This report has been prepared for the aforementioned client, and may not be used for purposes other than the client's intended use without permission.

This report is issued with the understanding that it is the responsibility of the owners to ensure that the information and recommendations contained herein are brought to the attention of the appropriate regulatory agencies.
Asbestos Material Inspection/Sampling Report

Performed At:
204 N. 4th Street
DeKalb, IL 60115

Performed For:
Mr. William Marquardsen
Heartland Bank and Trust Company
1575 Ogden Avenue
Aurora, IL 60503

Benchmark Project #17481-A
October 20, 2017
October 20, 2017

Mr. William Marquardsen
Heartland Bank and Trust Company
1575 Ogden Avenue
Aurora, IL 60503

Subject: Asbestos Inspection/Sampling Report Performed at:
204 N. 4th Street, DeKalb, IL 60115
Benchmark Project #17481-A

Dear Mr. Marquardsen:

Enclosed is the report for the Asbestos Inspection/Sampling Report performed at the above referenced property on October 4, 2017.

The Asbestos Inspection included physical sampling of accessible homogeneous areas of possible asbestos containing materials (ACMs), submittal to a certified laboratory, and reporting of results.

If you have any questions regarding this report, please feel free to contact the undersigned at 1-800-400-5811.

Respectfully,

Benchmark Environmental Services, Inc.

[Signatures]

William Liniewicz, Master CTM
Principal

Walter Karla, CHMM
Senior Project Manager
IDPH Asbestos License # 100-05995
ASBESTOS INSPECTION/SAMPLING REPORT

Performed At:
204 N. 4th Street
DeKalb, IL 60115

Performed For:
Mr. William Marquardsen
Heartland Bank and Trust Company
1575 Ogden Avenue
Aurora, IL 60503

Performed By:
Benchmark Environmental Services, Inc.
23540 W. Beach Grove Road
P.O. Box 824
Antioch, IL 60002

Submitted On:
October 20, 2017 by:
Walter Karla, CHMM
IDPH Asbestos License #100-05995

Reviewed On:
October 20, 2017 by:
William J. Liniewicz, Master CHMM
Principal

Benchmark Project #17481-A
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<td>10</td>
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<td>12</td>
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<td>VI. Appendix</td>
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<td>• Site Location Map</td>
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<td>• Site Photographs</td>
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<tr>
<td>• Laboratory Analysis/Chain of Custody</td>
<td></td>
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<tr>
<td>• Copy of Current IDPH Asbestos Inspector License</td>
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<tr>
<td>• STAT Laboratory Accreditation</td>
<td></td>
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</tbody>
</table>
I. Introduction

Benchmark Environmental Services, Inc. (Benchmark) was retained by Mr. William Marquardsen of Heartland Bank and Trust Company, Aurora, Illinois to conduct an Asbestos Inspection/Sampling report on the property located at 204 N. 4th Street, DeKalb, Illinois. The purpose of the project was to identify and to determine the location and concentration of accessible friable and non-friable asbestos containing materials (ACM) present throughout the structure on the property. Homogeneous areas were defined and sampled per USEPA protocols. Samples were submitted and analyzed by a National Voluntary Laboratory Accreditation Program (NVLAP) laboratory.

II. Inspection Summary

On October 4, 2017, Walter Karla, CHMM, Benchmark Senior Project Manager and Licensed Asbestos Inspector, Illinois Department of Public Health Asbestos License #100-05995 and Frank J. Jiran, Senior Environmental Specialist, arrived on-site to perform the inspection. The site was visually inspected and delineated as to types of suspect asbestos materials present in order to determine the number and locations of samples to be obtained.

The subject site structure sampled is a two-story masonry constructed approximately 50,196 square-feet industrial structure approximately 50,196 square feet and was initially developed in the 1870s as the Ellwood Barb Fence Wire Company, followed by the Superior Barb Wire Company and later merged with the American Steel and Wire Company through at least the 1920s-1930s. The structure was recently utilized as an automobile dealership.

