A. ROLL CALL

B. APPROVAL OF AGENDA (Additions or Deletions)

C. APPROVAL OF MINUTES
   1. October 23, 2019
   2. November 6, 2019

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

E. NEW BUSINESS
   1. Public Hearing - Petition by Mobilitie, represented by Mark O’Brien, for a special use permit for a cellular antenna to be located on the building at 100 W. Lincoln Highway (Walgreens).
   2. Final Plat of Resubdivision – Petition by Charles McCormick for a resubdivision of lots 72, 73, and 74 in the South Pointe Greens Unit Two Subdivision located along Pebble Beach Ct.

F. REPORTS

G. ADJOURNMENT
The Planning and Zoning Commission held a Meeting on October 23, 2019, at the City of DeKalb Municipal Building, 200 South Fourth Street, DeKalb, Illinois. Chair Christina Doe called the meeting to order at 6:00 PM.

A. ROLL CALL

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

B. APPROVAL OF THE AGENDA (Additions/Deletions)

Chair Doe Requested a motion to approve the October 23, 2019, agenda as presented. Ms. Buckley motioned to approve the agenda as presented. Mr. Wright seconded the motion, and the motion was approved by unanimous voice vote.

C. APPROVAL OF MINUTES

October 9, 2019 – Mr. Klein motioned to approve the minutes. Mr. Castro seconded the motion, and the motion was approved by unanimous voice vote.

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

None

E. NEW BUSINESS

1. **Public Hearing** – Petition by DeKalb 343 LLC, represented by Jerry Krusinski of Krusinski Construction Company, for approval of amendments to Ordinance 06-107 and Ordinance 06-109 to accommodate an approximate 1,222,400 square foot distribution center and a 466,560 square foot packing center as shown on the site plan made part of the zoning application for approximately 106 acres out of a total site area of approximately 343 acres for property located east of State Route 23, north of Gurler Road, west of Crego Road and south of I-88.
The applicant, Jerry Krusinski of Krusinski Construction Company, noted the history of purchasing the subject site in 2005. He advised in 2006 there was an annexation agreement approved to develop a business park focused on industrial development. He noted there were provisions to allow for retail and commercial properties along Route 23. Mr. Krusinski showed the Commission the concept plans and the preliminary plat that were generated during the original annexation process. Mr. Krusinski said the agreement had strict development, landscape, signage, and building guidelines in order to construct a successful business park, as well as being good neighbors. He advised, after the 2008 recession, they were no longer able to move forward with the original concept site plans. He added they have pursued many development opportunities but have been unsuccessful.

Mr. Krusinski advised they had recently obtained an opportunity with an investor to build a two-building complex. He noted the investor is looking to construct a 1.2 million square-foot distribution center for food related products with an adjacent smaller packaging center. Mr. Krusinski said the two-building complex will provide 1,000 jobs at full growth and the investor would be purchasing enough land to expand and build a manufacturing center at a later date.

Mr. Krusinski noted the only access to this development would be off Gurler Rd in order to control traffic and have the least impact on the residences along the west site of Rt. 23. He stated a berm would eventually be built along Route 23 to enhance the screening and environment for the neighboring residences. He added the western and eastern portions of the 343 acres will continue to be farmed until further expansions or developments. Mr. Krusinski pointed out the main detention pond for the development will be in the northwest corner of the site.

Principal Planner Olson went through the staff report dated October 18, 2019 and recommended approval of the request. He informed the Commission the City, DCEDC and other entities have been working with the developer and end user regarding the development’s layout, utility extension, and incentives. He advised the proposed uses are permitted in the planned development ordinance that was approved in 2006. Mr. Olson noted the concept plan that was approved in 2006 is slightly different than the current plan, which has a different layout regarding roads and building sizes. He said this warrants an amendment to the annexation agreement and ordinance from 2006.

Principal Planner Olson advised the proposed development meets all the standards in the agreement regarding setbacks, height restrictions, parking standards, and other requirements. Mr. Olson advised the intent is to amend the 106 acres that the distribution center and packing center will occupy. He added the applicant, DeKalb 343 LLC, will amend the standards for the rest of the site at a future date.

Mr. Olson advised the annexation agreement called for the final plat and plan to come before the Planning and Zoning Commission and City Council for approval. He added the applicant was requesting the plan submitted for the distribution center and packaging center would be accepted and approved as a preliminary plan. He added the applicant
Mr. Olson stated that the final plan would only need to be approved by staff. Mr. Olson advised in the current agreement, a private design review committee was to be established, however the applicant has requested the committee be removed from the agreement. He stated there are other standards in the agreement and in the Unified Development Ordinance (UDO) regarding landscaping, signage, setbacks, and other requirements.

