



2019011531

DOUGLAS J. JOHNSON
RECORDER - DEKALB COUNTY, IL

RECORDED: 12/13/2019 11:29 AM
REC FEE: 75.00

STATE OF ILLINOIS)
COUNTY OF DEKALB) SS
CITY OF DEKALB)

PAGES: 9

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CERTIFICATION

I, **RUTH A. SCOTT**, am the duly qualified and appointed Executive Assistant of the City of DeKalb, DeKalb County, Illinois, as authorized by Local Ordinance 2019-059, and as such Executive Assistant, I maintain and am safe-keeper of the records and files of the Mayor and City Council of said City.

I do hereby certify that the attached hereto is a true and correct copy of:

ORDINANCE 2019-086

APPROVING A SPECIAL USE PERMIT FOR CELL ANTENNA AT 100 W. LINCOLN HIGHWAY, DEKALB, ILLINOIS (MOBILITIE) (WALGREENS).

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois, on the 9th day of December 2019. The original document will be kept on file at the City of DeKalb Municipal Building.

WITNESS my hand and the official seal of said City this 11th day of December 2019.

RUTH A. SCOTT, Executive Assistant

Prepared by and Return to:

City of DeKalb
City Manager's Office
Attention: Ruth A. Scott
200 S. Fourth Street
DeKalb, Illinois 60115



APPROVING A SPECIAL USE PERMIT FOR A CELL ANTENNA AT 100 W. LINCOLN HIGHWAY, DEKALB, ILLINOIS (MOBILITIE) (WALGREENS).

WHEREAS, the City of DeKalb (the "City") is a home rule municipality with the power and authority conferred upon it by the Illinois Constitution; and,

WHEREAS, Mobilitie (herein referred to as "Petitioner"), has petitioned the City for approval of a special use permit for a cell antenna on the building located at 100 W. Lincoln Highway, DeKalb, Illinois (herein referred to as "Subject Property"),

WHEREAS, pursuant to proper legal notice, a public hearing was conducted by the City's Planning and Zoning Commission on December 4, 2019; and

WHEREAS, the City and Petitioner have conducted all required public hearings before the City's Planning and Zoning Commission for the special use permit for the Subject Property, and have otherwise satisfied all conditions precedent to the adoption of this Ordinance; and

WHEREAS, the City Council has reviewed and adopts the following findings of fact of the Planning and Zoning Commission of the City of DeKalb, finds that the proposed special use permit is in conformance with the applicable factors contained therein, and finds that approval of the special use permit for the Subject Property is in the public interest and promotes the public health, safety and welfare;

STANDARDS OF A SPECIAL USE – ARTICLE 14.03.05 (2) OF THE UNIFIED DEVELOPMENT ORDINANCE

- 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.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL of the City of DeKalb, Illinois as follows:

SECTION 1: The recitals set forth in the preamble are hereby incorporated herein by reference and made a part of this Ordinance.

SECTION 2: This Ordinance is limited and restricted to the Subject Property described as follows:

That part of the original Village (now City) of DeKalb, as shown in Book 11A11 of plats, Page 8 1/4, described as follows: Commencing at a point which is 66 feet westerly of the west line of Block 2 of the original Village (now City) of DeKalb, and 9.3 feet southerly from a westerly extension of the north line of said Block 2; Thence south 19 degrees, 57'48" west, parallel with the west line of said Block 2, a distance of 15.0 feet for a point of beginning; Thence continuing south 19 degrees 57' 48" west, along said parallel line, 356.0 feet to the north line of the Chicago and Northwestern Railway; thence south 88 degrees 10' 50" west, along said north, 171.91 feet; thence north 19 degrees 32' 46" east, 386.48 feet to the southerly line of West Lincoln Highway; thence east, along said southerly line, 31.25 feet, thence south 19 degrees 26' 17" west, 4.24 feet; thence east, 6.91 feet; thence north 4.0 feet to said southerly line; thence east, along said southerly line, 117.3 feet; thence south 35 degrees 17' 10" east, 17.33 feet to the point of beginning, all in the City of DeKalb; DeKalb County, Illinois.

The property is commonly known as 100 W. Lincoln Highway, DeKalb, Illinois 60115, and encompasses Parcel Identification Numbers ("PIN") 08-22-280-040, 08-22-280-039 and 08-22-280-037.

SECTION 3: The City's corporate authorities grant a special use permit for the Subject Property for a cellular antenna per the plans dated 9-19-19 prepared by Mobilitie and attached as Exhibit A.

SECTION 4: All ordinances or portions thereof in conflict with this ordinance, including the prior versions of the ordinances included above, are hereby repealed.

SECTION 5: Should any provision of this Ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions will remain in full force and affect the same as if the invalid provision had not been a part of this Ordinance.

SECTION 6: That all provisions of the UDO shall remain in full force and effect and this Ordinance shall take effect upon its passage and approval according to Law. The City Clerk or Executive Assistant shall record a copy of this Ordinance after execution of this Ordinance.