As a part of this study, Benchmark personnel collected forty-eight (48) bulk samples (laboratory divided into sixty-three (63) samples) of potential asbestos containing building materials (ACBMs) throughout the interior of the subject site building. The samples were submitted to STAT Analytical Laboratories in Chicago, Illinois for analysis by Polarized Light Microscopy (PLM) with dispersion staining to identify asbestos fibers. The sample locations and laboratory results are summarized in Table 1. Copies of the laboratory results are presented in the Appendix section of this report.

Based on the results of laboratory analysis performed on the samples obtained from the subject site, the following materials/areas have been determined to contain asbestos by analysis by Polarized Light Microscopy (PLM).

- The 2nd floor tiles in east offices and mastic/glue adhesive associated with the floor tiles (also beneath gray carpet).
- The 2nd floor tiles in employee break-room and mastic/glue adhesive associated with the floor tiles.
- The transite wallboard in 2nd floor central/south storeroom.
- The 1st floor tiles under top layer (16” x 16”) floor tiles in west showroom and offices and mastic/glue adhesive associated with the floor tiles.
- The 1st floor boiler covering in boiler room.
- The 1st floor 8” pipe insulation.
- The 1st floor central area pipe insulation-elbows.
These materials must be removed from the structure prior to demolition/remodeling activities, by a licensed, certified asbestos abatement contractor.

Any asbestos materials that will be encountered/disturbed during any demolition/remodeling activities must be removed prior to renovation, by an Illinois Department of Public Health, licensed, certified asbestos abatement contractor. This asbestos waste must be properly packaged, transported and disposed of at a landfill licensed to accept asbestos waste.

Asbestos removal/abatement must be performed in accordance with National Emission Standards for Hazardous Air Pollutants (NESHAP) regulations 40 CFR 61 (M) and OHSA regulations 29 CFR 1926.1101 and Illinois Administration Code 77 part 855 and performed by a licensed asbestos abatement contractor.
III. Sampling Procedures

Per the USEPA, asbestos materials may be found in cement products, acoustical plaster, fireproofing textiles, wallboard, ceiling tiles, vinyl floor tiles, thermal insulation, and other materials. ACM/ACBMs have been grouped into three categories: (1) sprayed-on or troweled-on materials on ceilings, walls and other surfaces; (2) insulation on pipes, boilers, tanks, ducts, and other equipment; and (3) other miscellaneous products such as floor and ceiling tile, wallboard, etc.

If ACMs remain in good condition, and are unlikely to be disturbed, exposure will be negligible. However, when ACM is damaged or disturbed by accident, maintenance or repairs, asbestos fibers can be released creating a hazard to building occupants.

A. Homogeneous Grouping

An initial walk-through inspection is performed in order to delineate the individual homogenous areas of suspected ACBMs. Homogeneous areas include materials, which appear to have been installed at the same period of time and have the same coloring, texture, and size. Homogeneous areas were sampled as a group. Any variation in material, replacement or repairs was sampled as a separate group.

B. Sampling Locations

Samples of friable materials (materials, which can be crumbled, pulverized, or reduced to powder by hand pressure) were collected in a random method utilizing statistically generated number diagrams with a minimum of three samples per homogeneous area.

C. Sampling Methods

- Proper personal protective equipment was worn by sampling personnel. The level of protection was determined by site conditions.

- Individual samples were obtained by utilizing latex gloves and sampling tools, which were replaced or cleaned between each sampling location.

- Sample locations were moistened with a water/surfactant mixture prior to sampling to eliminate fiber release.

- Samples were placed into labeled, clean, moistened containers.

- All sample locations were repaired to eliminate any possible releases of fibers.