Mr. Olson advised the original agreement called for no fewer than two and no more than three public street access points and only two private access points off Gurler Rd. He noted the applicant’s preliminary plan shows five private access points along Gurler. He mentioned one of the proposed amendments will allow for five private access points along the road. Mr. Olson advised a traffic study was conducted for the first phase of development and noted the recommendations included resurfacing Gurler Rd. from Route 23 to Peace Rd. and Peace Rd. from Gurler Rd to I-88 eastbound ramps. He added the study recommended modifying the intersection geometry of Gurler Rd. at Peace Rd., and providing left turn and deacceleration lanes for the private access points along Gurler Rd. Mr. Olson noted Route 23 is under the jurisdiction of the Illinois Department of Transportation (IDOT), which would provide them control on any access points or improvements along the road.

Mr. Olson mentioned that multiple citizen response forms were submitted, as well as emails and letters. He stated letters of support were received from Young Real Estate Group (own property direct east of the site) and from Wennlund Farms LLC, (own property at the southeast corner of Gurler and Crego Rd.). Mr. Olson mentioned a letter of support with comments was received from Ingrid Inboden of 2975 S 4th St. and the City received three letters and emails against the proposal: Kathy Kivisto of 2375 S 4th St., John and Donna Conlin of 3155 S 4th St., and Robert Becker of 3011 S 4th St.

Mr. Olson advised the staff’s recommendation is approve the proposal as it will have positive effects on the economy and would be transformative to the City. He continued by pointing out the property taxes generated from the project would be comparable to the existing property taxes generated from the five largest warehouse distributors in the City. He added if the site is selected by the investor, they would like to construct and occupy the buildings by the end of 2020. He noted the applicant requested an expedited approval process in order to make that possible.

Chair Doe then invited attendees in the audience to speak.

John Conlin, of 3155 S 4th St, started his disapproval of the development project. He noted he was not informed of any zoning or public hearings until October 4th, 2019. He expressed his concerned with the water main, storm sewers, and drainage in the area, as flooding is already common. He stated his concerns with the increased traffic in the area due to the possibility of 1000 new employees and truck traffic. Mr. Conlin stated he was concerned with the widening of Route 23 and how much of his property he would
Tom Inboden, of 2975 S 4th St, had concerns about the water drainage surrounding his property and where the storm water from the development project will end up. He noted his concern for the traffic, as well as the speed limit along Rt. 23. Mr. Inboden added he wanted to make sure the gateway into the City along Rt. 23 was maintained and a good size berm be added along the east of the road. He stated he thought the project would be a positive for the City by adding jobs. Chair Christina Doe requested that the City investigate the speed limit along Route 23.

Ingrid Inboden, of 2975 S 4th St, had concerns regarding the light pollution from the project, berming along Rt. 23 as well as the speed limit along the road. Ms. Inboden mentioned there is already a major flooding issue in the area and is concerned the development will add to it. Principal Planner Olson advised Ms. Inboden and the Commission of the lighting requirements in the UDO and how it limits light pollution.

Kathy Kivisto, of 3275 S 4th St, advised she is opposed to the development due to her driveway being right next to the Gurler Rd. and Rt. 23 intersection. She stated traffic is already an issue with the grading and construction work happening at the site, making it extremely difficult to exit and enter her driveway. She stated turn lanes should be added to Rt. 23 onto Gurler Road. City Engineer Gill reiterated the findings of the traffic study and the timeline of improvements based on the study.

Paul Borek, of 2179 Sycamore Rd in DeKalb, Executive Director of the DeKalb County Economic Development Corporation stated his support for the approval of the amendments to the annexation agreement. He added there will be significant property taxes and employment benefits with the project.

Chuck Kaiser, of 230 W State St, representing First Midwest Bank and the DeKalb County Economic Development Corporation mentioned his support for the proposal.

Jerry Wahlstrom, of 332 Greenwood North, representing the DeKalb County Economic Development Corporation stated his support for the request. He stated his involvement in the real estate market and believes the development would boost to the housing market in DeKalb.

Cohen Barnes, of 234 Greenwood North, representing the DeKalb County Economic Development Corporation mentioned he is excited for the development project and how it will positively transform the community.
Paul Callighan, of 1512 Crayton Cir East in DeKalb, stated his support for the development project. He praised the effort put forth by DeKalb 343 LLC to market and maintain the parcels involved in the development project. He noted the positive economic impact the development would have on DeKalb.

Frank Roberts, of 1130 Glidden Ave. DeKalb, also representing the DeKalb County Economic Development Corporation stated his support for the development. He advised the need to expedite the process in order to ensure that the development project stays in DeKalb.

Shirley Balika, of 355 Gurler Rd, advised her concern for the water drainage in the area. She had concerns that her property would be taken to widen Gurler Rd, as surveys of her property line are being completed. City Engineer Gill stated any widening of Gurler Rd. would occur on the east side of the road.

Kathleen Davenport, of 2955 S 4th St, advised the grading work occurring on the site starts at 5:30 AM on most days. She stated she has a hard time falling asleep with the light and noise pollution and has concerns with the water drainage. City Engineer Gill advised the Commission and Ms. Davenport of the City and County ordinances regarding the water release rate. Mr. Krusinski responded by saying he apologized to Ms. Davenport for the early construction hours and would work with the contractor to limit the impact.

Chair Doe gave the Commission members the opportunity to speak.