ADOPTED BY THE CITY COUNCIL of the City of DeKalb, Illinois at a Regular meeting thereof held on the 9th day of December 2019 and approved by me as Mayor on the same day. Passed on First Reading by an 8-0 roll call vote. Aye: Morris, Finucane, Smith, Perkins, McAdams, Verbic, Faivre, Mayor Smith. Nay: None. Second Reading waived by an 8-0 roll call vote. Aye: Morris, Finucane, Smith, Perkins, McAdams, Verbic, Faivre, Mayor Smith. Nay: None.

ATTEST:


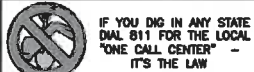

Ruth A. Scott
Executive Asst.



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



IF YOU DIG IN ANY STATE
 DIAL 811 FOR THE LOCAL
 "ONE CALL CENTER" -
 IT'S THE LAW

THE UTILITIES SHOWN HEREIN ARE FOR THE CONTRACTOR'S
 CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT
 SHOWN ON THESE PLANS. THE ENGINEER/ARCHITECT ASSUMES
 NO RESPONSIBILITY FOR THE LOCATION THEREOF AND IT SHALL
 BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL THE
 UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DISCREPANCIES
 TO THE (3) UTILITIES BY THE CONTRACTOR SHALL BE THE
 SOLE RESPONSIBILITY OF THE CONTRACTOR.

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 UNMANNED 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.

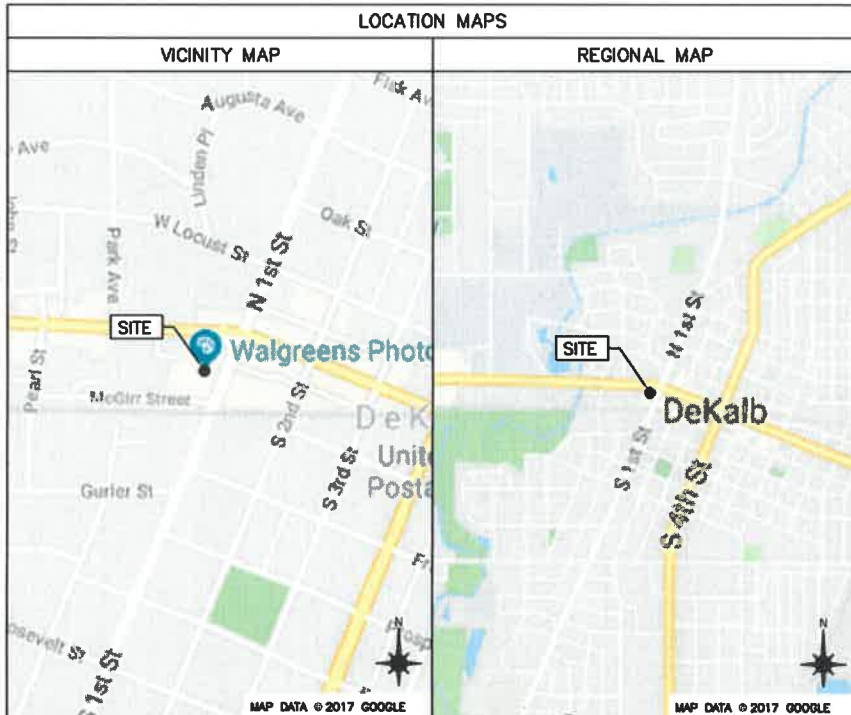
THIS DESIGN IS SUBJECT TO ANY JURISDICTIONAL AND OWNER
 APPROVALS INCLUDING JURISDICTIONAL REQUIREMENTS, RF
 EQUIPMENT CONFIGURATION, AND FINAL UTILITY COORDINATION WITH
 PUBLIC POWER AND UTILITY PROVIDERS/ CONTRACTOR TO CONFIRM
 FINAL REQUIREMENTS WITH OWNER.

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:	CITY OF DEKALB
PROPERTY OWNER:	
APPLICANT:	

ENGINEER

JACOBS TELECOMMUNICATIONS, INC.
 5449 BELLS FERRY ROAD
 ACWORTH, GA 30102
 CONTACT: KARL KRATINA
 PROJECT MANAGER
 TEL: (678) 480-1416
 PROJECT: ER00221



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

DRAWING INDEX

SHEET NO:	SHEET TITLE
T-1	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
EQ-1.0	EQUIPMENT MAST MOUNT DETAILS
EQ-2.0	EQUIPMENT DETAILS
EQ-3.0	EQUIPMENT DETAILS
E-1	ELECTRICAL DETAILS
E-1.1	CABLING DIAGRAM
G-1	GROUNDING PLAN
FN-1	FIRE PROOFING NOTES
RP-1	ROOF PENETRATION
GN-1	GENERAL NOTES
GN-2	GENERAL NOTES
GN-3	GENERAL NOTES

mobilitie
 intelligent infrastructure
 3475 PIEDMONT ROAD NE
 SUITE 1000
 ATLANTA, GEORGIA 30305
 PHONE: (312) 638-5400