- A Chain of Custody was filled out immediately following sampling and stored/transported with samples to laboratory in order to insure proper documentation of samples/locations.
<table>
<thead>
<tr>
<th>Sample No.</th>
<th>Description / Locations</th>
<th>Analysis Results</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Gray Window Caulk / Exterior North Area</td>
<td>None Detected</td>
</tr>
<tr>
<td>2</td>
<td>Gray/White Window Caulk / Exterior South Area</td>
<td>None Detected</td>
</tr>
<tr>
<td>3</td>
<td>Gray/White Window Caulk / Exterior East Area</td>
<td>None Detected</td>
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<tr>
<td>4</td>
<td>Tan 9&quot; x 9&quot; Floor Tiles / 2nd Floor East Area</td>
<td>Chrysotile</td>
</tr>
<tr>
<td>5</td>
<td>Tan 9&quot; x 9&quot; Floor Tiles / 2nd Floor East Area</td>
<td>Chrysotile</td>
</tr>
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<td>6</td>
<td>Tan 9&quot; x 9&quot; Floor Tiles / 2nd Floor East Area</td>
<td>Chrysotile</td>
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<tr>
<td>7</td>
<td>White 12&quot; x 12&quot; Ceiling Tiles / 2nd Floor East</td>
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</tr>
<tr>
<td>8</td>
<td>White 12&quot; x 12&quot; Ceiling Tiles / 2nd Floor East</td>
<td>None Detected</td>
</tr>
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<td>9</td>
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</tr>
<tr>
<td>11</td>
<td>White 12&quot; x 12&quot; Ceiling Tiles / 2nd Floor Employee Lounge</td>
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<td>12</td>
<td>White 12&quot; x 12&quot; Ceiling Tiles / 2nd Floor Employee Lounge</td>
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<td>Brown 9&quot; x 9&quot; Floor Tiles / 2nd Floor Employee Lounge</td>
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<td>14</td>
<td>Brown 9&quot; x 9&quot; Floor Tiles / 2nd Floor Employee Lounge</td>
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<td>15</td>
<td>Brown 9&quot; x 9&quot; Floor Tiles / 2nd Floor Employee Lounge</td>
<td>Chrysotile</td>
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<td>16</td>
<td>Gray Transite® Wallboard / 2nd Floor Central/South Storeroom</td>
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</tr>
<tr>
<td>17</td>
<td>Gray 16” x 16” Floor Tiles / Main Floor West Showroom</td>
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</tr>
<tr>
<td>18</td>
<td>Gray 16” x 16” Floor Tiles / Main Floor West Showroom</td>
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<td>Gray 16” x 16” Floor Tiles / Main Floor West Showroom</td>
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<td>20</td>
<td>Beige Floor Tile Below Gray 16” x 16” Floor Tiles / Main Floor West Showroom</td>
<td>Chrysotile</td>
</tr>
<tr>
<td>21</td>
<td>Beige Floor Tile Below Gray 16” x 16” Floor Tiles / Main Floor West Showroom</td>
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<td>Beige Floor Tile Below Gray 16” x 16” Floor Tiles / Main Floor West Showroom</td>
<td>Chrysotile</td>
</tr>
<tr>
<td>23</td>
<td>White 12” x 12” Ceiling Tiles / Main Floor West Showroom Washrooms</td>
<td>None Detected</td>
</tr>
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<td>24</td>
<td>White 12” x 12” Ceiling Tiles / Main Floor West Showroom Washrooms</td>
<td>None Detected</td>
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<tr>
<td>25</td>
<td>White 12” x 12” Ceiling Tiles / Main Floor West Showroom Washrooms</td>
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<td>26</td>
<td>White 2’ x 4’ Ceiling Tiles / Main Floor West Showroom</td>
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<td>White 2’ x 4’ Ceiling Tiles / Main Floor West Showroom</td>
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<td>White 2’ x 4’ Ceiling Tiles / Main Floor West Showroom</td>
<td>None Detected</td>
</tr>
<tr>
<td>29</td>
<td>Green Cove Base / Main Floor Showroom Offices</td>
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</tr>
<tr>
<td>30</td>
<td>Green Cove Base / Main Floor Showroom Offices</td>
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<tr>
<td>31</td>
<td>Green Cove Base / Main Floor Showroom Offices</td>
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Table 1(Cont.): Asbestos Sampling Summary Performed on 6/13/16