Commissioner Wright asked for a comparable development to the 1.2 million square ft distribution center proposed. Mr. Krusinski advised the Target development is 1.5 million square ft. Mr. Olson noted the last 3M building constructed was just under one million sq. ft. Mr. Wright asked who initiates the process with the IDOT to widen Route 23. City Engineer Gill advised the City would submit the traffic study completed for the project to IDOT. He also advised the traffic study is available to the public upon request. Mr. Wright questioned if there is anything in IDOT’s requirements that would require citizens to give up portions of their property for the expansion of Gurler Rd or Route 23. Mr. Krusinski advised that all land required for the expansion from Rt. 23 would come from the east side or development side of the project. Commissioner Wright stated his support for the development project.

Commissioner Buckley requested an estimate on the number of trucks that would be entering and leaving the development per day. City Engineer Gill advised the traffic study estimated 870 heavy vehicle trips per day. Ms. Buckley stated her support for the development project.

Commissioner Becker inquired if the areas of future expansion were considered in the traffic study. Mr. Krusinski advised it was.
Commissioner Klein inquired why the grading was already started, even though the development wasn't approved yet. Mr. Krusinski stated the project would take a large amount of time to complete if grading was delayed until approval. He added in order to expedite the process, a permit was submitted and accepted for mass grading. Mr. Olson said the current annexation agreement allowed for a grading permit to be issued as long as certain submittal requirements were met. Mr. Klein advised his concerns regarding the storm water drainage. Mr. Olson noted the stormwater has been reviewed by the City Engineer and has meet all City requirements. Mr. Klein stated his approval of the development project as long as all of the issues raised have been addressed.

Commissioner Castro inquired what financial status the jobs being created hold and questioned why the developer has not disclosed the name of the food distribution company. Mr. Krusinski advised it’s common for businesses not to disclose their name until the purchase agreement is signed. Mr. Castro noted his approval of the project as long as the project is done right and met all requirements.

Chair Doe inquired if the 1000 jobs created will be distributed over various shifts, which was verified by Mr. Krusinski. Chair Doe asked if Mr. Krusinski could address the noise pollution during early morning hours. Mr. Krusinski advised that adjustments would be made to accommodate the surrounding area. Chair Doe inquired if there is the possibility that more access points would be added off Gurler Rd. Mr. Krusinski advised that will likely occur as future development comes in. Chair Doe inquired if a bike path or bus route will be added near the development to help employees get to work. Principal Planner Olson said that has not been discussed but is very possible and will be investigated further. Mr. Krusinski added they have spent a lot of time attempting to get the right user for the property and have discouraged heavy industrial users.

Chair Doe gave the public one more opportunity to speak.

Ingrid Inboden, of 2975 S 4th St., inquired who would be responsible if the surrounding residences flood due to the development. Mr. Krusinski stated that he has contacted the State of Illinois, Union Pacific RR, and the Army Corp of Engineers in order to take every step-in order to prevent flooding in the area and to remedy the problems.

John Conlin, of 3155 S 4th St., asked how many shifts there will be there at the food distribution center. Mr. Krusinski responded they may have three shifts eventually, but not sure at the beginning of operations. Discussion continued with the Commission regarding lighting concerns and berming.

Ms. Buckley made a motion based on the submitted petition and testimony presented, the Planning and Zoning Commission recommended to the City Council approval of the amendment to the annexation agreement and an amendment represented by Ordinance 2006-107 and 2006-109, to allow for an approximately 1,222,400 square ft distribution center and a 466,560 square ft packing center on approximately 106 acres located between Route 23, Gurler Rd, Crego Rd, and I-88, subject to the plans, standards, and conditions listed in Exhibit A of the staff report. Motion was seconded by Klein.
A roll call vote was taken. Ms. Buckley – yes, Mr. Castro – yes, Mr. Klein – yes, Mr. Wright – yes, Mr. Becker – yes, Chair Doe – yes. Mr. Maxwell was absent.

2. Public Hearing - Petition by BQ Enterprises, Inc., an Illinois Corporation for approval of a Zoning Map Amendment from the “LI” Light Industrial District to the “PD-I” Planned Development – Industrial District to allow for a medical cannabis dispensary and consideration to approve a Planned Development less than two acres and a medical cannabis dispensary in a multi-tenant building and other approvals as required to accommodate the proposed use. The subject property is located at 700 Peace Road.

Craig Krandel, of 15016 W South St Rd in Woodstock, representing BQ Enterprises Inc advised this is a request for a medical cannabis dispensary and applicable rezoning to the “PD-I” Planned Development District for the site at 700 Peace Road. He stated the Unified Development Ordinance (UDO) requires Planned Developments on sites of two acres or more and does not allow medical cannabis dispensaries in multi-tenant buildings. Mr. Krandel mentioned a medical cannabis dispensary is a special use in the “LI” District; however, a variance/waiver cannot be granted through a special use. He added the dispensary would be the first and only dispensary in DeKalb County. Principal Planner Olson went through the staff report dated October 18, 2019. He advised the applicant is proposing to locate in a 3,600 square foot unit space (north side of building) at 700 Peace Road, Suite B. He added the space is part of a two-unit condominium, so the boundaries of the lot coincide with the area of the tenant space. Mr. Olson noted the adjacent owner to the south is Competitive Edge, which is approximately 7,170 sq. ft. in size.

