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 2020-012

APPROVING A SPECIAL USE PERMIT FOR THE CO-LOCATION OF CELL ANTENNAS AND ASSOCIATED EQUIPMENT AT 1500 S. 7TH STREET, DEKALB, ILLINOIS (VERIZON WIRELESS).

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois, on the 24th day of February 2020.

WITNESS my hand and the official seal of said City this 10th day of March 2020.

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
ORDINANCE 2020-012  

APPROVING A SPECIAL USE PERMIT FOR THE CO-LOCATION OF CELL ANTENNAS AND ASSOCIATED EQUIPMENT AT 1500 S. 7TH STREET, DEKALB, ILLINOIS (VERIZON WIRELESS).

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, Verizon Wireless (herein referred to as “Petitioner”), has petitioned the City for approval of a special use permit for co-location of cell antennas and associated equipment at the existing AT&T cell tower located at 1500 S. 7th Street, DeKalb, Illinois (herein referred to as “Subject Property”) and zoned “LI” Light Industrial District; and

WHEREAS, pursuant to proper legal notice, a public hearing was conducted by the City’s Planning and Zoning Commission on February 5, 2020; 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 antennas will comply with all regulations of the "LI" Light Industrial District and the UDO. The only point of visual interest, as defined by the UDO, in the vicinity of the subject property is McCormick Park, which is located to the south. The proposed co-locating on the existing AT&T Tower will have minimal impact on the profile of the existing structure. The antennas will not extend beyond the height of the existing tower. The applicant will be meeting the conditions for a special use for cell antennas per the UDO standards, Article 7.08.08.

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

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

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

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

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

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

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

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:

Lot 2 of First Addition to C. Bradt Industrial Subdivision, Being a Part of the East Half of the Southwest Quarter of Section 26, Township 40 North, Range 4 east of the Third Principal Meridian, as per the Plat Thereof Recorded August 9, 1961, in the Recorder’s Office of DeKalb County, Illinois, as in Book L of the Plats, Page 64, as Document Number 306513, situated in DeKalb County.

The property is commonly known as 1500 S. 7th Street, DeKalb, Illinois 60115, and has a Parcel Identification Number ("PIN") 08-26-326-002.

SECTION 3: The City’s corporate authorities grant a special use permit for the Subject Property located at 1500 S. 7th Street for co-location of cell antennas and associated equipment per the plans dated 2-17-20 prepared by Verizon Wireless 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 24th day of February 2020 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 Assistant

JERRY SMITH, Mayor
SUBJECT PROPERTY
LOT 2 OF FIRST ADDITION TO C. BRADT INDUSTRIAL SUBDIVISION, BEING A PART
OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 40
NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER THE PLAN
THEREOF RECORDED AUGUST 9, 1961, IN THE Recorder's OFFICE OF DEKALB
COUNTY, ILLINOIS, AS IN BOOK L OF PLATLS, PAGE 64, AS DOCUMENT NUMBER
336613, SITUATED IN DEKALB COUNTY.
NOTES

1. Bearings, if any, shown herein refer to true north determined by GPS measurement.

2. Elevations shown are on the North American Vertical Datum of 1988.

3. Benchmark: Chiseled Square in Concrete located as shown: Elevation 807.84


5. Surface evidence of underground improvements, if any, shown herein is based on physical observations of utility markers. If any, shown herein according to scale located performed May 30, 2019. Pour Discharge ticket number A148634-1, as found in field. Verification of location of underground utilities should be performed prior to the commencement of any excavation or construction.

6. No title work was provided for use in the preparation of this site survey. Subject property legal description shown herein was prepared for the purpose of this site survey only. Using information from plat of survey number 9016-45-4-305-00, dated March 14, 2016. Issued by Consolidated Land Surveying, Inc., provided by client. For building lines, setbacks, and other restrictions not shown herein, refer to deeds, abstracts, title policies, searches, or other written contracts and local building and zoning ordinances.

7. The subject property shown herein lies within unshaded flood zone X. An area determined to be outside the 0.2% annual chance floodplain by the Federal Emergency Management Agency for Rock County, Illinois, on flood insurance rate map panel number 1703F00275E, dated January 2, 2009.

8. Center of existing self-support tower:

NAD 83

Latitude North 41°54'41.5" North (41.912339)
Longitude West 89°44'51.37" West (89.74767)

Within tolerances set by FAA in 1A Certificate Requirements.

9. A.A.S.L. Height of Ground Elevation 888

A.A.S.L. Height of Center Line of Dish Antenna Elevation 970

A.A.S.L. Height of Center Line of Antenna Elevation 1064

A.A.S.L. Height of Top of Benched Elevation 1172

A.A.S.L. Height of Center Line of Dish Antenna Elevation 1161

A.A.S.L. Height of Center Line of Dish Antenna Elevation 1187

A.A.S.L. Height of Top of Dish Antenna Elevation 1182

A.A.S.L. Height of Top of Benched Elevation 1182

Within tolerances set by FAA in 1A Certificate Requirements.