<table>
<thead>
<tr>
<th>Sample No.</th>
<th>Description / Locations</th>
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<td>32</td>
<td>Boiler Jacket/Covering / Main Floor Boiler Room</td>
<td>Chrysotile / Amosite</td>
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<td>33</td>
<td>Boiler Jacket/Covering / Main Floor Boiler Room</td>
<td>Chrysotile / Amosite</td>
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<td>34</td>
<td>Boiler Jacket/Covering / Main Floor Boiler Room</td>
<td>Chrysotile / Amosite</td>
</tr>
<tr>
<td>35</td>
<td>Brown Pipe Insulation / Main Floor Northeast Area</td>
<td>None Detected</td>
</tr>
<tr>
<td>36</td>
<td>Brown Pipe Insulation / Main Floor Northeast Area</td>
<td>None Detected</td>
</tr>
<tr>
<td>37</td>
<td>Brown Pipe Insulation / Main Floor Northeast Area</td>
<td>None Detected</td>
</tr>
<tr>
<td>38</td>
<td>White Pipe Insulation / Main Floor Central Area</td>
<td>Chrysotile / Amosite</td>
</tr>
<tr>
<td>39</td>
<td>White Pipe Insulation / Main Floor Central Area</td>
<td>Chrysotile / Amosite</td>
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<td>40</td>
<td>White Pipe Insulation / Main Floor Central Area</td>
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</tr>
<tr>
<td>41</td>
<td>Brown Pipe Insulation / Main Floor Central Area</td>
<td>None Detected</td>
</tr>
<tr>
<td>42</td>
<td>Brown/White Pipe Insulation Elbow / Main Floor Central Area</td>
<td>Chrysotile / Amosite</td>
</tr>
<tr>
<td>43</td>
<td>White/Beige 12” x 12” Floor Tile / Main Floor Garage Breakroom</td>
<td>None Detected</td>
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<td>44</td>
<td>White/Beige 12” x 12” Floor Tile / Main Floor Garage Breakroom</td>
<td>None Detected</td>
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<tr>
<td>45</td>
<td>White/Beige 12” x 12” Floor Tile / Main Floor Garage Breakroom</td>
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<tr>
<td>46</td>
<td>Gray/White Ceiling Board / Main Floor South Area</td>
<td>None Detected</td>
</tr>
<tr>
<td>47</td>
<td>Gray/White Ceiling Board / Main Floor South Area</td>
<td>None Detected</td>
</tr>
<tr>
<td>48</td>
<td>Gray/White Ceiling Board / Main Floor South Area</td>
<td>None Detected</td>
</tr>
</tbody>
</table>
IV. Conclusions and Recommendations

Based on the results of laboratory analysis performed by Polarized Light Microscopy (PLM) on the material which were found to contain asbestos, must be removed from the structure prior to demolition/remodeling activities, by an Illinois Department of Public Health, licensed, certified asbestos abatement contractor and properly packaged, transported and disposed of at a landfill licensed to accept asbestos waste.

A notification form must be filed with the IEPA and local authorities 10 days prior to any abatement activities.

Additionally, any obvious Category I non-friable materials that are encountered / disturbed during any demolition or remodeling/renovation activities which were hidden from view during this inspection, activities should be halted and the material assessed by a licensed asbestos inspector to determine if asbestos is present.

If this material is found to contain asbestos, also must be removed by an Illinois Department of Public Health, licensed, certified asbestos abatement contractor.

Benchmark will provide a Scope of Work proposal for the abatement of the material which were found to contain asbestos per request of the client.
V. Qualifications

This report was performed using the degree of care and skill ordinarily exercised, under similar circumstances, by professional consultants practicing in this or similar localities.

The findings of this report are valid as of the presentation date. Changes in the condition of the property can occur with the passage of time. These changes can result from changes in legislation, or from other reasons. Accordingly, our findings of this report may be validated, wholly or partially, by changes outside our control.

This report has been prepared for the aforementioned client, and may not be used for purposes other than the clients intended use without permission.