Mr. Olson advised the UDO has specific regulations for medical cannabis facilities (dispensaries and cultivations centers) including setbacks to schools, day care facilities and residential areas and the type of buildings they can locate in. He added there are also separate parking, signage and other development restrictions including security and surveillance measures. Mr. Olson noted the applicant has provided a floor plan indicating the layout of the facility and will be discussing the proposed security plan with the Police Department. He concluded by stating as a condition of approval, staff is recommending that a security agreement/plan be approved between the City and applicant prior to final occupancy of the space.

Mr. Olson noted with the approval of the medical cannabis dispensary at 650 Peace Road in 2017, staff recommended a time limit for the applicant to obtain a state-issued license and to complete the build-out of the tenant space. He stated staff is recommending the applicant obtain a state-issued medical cannabis dispensary license for the subject site within one year of approval of the Ordinance granting the rezoning. In addition, Mr. Olson stated staff is recommending the applicant complete all required build-out and tenant improvements within six months after issuance of the state-issued medical cannabis dispensary license (and prior to opening of the facility).

Mr. Olson advised the City received a Citizen Response Form from Donald Jones, president of the DeKalb Forge Company along Pleasant St., indicating opposition to the
request. He reiterated the proposed rezoning request will allow a medical cannabis dispensary in a location that meets all the current requirements of the UDO, except for two exceptions, and will be in a location that will not have a detrimental effect on adjacent businesses or land uses. He concluded the proposed facility would also be in compliance with proposed amendments the City is considering to the UDO regarding recreational and medical cannabis dispensaries.

Chair Doe then invited attendees in the audience to speak.

Donald Hawkins, of 700 Peace Rd Suite A, owner of the neighboring business, Competitive Edge voiced his concern for the security of the building and wanted to ensure the building will have 360-degree security footage.

Donald Jones, President of DeKalb Forge along Pleasant St., stated having a cannabis dispensary will have a negative effect on public safety and his business. He added that his business is drug free and having a cannabis dispensary so close would be harmful to his employees.

Michael Embrey of 425 Fairmont Dr. in DeKalb and owner of Fun Me Events at 650 Peace Road – Suite F stated there are strong economic benefits to cannabis dispensaries and hopefully one will be located in DeKalb County.

Lucas Ray, of 548 Kendall Ln. in DeKalb and representing DeKalb Forge stated his concern with the location of the dispensary and the possibility of recreational sales. He advised the safety concerns of having heavy industrial sites near the dispensary, as it causes safety risks to his employees.

Mr. Klein advised he only supports a medical cannabis dispensary and would not want the business to expand into recreational cannabis. He stated he will vote no in the future if there is a proposal to expand into recreational cannabis.

Mr. Becker inquired whether employees can be tested for cannabis once recreational marijuana is legalized in 2020. The applicant, Mitchell Zaveduk, of 2844 Floral Drive in Northbrook, advised that employees can be tested for marijuana use. Ms. Buckley advised the same.

Mr. Becker inquired what would the change in sales be going from a medical dispensary to both medical and recreational cannabis sales. Mr. Zaveduk advised there is the potential of doubling sales.

Mr. Wright requested clarification on the security footage coverage and overall security. Mr. Zaveduk advised he cannot guarantee 360-degree coverage, but he will ensure security will be taken very seriously and they will work with the police department as well. He added the police department will have access to live video feed if requested and noted the state safety requirements are very strict and will be followed.
Chair Doe gave the public one more opportunity to speak. There was none, and the public hearing was closed.

Ms. Buckley moved that 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-I” Planned Development Industrial District to permit a medical cannabis dispensary and exceptions to the UDO regarding minimum lot size for a Planned Development and for a medical cannabis dispensary in a multi-tenant building for the property located at 700 Peace Road, Suite B in the space as shown on Exhibit A in the staff report and subject to the conditions listed in Exhibit B of the staff report. Motion was seconded by Mr. Becker.

A roll call vote was taken. Mr. Castro – yes, Mr. Klein – yes, Mr. Wright – yes, Ms. Buckley – yes, Mr. Becker – yes, Chair Doe – yes. Motion passed 6-0-0. Mr. Maxwell was absent.

F. REPORTS

Principal Planner Olson stated the next Planning and Zoning Commission meeting would be November 6, 2019, with a public hearing for a petition by the DeKalb Community School District for approval of a special use permit to allow an electronic changeable copy sign (digital display sign) at Clinton Rosette Middle School. He added there will be a second public hearing for a rezoning from the “GC” General Commercial District to the “PD-C” Planned Development Commercial District to allow for a video gaming establishment at 1704 Sycamore Road.

Mr. Olson recognized and welcomed new Commission member Steve Becker. He also went through the updated Zoning and Developments sheet that was handed out to the Commission.

G. ADJOURNMENT

Mr. Castro motioned to adjourn, Ms. Buckley seconded the motion, and the motion was approved by unanimous voice vote. The meeting adjourned at 9:10 PM.