PROJECT NO: ER00221
 DRAWN BY: B. POTESTA
 CHECKED BY: C. RAMEY

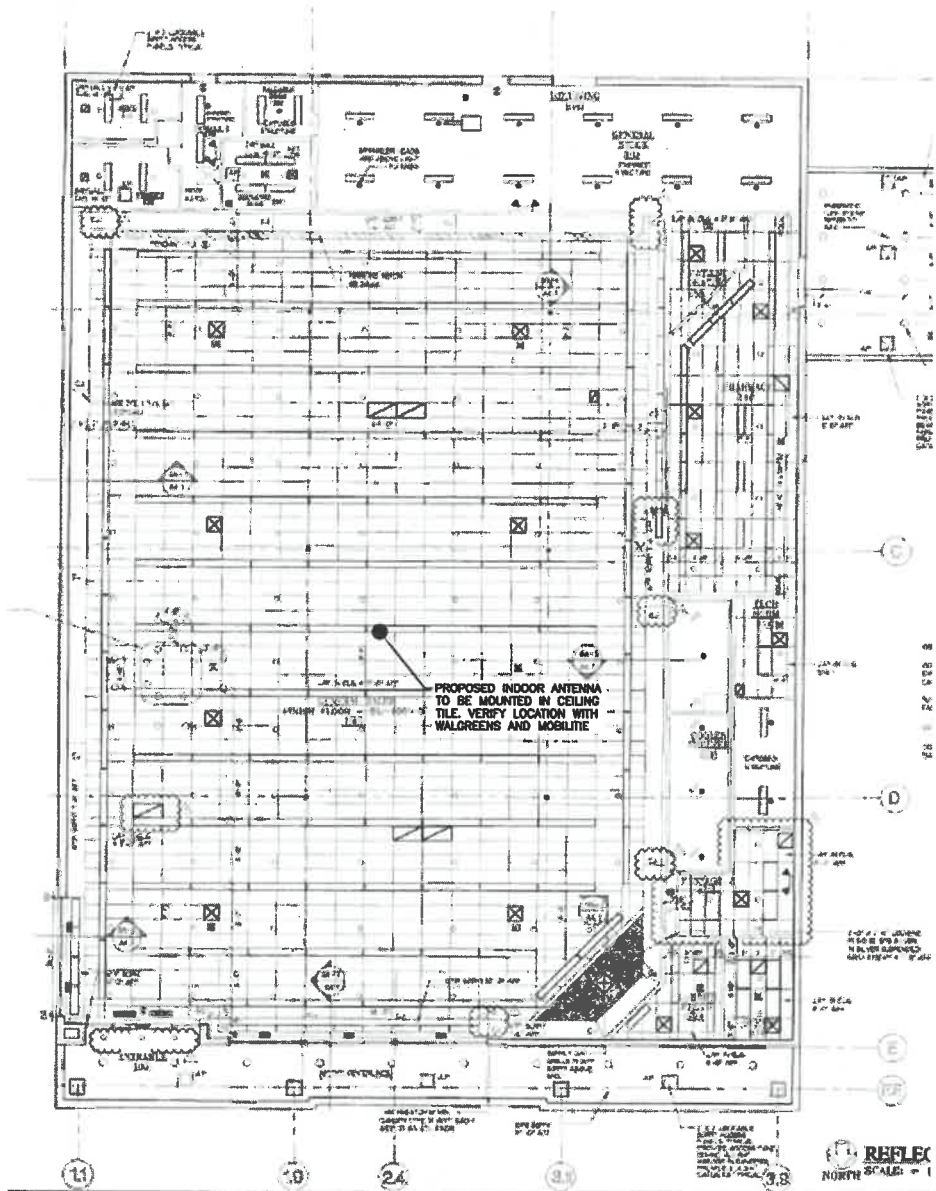
REV	DATE	DESCRIPTION
E	08.18.19	UPDATE ANTENNA TO WALL MOUNT
D	03.05.19	UPDATE DRAWING
C	04.02.18	TEMPLATE ISSUES
B	12.05.18	ADD SIBD DETAILS
A	11.09.18	FOR REVIEW

IT IS A VIOLATION OF THE LAW FOR ANY
 PERSON UNLESS THEY ARE ACTING UNDER THE
 SUPERVISION OF A LICENSED PROFESSIONAL
 ENGINEER, TO ALTER THIS DOCUMENT

WAG STORE 4042
 CH90XS111
 100 W. LINCOLN HWY
 DEKALB, IL 60115
 ROOF TOP

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1



3475 Piedmont Road NE
 Suite 1000
 Atlanta, Georgia 30305
 Phone: (312) 636-5400

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

E	09.19.19	UPDATE ANTENNA TO WALL MOUNT
D	05.06.19	UPDATE EQUIPMENT
C	04.02.19	TEMPLATE UPDATES
B	12.05.18	ADD TILED DETAILS
A	11.09.18	FOR REVIEW

IT IS A VIOLATION OF THE LAW FOR ANY PERSON OTHER THAN THE DESIGNER OR THE DESIGNER'S EMPLOYEE TO ALTER THIS DOCUMENT

WAG STORE 4042
 CH80XS111
 100 W. LINCOLN HWY
 DEKALB, IL 60115
 ROOF TOP

SHEET TITLE
REFLECTED CEILING PLAN

SHEET NUMBER
SP-3.0