This report is issued with the understanding that it is the responsibility of the owners to ensure that the information and recommendations contained herein are brought to the attention of the appropriate regulatory agencies.
TO: DeKalb Planning and Zoning Commission

FROM: Dan Olson, Principal Planner

RE: Special Use Permit for a cell antenna at 100 W. Lincoln Highway (Mobilitie) (Walgreens)

I. GENERAL INFORMATION

A. Purpose  Approval of a special use permit for a 10-foot-tall cell antenna on top of the Walgreens store.

B. Location/Size  100 W. Lincoln Highway/1 acre

C. Petitioner  Mobilitie represented by Mark O’Brien

D. Existing Zoning  “CBD” Central Business District

E. Existing Land Use  Walgreens Pharmacy

F. Proposed Land Use  Walgreens Pharmacy

G. Surrounding Zoning and Land Use  
   North: GC; various commercial
   South: GC and CBD; various commercial
   East: CBD; apartments, commercial
   West: GC; bank, vacant lot, commercial

H. Comprehensive Plan Designation  Commercial
II. BACKGROUND AND ANALYSIS

The applicant, Mobilitie represented by Mark O’Brien, is requesting approval of a special use permit in order to install a 10-foot-tall cell antenna on top of the Walgreens Pharmacy at 100 W. Lincoln Highway. The UDO requires that any cell antenna in a commercial zoned property be required to obtain a special use permit. Starting last year, Walgreens began partnering with Sprint to provide wireless services in their stores in the Chicago area. The Sprint Express locations allow customers to purchase devices, sign up for service plans and pay their bills. The applicant would like to add a 10-foot-tall cellular antenna on top of the Walgreens building to enhance cellular connectivity in and around the store. The antenna would provide enhances wireless services to Walgreens customers in the store and up to a ½ mile away. The enhanced connectivity will provide better in-store customer service, increase sales and provide for additional revenue for the City.

Sprint has engaged Mobilitie to design, secure appropriate permits and construct the rooftop facilities in accordance with Walgreens' engineering standards and jurisdictional requirements. Walgreens has selected a design with both an interior and exterior antenna to enhance indoor and outdoor coverage. The exterior antenna will not extend more than 10 feet above the highest point of the building, allowing minimum visibility from the street level while maintaining coverage objectives. The antenna will be placed at the rear (south end) of the roof about 35 feet from the edge of the parapet wall along the east side of the building (see aerial image in the packet). The parapet wall is about 4.5 feet above the roof line so the antenna will be partially or fully screened from view from all sides of the building. There is no associated ground equipment related to the proposed improvements.

The applicant has provided a letter indicating how they are meeting the conditions for a special use for a cell antenna per the UDO standards. A co-location protocol was not done since the equipment is required to be on top of the building in order to provide the enhanced service.

III. STANDARDS OF A SPECIAL USE

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

The proposed cell antenna will comply with all regulations of the “CBD” Central Business District and the UDO. The proposed cell antenna is only 10 feet in height and will be placed at the central portion of the rear of the roof and will partially or fully screened by the parapet wall.

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. The site has been zoned commercial for decades and is in proximity to a variety of commercial
uses. The cell antenna will only be 10 feet tall, will be partially or fully screened by a parapet wall and will not be injurious to the surrounding area. The building where the antenna will be placed is about 255 feet away from the nearest residential zoned property line.

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 some residential apartment units.

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

Adequate public services are already provided to the subject site with some additional equipment being added in order to provide the enhanced cell service.

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. Enhanced service to Sprint customers will be beneficial to the community and the proposed antenna will allow for better in-store customer service and increased sales and provide for additional revenue for the City.

IV. CITIZEN RESPONSE/COMMENTS

There have been no public comments submitted to the City prior to the posting of the agenda.

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 10-foot-tall cell antenna on top of the Walgreens at 100 W. Lincoln Highway per the plans dated May 6, 2019 and attached as Exhibit A.
STORE NUMBER/CANDIDATE ID: WAG STORE 4042/CH90XS111
LATITUDE/LONGITUDE: 41.929910/-88.754832
ADDRESS: 100 W. LINCOLN HWY
CITY, STATE, ZIP: DEKALB, IL 60115

EXHIBIT A

GENERAL NOTES

THE FACILITY IS UNANNELED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OF EFFECT ON DRAINAGE, NO SANITARY SEWER SERVICE, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

PRIOR TO ANY CONSTRUCTION WORK, CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES. ALL UTILITIES SHALL BE MARKED.