10. Topographical information and improvements shown herein are based on field observations and measurements performed June 5, 2019.

11. This site survey does not represent a boundary survey of the subject property.
### Equipment Change Request Form

<table>
<thead>
<tr>
<th>Date</th>
<th>Date of</th>
<th>Product Code</th>
<th>Order No.</th>
<th>Description</th>
</tr>
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<td>3/1/2020</td>
<td>RFS-001</td>
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<td>Antenna</td>
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#### Combines - Cable Data

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<tr>
<td>Shielded Cable</td>
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#### I/O Bar - Ryocel Layout - Template

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<th>Channel 3</th>
<th>Channel 4</th>
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<tbody>
<tr>
<td>Example</td>
<td>Example</td>
<td>Example</td>
<td>Example</td>
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</tbody>
</table>

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**Notes:**
- All changes must be approved by the project manager.
- All tools and materials must be listed in the budget.
- All work must be completed by 12/31/19.
### Electrical Schematic

**Main: 200**, **Voltage: 120/240**, **Phase: 3**, **Wire: 3**

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</table>

**Surge Arrestor**

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**NOTE:**
1. LEASEE TO EQUIPMENT ENGINEERING TO SUPPLY BREAKERS FOR RADIO & POWER CABINETS
2. Q.C TO SUPPLY BREAKERS NOTED WITH (*)
3. SURFACE MOUNTED NEMA SR INDOOR 20K A/C BREAKERS
   (CONTRACTOR SHALL VERIFY A/C RATINGS WITH POWER PROVIDER)

---

**LEGAL**
NOTICE TO CONTRACTOR – ENVIRONMENTAL CONDITIONS/RESTRICTIONS AT
[Street Name & Additional Information]

Note: Verizon Wireless makes no representation or warranty as to the accuracy or completeness of
the information below. Company is fully responsible for its own compliance with all applicable laws
and regulations. To the extent that Company becomes aware of any additional environmental
conditions, it agrees to immediately inform Verizon Wireless.

The Company’s response to this construction bid shall constitute the Company’s
acknowledgement and acceptance of the stated conditions and restrictions at the site.

The following environmental conditions have been identified at the project site:

<table>
<thead>
<tr>
<th>Environmental Condition</th>
<th>Description and Location of Contamination</th>
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</table>
| Presence of Respect Area                 | The Total Land cover in a cell sample taken from the proposed lease area was 22% gravel below the frost line, and concentration of 36 mg/kg for lead in the area of interest.
| Contaminated soil                         | The source is lead paint residue. |
| Presence of Inhaling                     | Land-based paint (LBP) in the form of the red paint on the tower (0.1% by weight). |
| Presence of Lead-Based Paint             | According to the FAA Map, a Pictorial Enlargement Uncertainty Plotted Wetland is located approximately 250 feet southwest and upslope of the tower compound. An initial map indicates the location compound and the wetland in question. A 2,000-gallon diesel aboveground storage tank (AST) associated with a diesel engine is located approximately 80 feet northeast and downslope of the tower compound on the parent parcel. An aerial map depicting the tower compound and the AST is included. |

Applicable legal requirements or Verizon Wireless policies and procedures may require that these
conditions be communicated to all parties involved in the construction activities at the project site. To
the extent that the scope of the project work includes measures to address these conditions, details of the
work to be performed must be as specified in the project documents and/or the Authorization Letter.

Environmental conditions affecting scope of work:
For project documents for detailed specifications.

Technical Recommendations:

Lead-Based Paint (LBP): The red paint on the tower is LBP.
- Contractors/personnel are advised to take appropriate precautions.
- The LBP must be abated from Verizon Wireless' (VDW) proposed disturbance areas by an appropriately licensed and certified contractor under environmental oversight (i.e., prior to the commencement of inverse works on the affected area(s)).
- Environmental oversight, performed by VDW's environmental consultant (Tested Corp.), will be required during the abatement activities to ensure removal of the LBP, disposal of the LBP, and that the related materials and other documentation are disposed of properly. (Contact for Tested Corporation at info@testedcorp.com or 888-227-0505)

Man made Wetland:
- To mitigate the risk of impact to the wetland, construction related staging and/or storing of excavated materials on the parent tract only will occur anywhere upstream of the tower compound.
- Appropriate soil erosion and sediment controls and local practices for stormwater management must be implemented during construction activities sufficient to mitigate the risk of impact to the wetland.