Respectfully Submitted,

Dan Olson, Principal Planner
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT
November 27, 2019

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 cell antenna on the Walgreens building.

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 cell antenna on the building at the Walgreens Pharmacy located at 100 W. Lincoln Highway. The total mast height of the antenna will be about 14 feet and attached to the south end of the building. The antenna will be about 12 feet above the parapet and about 10 feet above the top of the building canopy. The UDO requires that any cell antenna in a commercial zoned property be required to obtain a special use permit. Starting in 2018, 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 the proposed cellular antenna at the south end of the 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 be located on the rear portion of the store at the southern end of the building. The antenna will not extend more than 10-12 feet above the highest point of the building, allowing minimum visibility from the street level while maintaining coverage objectives. The antenna will be placed at the rear of the building (south end) and there will be no associated ground equipment related to the proposed improvements. The building where the antenna will be placed is about 250 feet away from the nearest residential zoned property line.

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 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 10-12 feet above the height of the building and will be placed at the rear of the building and not be visible from E. Lincoln Highway. The applicant will be meeting the conditions for a special use for a cell antenna per the UDO standards, Article 7.08.08.

2. The proposed special use will not be unreasonably detrimental to the value of other property in the neighborhood in which it is to be located or to the public welfare at large.
The proposed special use will not have a detrimental effect on the adjacent properties or land uses. The site has been zoned commercial for decades and is in proximity to a variety of commercial uses. The cell antenna will only be 10-12 feet above the building and placed at the rear of the building away from E. Lincoln Highway and will not be injurious to the surrounding area. The building where the antenna will be placed is about 250 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 proposed 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 cellular antenna on top of the Walgreens at 100 W. Lincoln Highway per the plans dated 9-19-19 and attached as Exhibit A.
EXHIBIT A
STORE NUMBER/CANDIDATE ID:
WAG STORE 4042/CH90XS111
LATITUDE/LONGITUDE:
41.929840/-88.754949
ADDRESS:
100 W. LINCOLN HWY
CITY, STATE, ZIP:
DEKALB, IL 60115

DO NOT SCALE DRAWINGS
CONTRACTORS SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS &
FIELD CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY
THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES
BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR
SAME.

GENERAL NOTES
THE FACILITY IS UNMANAGED 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 DRAWING. NO SANITARY SEWER
SERVICE, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED AND
NO COMMERCIAL SIGNS ARE 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, IF
EQUIPMENT CONFIGURATION, AND FINAL UTILITY COORDINATION WITH
PUBLIC POWER AND UTILITY PROVIDERS/ CONTRACTOR TO CONFIRM
FINAL REQUIREMENTS WITH OWNER.

SITE INFORMATION
SITE ID: WAG STORE 4042
LATITUDE: 41.929840
LONGITUDE: -88.754949
STREET ADDRESS: 100 W. LINCOLN HWY
CITY, STATE, ZIP: DEKALB, IL 60115
COUNTY: DEKALB COUNTY
JURISDICTION: G/G OF DEKALB
PROPERTY OWNER:
APPLICANT:

ENGINEER
GROBISWELL/TELECOMMUNICATIONS, INC.
CONTACT: KARL ROATINA
HEAD OFFICE: 3448 S. LEE FERRY ROAD
ACROMO, GA 30002
PROJECT MANAGER: TEL: (803) 480-1145
PROJECT: CN0003211

PROJECT NO:
DRAWN BY:
CHECKED BY:

ER600221
C. RAMEY
B. POTESTA

PROJECT DESCRIPTION
END USER PROPOSES TO INSTALL EQUIPMENT ON AN EXISTING
PARAPET. THE SCOPE WILL CONSIST OF THE FOLLOWING:
- INSTALL A NEW PARAPET-MOUNTED EQUIPMENT MAST
  WITH PROPOSED ANTENNA.

CODES
INTERNATIONAL BUILDING CODE
FIRE PROTECTION CODE
NATIONAL ELECTRICAL SAFETY CODE
LOCAL BUILDING/PLANNING CODE

DRAWING INDEX
SHEET NO.
T-1
SHEET TITLE
TITLE SHEET
SP-1.0
OVERALL ROOF PLAN
SP-2.0
ENLARGED SITE PLAN & CABLE ROUTING
SP-3.0
REFLECTED CEILING PLAN
EL-1.0
BUILDING ELEVATIONS
ED-1.0
EQUIPMENT MAST MOUNT DETAILS
ED-2.0
EQUIPMENT DETAILS
ED-3.0
EQUIPMENT DETAILS
E-1.0
ELECTRICAL DETAILS
E-1.1
CABLING DIAGRAM
G-1
GROUNDING PLAN
FR-1
FIRE PROOFING NOTES
RP-1
ROOF PENTRATION
GN-1
GENERAL NOTES
GN-2
GENERAL NOTES
GN-3
GENERAL NOTES

MAP DATA © 2017 GOOGLE
MAP DATA © 2017 GOOGLE

WAG STORE 4042
CH90XS111
100 W. LINCOLN HWY
DEKALB, IL 60115
ROOF TOP
NOTES:
1. STRUCTURAL DESIGN IS BASED ON THE STRUCTURAL PLANS
   DATED 06/07/2016.
2. REFER TO STRUCTURAL ANALYSIS FOR APPROVAL OF EQUIPMENT
   INSTALLATION ON NEW MOUNT.