THIS DESIGN IS SUBJECT TO ANY JURISDICTIONAL AND OWNER APPROVALS INCLUDING JURISDICTIONAL REQUIREMENTS FOR EQUIPMENT CONFIGURATION, AND FINAL UTILITY COORDINATION WITH PUBLIC POWER AND UTILITY PROVIDER/CONTRACTOR TO CONFIRM FINAL REQUIREMENTS WITH OWNER.

SITE INFORMATION

<table>
<thead>
<tr>
<th>SITE ID:</th>
<th>WAG STORE 4042</th>
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<tr>
<td>LATITUDE:</td>
<td>41.929910</td>
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<td>LONGITUDE:</td>
<td>-88.754832</td>
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<td>STREET ADDRESS:</td>
<td>100 W. LINCOLN HWY</td>
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<tr>
<td>CITY, STATE, ZIP:</td>
<td>DEKALB, IL 60115</td>
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<td>COUNTY:</td>
<td>DEKALB COUNTY</td>
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<td>JURISDICTION:</td>
<td>CITY OF DEKALB</td>
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| PROPERTY OWNER: | |}

PROJECT DESCRIPTION

END USER PROPOSES TO INSTALL EQUIPMENT ON AN EXISTING ROOF TOP. THE SCOPE WILL CONSIST OF THE FOLLOWING:

- INSTALL A NEW BALLASTED EQUIPMENT TRIPPOD WITH PROPOSED ANTENNA

CODES

- INTERNATIONAL BUILDING CODE
- INTERNATIONAL FIRE CODE
- NATIONAL ELECTRICAL SAFETY CODE
- LOCAL BUILDING/PLANNING CODE

DRAWING INDEX

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<td>GENERAL NOTES</td>
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</table>

ENGINEER

JACKSON TELECOMMUNICATIONS, INC.
5445 SLEEPY VENUS ROAD
ACWORTH, GA 30102

CONTACT: KARL MAKIN
PROJECT MANAGER
TELL: (770) 640-1416
PROJECT: CH002021
NOTES:
1. CONTRACTOR TO LOCATE ROOF PENETRATION AND NON-PENETRATING SLEEV MOUNT VIA JUST GRID LINES, FIELD VERIFY.
2. STRUCTURAL DESIGN IS BASED ON THE STRUCTURAL PLANS DATED 12/17/92.
3. ALL NEW EQUIPMENT MUST BE LOCATED OUTSIDE OF ANY OSHA AND NEC SETBACK REQUIREMENTS.
4. REFER TO STRUCTURAL ANALYSIS FOR APPROVAL OF EQUIPMENT INSTALLATION ON NEW ACRE.
5. EARTHLY CONDUIT RUNS ABOVE ROOF TO BE SUPPORTED WITH DUAL-FLANGE ROOF TOP CONDUIT SUPPORTS. NO SUBSTITUTIONS ARE PERMITTED.
6. ROOF TOP PROTECTIVE WALKWAY PADS ARE NOT REQUIRED FOR GRANULAR ROOFTOP.
7. CONDUIT TO BE ROUTED ON TOP OF SLEEVER (PMR8010)

OVERALL ROOF PLAN

SCALE: 1" = 20'-0" (1" = 10'-0" ON 24"x36" SHEET)

PROJECT NO: ER600221
DRAWN BY: C. RAMEY
CHECKED BY: B. POTESTA

CH90XS111
100 W. LINCOLN HWY
DEKALB, IL 60115

OVERALL SITE PLAN
SINGLE CARRIER

ROOF TOP
SP-1.0
SLED DETAIL

NOTE: SLED AND ILLUMINATED MAY NOT SHOWN FOR CLARITY

PROPOSED ANTENNA

PROPOSED POWER ACCESS

SP-2.0

PHOTO SIMULATION
SCALE: N/A

ROOF POWER ACCESS
SCALE: N/A

CONTRACTOR TO UTILIZE EXISTING POWER CONDUIT FOR ROUTING PROPOSED POWER THROUGH ROOF PANEL AND BLOW ROOF TO ACCESS EXISTING CONDUIT AND ADD NEW CONDUIT TO TAKE CONDUCTORS FROM ELECTRICAL ROOM TO ANTENNA LOCATION. VERT. PULL PAST WITH ADDED CONDUCTORS DOES NOT EXCEED NEC REQUIREMENTS OF 400.