Aboveground Storage Tank (AST):
- It is not anticipated that onsite soils are contaminated. However, contractors/personnel are advised of the potential environmental risks associated with AST are advised to take appropriate precautions. Should any evidence of contaminated soil (maceration, unedible or feathers, etc.) be encountered, during excavation, activity at the site, work must cease and Verizon Wireless' construction management and/or Environmental Compliance teams must be contacted immediately.

Company is required to comply fully with all applicable environmental, industrial hygiene, and worker
health and safety laws and regulations. Verizon Wireless’ direction and/or instructions contained in this
Notice To Contractors. Company shall retain qualified, appropriately specialized (and/or licensed), as
required) and adequately trained environmental firm for the completion of specialized work as applicable. Company shall evaluate whether a Health and Safety Plan (HASP) is warranted. Vendors must have the latest authority to approve the selection of such environmental services pertaining services on its behalf. The construction bid package shall include qualifications of proposed firms with respect to the following required services:

Environmental Services Required:
- Site Access Agreement
- Abandoned culverts
- Pedestal至 the road or the lower (environmental oversight required)
- Excavation, filling or trimming through and ongoing (environmental) NPDES permits
- Other: the use of appropriate site access and sediment control measures and best practices for onsite stormwater management, construction activities to mitigate risk of erosion to the weir.

Company shall ensure at all times that only appropriately sized, trained, and licensed workers perform the required environmental services. It is the responsibility of the Company to adhere to all the restrictions in response to the above environmental conditions.

An active and experienced environment consultant is required if transportation and disposal of waste is carried out in accordance with applicable laws, regulations, and the Verizon Wireless Environmental Compliance Program. THE USE OF SUCH CONSULTANT IS MANDATORY.

Site Access Agreement:
- Check all that apply
  - Excavation or fills
  - Pedestals
  - Emergency items
  - Other:

Contractor's Signature: ____________________________
Print Name: ____________________________
Witness: ____________________________
Site Name: _______________________________________________________________________
Site Address: _____________________________________________________________________
City, State, Zip: ___________________________________________________________________
NOTE: This material is to be returned to Area Compliance office with the BES Closeout Package.

CHICAGO SMSA
Limited partnership
with VERIZON WIRELESS

Attachment B

VERIZON WIRELESS Post-Construction
Environmental Restoration Summary Close-Out Notification

CONFIDENTIAL, AND PROPRIETARY INFORMATION FOR VERIZON WIRELESS RETAILER USE ONLY

POST-CONSTRUCTION FOLLOW-UP BY CONSULTING MANAGER:

SUMMARY TYPE: ASB (B) 1000 800 000
(Site Restoration - Proposed New Construction)

SITE INFORMATION:
Site Name: 800 South 7th Street, DeKalb, IL

SP LOCATION ADDRESS: 800 South 7th Street, DeKalb, IL

NOTE: GENERATED

CHICAGO OPERATIONAL REQUIREMENTS/LIMITATIONS

Check all that apply:

☐ Original Modification
☐ Signature at authorized representative present
☐ Submission Contractor's name and address
☐ Site area, address and date of delivery (day only)
☐ Certification of materials used and weight
☐ Signature at submission to environmental control
☐ Great care taken to prevent loss, damage, or contamination
☐ Other: ____________________________

WASTE GENERATED:

☐ Site Access Agreement
☐ Pedestals
☐ Emergency items
☐ Other:

Check all that apply:

☐ Original Modification
☐ Signature of authorized representative present
☐ Submission Contractor's name and address
☐ Site area, address and date of delivery (day only)
☐ Certification of materials used and weight
☐ Signature at submission to environmental control
☐ Great care taken to prevent loss, damage, or contamination
☐ Other: ____________________________

Date: ____________________________
Print Name: ____________________________

VERIZON WIRELESS Closeout Report to Area Compliance

CHICAGO SMSA
Limited partnership
with VERIZON WIRELESS

PROJECT # 8215680037 V99 LOCATION 2 305521
STATE HWY 31 & FARMER DRIVE
1500 SOUTH 7TH STREET
DEKALB, IL 60115

NOTICE TO CONTRACTORS

BES CONSTRUCTION

NTG-2
2/18/20

Mr. Dan Olson, Principal Planner
City of DeKalb
200 South Fourth Street
DeKalb, IL 60115

RE: 1500 S 7th Street - Two Readings

Mr. Olson,

I am requesting the first and second reading at the next City Council Meeting.

Our application was recommended unanimously by the Planning Commission for favorable action by the Council, which noted collocation on existing towers is preferred method over new structures in the City of DeKalb.

Verizon Wireless looks forward to providing better cell service to the City of DeKalb. Thank you for your consideration.