RAISED ROOF ELEMENT WILL NOT IMPACT FUNCTION
OF PROPOSED ANTENNA.

LIMITS OF ELECTRICAL
ROOM BELOW

EXISTING EAVES ROOF

EXISTING ROOF WALK PATH (TYP.)

EXISTING EQUIPMENT (TYP.)

EXISTING SATELLITE DISH

LINE OF EXISTING ROOF RIDING BEAM BELOW

PROPOSED MAST W/ ANTENNA,
RADIO, & AC DISTRIBUTION BOX

PROPOSED OWN-DIRECTIONAL ANTENNA

PROPOSED POWER AND TELECOM
CABLES ACCESS POINT OF
BE ROUTED THROUGH WALL PENETRATION.

PROPOSED LVDC CONDUITS TO
PENETRATE WALL PROPOSED
WALL PENETRATION.
PROPOSED INDOOR ANTENNA TO BE MOUNTED IN CEILING TULL, VERIFY LOCATION WITH MAURERSON AND MOBILITE.
NOTE:
CONTRACTOR TO APPLY Weatherproof ENTRY PANEL USING A SILICONE BASED, CLEAR, 30 YEAR, PAINTABLE CHALK WEATHERPROOF ALL BOLTS AND PANEL EDGES AT THE WALL SURFACES. CONTRACTOR TO SUPPLY AND INSTALL BOOTS FOR THE CONDUIT ENTRIES INCLUDING STAINLESS STEEL BANDS AT THE PANEL AND CONDUIT.

Raised roof element will not impact function of proposed antenna.

Proposed mast w/ antenna, radios, & AC distribution box.

Proposed power and telecom cables access point of connection, power to be routed through wall penetration.

Antenna top 24'-3" AGL.

Roof top 21'-4" AGL.

Parapet top 22'-4" AGL.

Parapet wall.

Aluminum entry panel, 4 ports, 3 minimum port size. Sitepro E1199 or approved equal.

See note.

Scale: 1" = 10'-0" (1" = 5'-0" on 24"x36" sheet)

West elevation

South elevation

Building Elevations

Single Carrier
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.

Below are responses to the UDO Section 7.08.08 requirements for a Special Use Permit for Antenna Facilities:

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 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.

In the event you have further questions regarding this request, please reach out 314-922-6535.

Respectfully,

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

FROM: Petitioner Name(s): Mobilitie, LLC  Telephone: 773-724-1979
        Mailing Address: 120 S. Riverside Plaza, #1800,
                          Chicago IL 60606  Email: mobrien@mobilitie.com

Property Owner:  Telephone: ______________
Mailing Address:  Cell: ______________

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: of 08-22-280-040, 08-22-280-039 and 08-22-280-037 DeKalb Original Town PT
       Lots 4 & 5 Block C
       Property is a Walgreens Store

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

   C. Size (square feet or acres): 135 x 160

   D. Existing Zoning District: CBD

   E. Proposed Special Use: Install a new facade mount supporting a proposed small cell antenna and associated equipment.

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

[Signature]

Date: 11/7/19

__________________________
Petitioner Signature

__________________________
Petitioner Signature

__________________________
Subscribed and sworn to before me this __________ day of ________________, 2019.

[Signature]

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 ________________, 20__.

[Signature]

Notary Public Signature

Updated: March 2017
STAFF REPORT
November 27, 2019

TO: Planning and Zoning Commission

FROM: Dan Olson, Principal Planner

RE: Final Plat of McCormick Resubdivision - Resubdivide three lots into two lots along Pebble Beach Ct. in the South Pointe Greens Unit Two Subdivision (Pebble Beach Ct.) (Charles McCormick)

I. GENERAL INFORMATION

A. Purpose Resubdivide Lots 72, 73 and 74 in South Pointe Greens Unit Two

B. Owner/Applicant Brendan and Jill McCormick and Lee Hadick/Charles McCormick

C. Location and Size Lots 72, 73 and 74 in South Pointe Greens Unit Two – Pebble Beach Ct./.67 acres

II. BACKGROUND AND ANALYSIS

The applicant, Charles McCormick, is requesting to resubdivide lots 72, 73 and 74 in the South Pointe Greens Unit Two Subdivision located along Pebble Beach Ct. from three lots to two lots. Lot 72 contains a single-family detached home and is owned by Brendan and Jill McCormick. Lots 73 and 74 are vacant and owned by Lee Hadick. The resubdivision involves adding about 35 feet from the north side of lot 73 to lot 72 and adding about 40 feet from south side of lot 73 to lot 74. The result of the resubdivision will be a new Lot 1 at 15,150 sq. ft. (.34 acres) and Lot 2 at 14,375 sq. ft. (.33 acres). The intent is for Brendan and Jill McCormick to purchase an additional 35 feet of lot 73, which will create the new lot 1. The applicant, Charles McCormick, will purchase the new lot 2 and construct a home. The existing 10-foot-wide easement between lots 72 and 73 will remain on the new lot 1 at the same location.