UNUSED PATHWAY TO BE USED FOR TELECOM CABLEING

PROJECT NO: DEKALB IL-60115

DRAWN BY: C. RAMEY
CHECKED BY: B. POTESTA

WAG STORE 4042
100 W. LINCOLN HWY
DEKALB, IL 60115
ROOF TOP

ENLARGED SITE PLAN & CABLE ROUTING

SCALE: NOT TO SCALE

SCALE: N/A

PHOTO SIMULATION

ROOF POWER ACCESS

SCALE: N/A

PROPOSED DETAILED (SEE THIS SHEET)

PROPOSED UE RELAY

PROPOSED UMP RELAY

SHEET NUMBER

SHEET TITLE

PROJECT NO:

DRAWN BY:

CHECKED BY:

DOUBLE"
City of DeKalb  
200 S. Fourth Street  
DeKalb, IL 60115

Re: Walgreens Rooftop Antenna

Walgreens is partnering with Sprint to provide enhanced cellular connectivity in and around our store #4042 located at: 100 W. Lincoln Hwy, DeKalb, IL.

Walgreens has selected a design with both an interior antenna and exterior antenna to enhance indoor and outdoor coverage. The exterior antenna will not extend more than 10ft above the highest point of the building, allowing minimum visibility from the street level while maintaining coverage objectives.

Our operations personnel and customers look forward to receiving the enhanced cellular signals in and around our store. Sprint has engaged Mobilitie to design, secure appropriate permits and construct the rooftop facilities in accordance with Walgreens’ engineering standards and jurisdictional requirements.

The technology Walgreens is deploying is infrastructure critical to our business operations. Enhancing our customers’ experience keeps us relevant in this competitive pharmacy retail space leading to an increase in revenue and tax dollars to the city. We appreciate the city’s partnership and support with our request.

Enclosures:
1. Permit Application(s)
2. Site Design Drawing

In the event you have further questions regarding this request, please reach out.

Respectfully,

Jenine Renaud  

Alison Eminger  
2019.06.14  
17:15:06 -05'00'
Dan Olson, Principal Planner
City of DeKalb
200 South Fourth Street
DeKalb, IL 60115

Dear Mr. Olson:

Below are our responses to Article 7.08.08 of the UDO including our statement regarding the colocation protocol in number 11 below. Please let me know if you would like further information or clarification on any of these matters.

1. Points of Visual Interest shall be Protected
   After a review, there are no Public Open Spaces, natural Areas, or Landmark Structures. The proposed small cell antenna will have little to no visibility from ground level.

2. Methods for Protecting Points of Visual Interest
   After a review, there are no “points of visual interest” near the proposed small cell antenna. Additionally, there no residential structures within 250 feet of the proposed small cell antenna.

   The visual impact of the rooftop small cell antenna will have less visual impact than locating the antenna on any other structure in the area including a utility pole.

3. Color
   The neutral gray color of the antenna will blend with the surrounding buildings. The antenna can be painted to match brown / tan to match the color of the Walgreens structure if requested.

4. Height
   The height of the antenna is less than 15 feet above the building it is located on and well below the maximum building height allowed in the zoning district.