Sincerely,

Doug Dolan
Douglas K. Dolan, President
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT
January 31, 2020

TO: DeKalb Planning and Zoning Commission

FROM: Dan Olson, Principal Planner

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

I. GENERAL INFORMATION

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

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

C. Petitioner Dolan Realty Advisors, represented by Margie Oliver

D. Existing Zoning "LI" Light Industrial District

E. Existing Land Use AT&T Communication Tower

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

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

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

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

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

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

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

III. STANDARDS OF A SPECIAL USE

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

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

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

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

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

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

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

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

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

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

IV. CITIZEN RESPONSE/COMMENTS

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

V. RECOMMENDATION

Sample Motion:

Based upon the submitted petition and testimony presented, I move that the Planning and Zoning Commission forward its findings of fact and recommend to the City Council approval of a special use permit for a cellular antennas on the AT&T Tower located at 1500 S. 7th St. per the plans dated 12-10-19 and attached as Exhibit A and subject to any staff comments being addressed prior to issuance of a building permit.
January 7, 2020

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

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

Dear Dan Olson:

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

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

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

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

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

Sincerely,

Mark Oliver
Project Manager

343 S. Kirkwood Road, #5, Box 220130, Kirkwood, MO 63122
January 16, 2020

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

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

Dear Planning Commission and Board Members;

7.08.08 Application for a Special Use Permit for Antenna Facilities

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

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

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

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

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

Color:

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

Height:

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

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

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

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

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

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

Landscaping and Screening:

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

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

Noise:

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

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

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

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

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

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

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

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

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

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

Margie Oliver  
Project Manager
SPECIAL USE PERMIT PETITION

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

FROM: Petitioner Name(s): Verizon Wireless Phone: 314-983-7706
Petitioner's Representative: Dolan Realty Advisors, LLC Email: moline@dolanrealtyadvisors.com
Mailing Address: 343 S. Kirkwood Rd. #5, Box 220130, Kirkwood, MO 63122

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

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

A. Legal Description and Parcel Number(s) – If necessary, attach the full legal description on a separate piece of paper:
   ALL THAT PARCEL OF LAND IN DE KALB COUNTY, STATE OF ILLINOIS, AS MORE FULLY DESCRIBED IN DEED DOC #84-00101, ID# 06-20-325-002, BEING KNOWN AND DESIGNATED AS
   FOLLOWS:
   LOT 2 OF FIRST ADDITION TO C. BRADT INDUSTRIAL SUBDIVISION AS PER THE PLAT THEREOF
   RECORDED AUGUST 9, 1961 IN THE RECORDER'S OFFICE OF DE KALB COUNTY, ILLINOIS IN
   BOOK "L" OF PLATS, PAGE 64, AS DOCUMENT NO. 306513, SITUATED IN DE KALB COUNTY,
   ILLINOIS.

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

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

D. Existing Zoning: Light Industrial

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

F. Proposed Use and Description: On a separate document, describe the proposed use's characteristics. Also, indicate whether or not the proposed use would: a) Prevent development and use of neighboring property; b) impact adjacent existing and future land uses; c) impact adjacent property values; d) impact the general public's health, safety, and welfare; and e) be in conformance with all elements of the "UDO," Unified Development Ordinance -VZW to Collocate onto AT&T TMC0086 SST 2125 C2 and propose concrete pad with roof canopy and Diesel Generator.

(See Letter)

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

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

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

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

   (Via Email + Phone) - Dan Olsen 12/12/2019

   *Date of pre-application conference: Passed Ordinance 2015-038 September 28, 2015. Passed Council 7-0-1

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

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

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

   [Signature]
   Date: 1/7/2020

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

   [N/A]
   Property Owner Signature
   Date

Updated: 9/2019
LEGAL NOTICE

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

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

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

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

Katie and David Poole
630 Karen Avenue

Regards,
Katie Poole

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

Dan,

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

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

From: Olson, Dan [mailto:Dan.Olson@CITYOFDEKALB.com]  
Sent: Monday, January 27, 2020 1:19 PM  
To: Scott Cole <scott@colepallet.com>  
Cc: 'Brett Cole' <brett@colepallet.com>; john.cole <john.cole@colepallet.com>  
Subject: RE: 1500 S. 7th St. Antenna

Scott,

Thanks for your e-mail. I have provided a link below to our webpage that has supporting documents including the plans for the co-location. The antennas for Verizon will be placed about half way up the existing tower (see Sheet A-2).

https://www.cityofdekalb.com/DocumentCenter/View/10685/1500-S-7th-St---Supporting-Docs---Webpage

If you have any further questions, let me know. I can provide copies of the plans for you to pick up here at City Hall if you wish.

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

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

Dan,

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

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

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

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