The plat has been reviewed by staff and comments have been generated. The Commission’s review only pertains to the Plat, not any home.
III. RECOMMENDATION

Sample Motion:

I move that the Planning and Zoning Commission recommend approval of the Final Plat of the McCormick Resubdivision dated 10-14-19 prepared by William Hanna Surveyors as shown on Exhibit A and per the comments as noted on Exhibit B.
Exhibit B

1. Remove the City Engineer’s Certificate from the Plat.

2. In the City Council certificate block, remove “Ruth A. Scott Deputy City Clerk” and replace with ‘Lynn Fazekas City Clerk”

3. The lines for the year should be changed from 200___ to 20___.

4. The water service line that is not going to be used should be discontinued at the water main per the City of DeKalb requirements.

5. The sanitary service line that won’t be used shall be suitably capped per the requirements of the Kishwaukee Water Reclamation District.
EXHIBIT A

FINAL PLAT OF McCormick RESUBDIVISION
BEING A RESUBDIVISION OF LOTS 72, 73 AND 74 IN SOUTH POINTE GREENS PLANNED UNIT DEVELOPMENT UNIT 2, AS RECORDED PER DOCUMENT NO. 2005009129 IN THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS.

Scale 1"=30'

STATE OF ILLINOIS
COUNTY OF DEKALB

STATE OF ILLINOIS
COUNTY OF DEKALB

This plat was filed for record in the Recorder's Office of Dekalb County, Aforesaid on this day of 200 __ , at __ __ O'clock __ M. and recorded in Plat Cabinet __ at slide __ , as Document No. __.

DOUGLAS J. JOHNSON
DEKALB COUNTY RECORDER

FOR: CHARLES MCCORMICK
JOB NO. WES 15037

Prepared by:
William E. Hanna Surveyors
508 Pine Street
DeKalb, Illinois 60115
(815) 756-2183
Fax: 756-2532
info@hannasurveyors.com
License #: 184007413

STATE OF ILLINOIS
COUNTY OF DEKALB

SHAWN R. VONKAMPEN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2710
LICENSE EXPIRATION: NOVEMBER 30TH, 2020

Note: Lot One of McCormick Resubdivision is subject to public utility and drainage easement provisions as shown on the plan of South Pointe Greens Planned Unit Development Unit 2, as recorded per Document No. 2005009129 (see plot for provisions).

Note: No new easements were granted per McCormick Resubdivision.
MINOR SUBDIVISION (UP TO 3 LOTS)

A. APPLICANT

1. Petitioner / Petitioner Representative
Name: Charles McCormick
Mailing Address: 430 Parkside Dr
City, State, ZIP: Sycamore, IL 60178
Phone: 815-901-6881
Email: gecmccor@gmail.com

2. Property Owner (if different from Petitioner)
Name: Lee Hadick
Mailing Address: P.O. Box 376
City, State, ZIP: Oregon, IL 61061
Phone: 310-409-7460
Email: leehadick@yahoo.com

3. Engineer / Architect
Name: Kevin Ream
Mailing Address: 7584 Pinehurst Dr
City, State, ZIP: Aurora, IL 60506
Phone: 630-643-2167
Email: kevinream@reamhauser.com

4. Surveyor (if applicable)
Name: Shawn Van Kampen
Mailing Address: 508 Pine St.
City, State, ZIP: Dekalb, IL 60115
Phone: 815-753-2139
Email:

B. PROPERTY

1. Subdivision Name: Santa Feite PUD #2
2. Common Address or Location: Lots 72, 73, 74 on Pebble Beach Court
3. Parcel #s: 72 = 1103205-007; 73 = 1103205-008; 74 = 1103205-009
4. Legal Description (if necessary, briefly describe here and reference the full legal description on the Plat)

5. Size of the total area being subdivided (sq. ft. or acres): 0.67 acres
6. Proposed Number of Lots: Making 2 lots out of 3
7. Existing Zoning District

Updated: 9/2019
C. PRE-APPLICATION CONFERENCE

A Pre-application Meeting with City staff is required prior to the acceptance of this application, per Unified Development Ordinance 5.13.10(1).

Date of meeting 10/25/19

Individuals in attendance Dan Olson, Charles McCormick

D. CHECKLIST

Below are the minimum criteria necessary to properly process your application. Each item must be checked by the applicant to signify it is provided on this form or on other attached pages. Failure to submit all required information will result in delays in the City’s consideration of this application, per UDO 15.07.1.