5. Setbacks (adjacent to residential uses)
   This antenna is not next to a residential property line.

6. Lighting
   No lighting is proposed.

7. Fencing and Security
   Because the antenna and associated equipment are located on the rooftop or in the ceiling of the Walgreens store, fencing is not practical or needed.
8. Landscaping and Screening
   *Because the antenna and associated equipment are located on the rooftop or in the ceiling of the Walgreens store, landscaping is not practical or needed*

9. Noise
   *Our proposed small cell equipment will emit no noise.*

10. Tower Design
    *Our proposed ballasted sled is designed without guy wires or external supports.*

11. Co-Location Protocol
    *The nature of our installation precludes the need for the co-location protocol. The low power and small coverage area of the proposed small cell means that no other location would work for this installation. This installation has two antennas. The rooftop antenna is designed to cover the parking lot of the Walgreens with some coverage of the surrounding area. The interior antenna (located in the ceiling of the Walgreens) is to provide exceptional signal on the interior of the store. No other location will allow for the combination of indoor and outdoor coverage required by Sprint and Walgreens at this location.*

Thank you and please let me know if you have any further questions.

Sincerely,

Mark O'Brien
Manager, Network Real Estate
mark.obrien@mobilitie.com
773.724.1979
TO: City Council, City Clerk, and Mayor of the City of DeKalb, Illinois

FROM: Petitioner Name(s): Mark O'Brien  Telephone: (773) 724-1979  
Petitioner’s Representative: 
Cell: 
Mailing Address: 120 S. Riverside Plaza, Suite 1800  Email: mark.obrien@mobilitie.com  
Chicago IL 60606

Property Owner: Walgreens  Telephone: 
Mailing Address: 200 Wilmot Road  Cell: 
Deerfield, IL 60015  Email:

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: Property description: DeKalb original town-PT Lots 4 & 5 BLK C. Parcel Number: 0822280040  Property is a Walgreens Store. Additional Walgreen PINS: 0822280039, 0822280037

B. Street Address or Common Location: 100 W. Lincoln Highway

C. Size (square feet or acres): Lot Dimensions: 135+ x 159.72

D. Existing Zoning District: Central Business District

E. Proposed Special Use: Install a new ballasted equipment tripod with proposed antenna on existing rooftop.

F. Proposed Use and Description: On a separate piece of paper, describe the proposed use’s characteristics such as operating hours, number of employees, capacity of facility, etc. Also, indicate whether or not the proposed use would: a) be in conformance with City’s Comprehensive Plan and how the proposed use may; 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) in conformance with all elements of the "UDO," Unified Development Ordinance.

Updated: March 2017
2. The petitioner hereby submits the following information:
   ☑ Vicinity map of the area proposed for the special use
   ☐ List of current owner and mailing addresses of all property within 250 feet (exclusive of right-of-way) of the property proposed to be rezoned
   ☑ Petition fee ($500.00)
   ☑ 6 full size copies and an electronic copy on a disk of a site plan, which must show the following items:
     ☐ Property dimensions
     ☐ Location and use of proposed structure
     ☐ 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.

   *Date of pre-application conference: ________________________________
   Those in attendance: ____________________________________________

   *(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.

Updated: March 2017
6. Petitioner/property owner(s) hereby give the City of DeKalb permission to post a public notice sign(s) on the subject property.

__________________________  _____________________________
Petitioner Signature        Date

__________________________  _____________________________
Petitioner Signature        Date

Subscribed and sworn to before me this ______ day of ________, 2019.

__________________________
Notary Public Signature

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 s/he is the owner).

__________________________  _____________________________
Property Owner Signature    Date

__________________________  _____________________________
Property Owner Signature    Date

Subscribed and sworn to before me this ______ day of ________, 2019.

__________________________
Notary Public 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, August 7, 2019, at 6:00 p.m. in the DeKalb Municipal Building, 200 South Fourth Street, DeKalb, Illinois, on the petition by Mobilitie, represented by Mark O’Brien, for a special use permit for a 10 foot tall cell antennae to be located on top of the building at 100 W. Lincoln Highway (Walgreens). The subject site has Parcel Identification Numbers (PIN’s) of 08-22-280-040 and 08-22-280-039. The subject property is zoned “CBD” Central Business District.

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. by Wednesday, July 31, 2019. 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

Christina Doe, Chairperson
DeKalb Planning and Zoning Commission