<table>
<thead>
<tr>
<th>Item</th>
<th>If not applicable, indicate N/A and explain</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ 1. Filing Fee: $500.00 (&gt;3 lots) OR $300 (&lt;3 lots)</td>
<td></td>
</tr>
<tr>
<td>☐ 2. Three (3) copies of Preliminary Plat document</td>
<td></td>
</tr>
</tbody>
</table>

3. General Information

☐ a. Name of subdivision on plat
☐ b. Map key
☐ c. Compass, scale, date
☐ d. Township, range, section
☐ e. Acreage of tract to be subdivided (to 0.01 acre)
☐ f. Surveyor’s certification 03 5'0.002710

4. Names and addresses

☐ a. Owner(s) of record of tract to be subdivided
☐ b. Plat preparer
☐ c. Party for whom plat was prepared
☐ d. Engineer and surveyor
☐ e. Owners of immediately adjacent land

5. Districts, boundaries and Jurisdictions

☐ a. Zoning district(s)
☐ b. Floodplain/floodway boundaries
☐ c. School district
☐ d. Park district
☐ e. Fire district
☐ f. Sanitary district
☐ g. Drainage district
☐ h. Soil & water conservation district
☐ i. Public utilities
☐ j. Other districts, boundaries, etc.

Updated: 9/2019
<table>
<thead>
<tr>
<th>Item</th>
<th>If not applicable, indicate N/A and explain</th>
</tr>
</thead>
<tbody>
<tr>
<td>6. Lots, parcels, tracts, etc.</td>
<td>Lot 72 became 93 x 121</td>
</tr>
<tr>
<td>□ a. Proposed lot and block depths and widths (to nearest foot)</td>
<td>Lot 74 became 115 x 125</td>
</tr>
<tr>
<td>□ b. Size of proposed lots (to nearest foot if less than 1 acre; to nearest 0.1 if greater than 1 acre)</td>
<td>New Lot 72 = 0.25 acre</td>
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<tr>
<td>□ c. Proposed building setback lines</td>
<td>New Lot 74 = 1.33 acre</td>
</tr>
<tr>
<td>□ d. Location of building lines for fences</td>
<td>Per code</td>
</tr>
<tr>
<td>□ e. Location of earth berms</td>
<td></td>
</tr>
<tr>
<td>7. Streets and sidewalks</td>
<td></td>
</tr>
<tr>
<td>□ a. All existing and proposed street names</td>
<td>Pebble Beach Court</td>
</tr>
<tr>
<td>□ b. All existing and proposed pavement and all right-of-way widths</td>
<td></td>
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<tr>
<td>□ c. All existing and proposed sidewalks, pedestrian/bicycle paths, nature trails, etc.</td>
<td></td>
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<tr>
<td>□ d. Grades and profiles of streets and sidewalks (or written declaratory statement for subdivider’s engineer)</td>
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<tr>
<td>8. Utilities</td>
<td></td>
</tr>
<tr>
<td>□ a. Location, size, and dimensions of all existing and proposed water mains and sanitary sewer mains</td>
<td></td>
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<tr>
<td>□ b. Location, size, and dimensions of all existing and proposed utility easements</td>
<td></td>
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<tr>
<td>□ c. Written declaratory statement form</td>
<td></td>
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<tr>
<td>9. Stormwater</td>
<td></td>
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<tr>
<td>□ a. Location and size of all existing and proposed storm sewer mains, catch basins, storm sewer laterals, field tiles, etc. along with all existing and proposed easements</td>
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<tr>
<td>□ b. Location and size of all existing and proposed detention and retention areas and an explanation of how they will function</td>
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<tr>
<td>□ c. All calculations and other data from subdivider’s engineer used to demonstrate the ability of all stormwater facilities to effectively accommodate runoff</td>
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<tr>
<td>10. Physical information</td>
<td></td>
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<tr>
<td>□ a. All contour data at 2-foot intervals</td>
<td></td>
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<tr>
<td>□ b. Proposed buildings, their use, and foundation elevations</td>
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<tr>
<td>□ c. Existing building, buried structures, bridges, culverts, and other physical structures, etc.</td>
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<tr>
<td>□ d. Results of any soil tests, borings, water surveys, etc. (optional)</td>
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<tr>
<td>□ e. Water courses, wooded areas, wetlands, likely areas of archaeological significance, likely areas of endangered species’ habitats, etc. (if applicable)</td>
<td></td>
</tr>
</tbody>
</table>
Item | If not applicable, indicate N/A and explain
---|---
11. Where applicable, provide all of the information listed herein for all adjacent land within 150 feet of the boundaries of the tract to be subdivided, including, but not limited to ownership, use, lot configuration, zoning, floodplain/floodway, street and sidewalk pavements and right-of-way widths, utilities and stormwater facilities (size, location, easements, etc.) | 

12. Likely platting phases of the subdivision | 

13. Traffic study (if applicable) | 

14. Soils report (22.02a) from Soil & Conservation District (if applicable) | 

15. Other | (please indicate) 

E. The petitioner hereby agrees this application and plat will be placed on a Planning and Zoning Commission agenda only after it is completed in full.

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

[Signature]
Petitioner Signature

10/25/19
Date

I hereby affirm 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 request as described above (petitioner must sign if s/he is the owner).

[Signature]
Property Owner Signatures

10-25-19
Date

10-25-19
28 Oct 2019

Updated: 9/2019