

**APPROVING A SPECIAL USE PERMIT FOR EXISTING ANTENNAS AND ASSOCIATED EQUIPMENT ON TOP OF THE 16-STORY BUILDING AT 507 E. TAYLOR STREET, DEKALB, ILLINOIS, TO ALLOW FOR AN UPGRADE OF COMMUNICATION EQUIPMENT (US CELLULAR).**

**WHEREAS**, the City of DeKalb (the "City") is a home rule unit pursuant to the provisions of Article VII, Section 6 of the Illinois Constitution; and

**WHEREAS**, as a home rule unit of local government, the City may exercise any power and perform any function pertaining to its government and affairs, except as limited by Article VII, Section 6 of the Illinois Constitution; and

**WHEREAS**, USCOC of Central Illinois LLC (the "Petitioner"), is the owner of an existing cellular communications equipment on top of an existing 16-story residential building commonly known as 507 E. Taylor St. (the "Taylor Street Plaza"), DeKalb, Illinois (the "Subject Property"), and has petitioned the City for approval of a special use permit to upgrade the existing cellular communications equipment; and

**WHEREAS**, on March 1, 2021, pursuant to proper legal notice, a public hearing on Petitioner's application for a special use permit was conducted by the City's Planning and Zoning Commission; and

**WHEREAS**, the Petitioner conducted all required public hearings before the City's Planning and Zoning Commission for a special use permit to upgrade existing cellular communications equipment for the Subject Property and has otherwise satisfied all conditions precedent to the adoption of this Ordinance; and

**WHEREAS**, the City's corporate authorities adopt and incorporate herein the following findings of fact of the City's Planning and Zoning Commission, find that approval of the special use permit for the Subject Property is in the public interest and promotes the public health, safety and welfare, and specifically find that the proposed special use permit is in conformance with the applicable factors contained therein as follows:

**STANDARDS OF OF SPECIAL USE PERMIT FOR ANTENNA FACILITIES – ARTICLE 7.08.08 OF THE UNIFIED DEVELOPMENT ORDINANCE**

**1. Points of Visual Interest Shall Be Protected.**

The only point of visual interest, as defined by the Unified Development Ordinance (the "UDO"), in the vicinity of the Subject Property is park property to the east and west of the Subject Property. The proposed upgrade to the equipment will have no impact on the park areas as the equipment is on top of an existing 16-story building and there will be concealment film added to camouflage the antennas and equipment.

**2. Methods for Protecting Points of Visual Interest.**

As noted in standard #1, concealment film will be added to camouflage the antennas and equipment, which will help to minimize the visual effect on the surrounding area. Camouflaging of

the antennas will be a combination of reflective material (concealment film) and a brick design to blend with the building.

### **3. Color**

Camouflaging of the antennas will be a combination of reflective material (concealment film) and a brick design to blend with the building.

### **4. Height**

The UDO stipulates antennas may be permitted provided it is no greater than 22 feet taller than the existing structure. The proposed antenna upgrades and replacements will be no higher than the existing equipment on the building.

### **5. Setbacks Adjacent to Residential Uses**

As the proposed antennas are existing and being upgraded, this criterion does not apply to this request.

### **6. Lighting**

The UDO stipulates that no lighting is permitted except as required by the Federal Aviation Administration (FAA). There is no lighting present or proposed on the rooftop equipment.

### **7. Fencing and Security**

Since the upgrade is for roof-top equipment, this criteria does not apply.

### **8. Landscaping and Screening**

The Petitioner is proposing to use print wrap film on the equipment and concealment film on the antennas to help blend them into the surrounding environment.

### **9. Noise**

No noise generating equipment is present or proposed in relation to this request.

### **10. Tower Design**

Since this is an upgrade to existing equipment on the roof-top of the building, this criteria does not apply.

## **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 special use is for an upgrade to existing equipment that is co-locating on an existing building with other carriers. The property is zoned RC-1 and the proposed special use meets all

the requirements of the district and Article 7.08 (Wireless Communications Ordinance) of the UDO.

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.**

Antenna and associated equipment on top of the building on the Subject Property have existed for many years, and there is no evidence that the presence of the antennas and equipment has been detrimental to the value of other neighboring properties. In addition, the Petitioner is proposing to use print wrap film and concealment film on the equipment to minimize the visual effect on the surrounding area.

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 antenna and associated equipment related to the special use request are located on top of an existing 16-story building and will not dominate the immediate area and will not prevent development on the neighboring properties.

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

The Subject Property and structure are already served with adequate utilities.

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.**

Antenna and associated equipment on top of the building on the Subject Property have existed for many years, and the proposed use will be operated in a manner that is visually compatible with the surrounding area. The upgrade in the equipment will provide the residents of the City improved communication capabilities. The applicant is proposing to place concealment tape and print wrap film on the antennas and equipment to minimize the visual effect on the surrounding neighborhood.

**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 true, material, adopted, and incorporated herein as Section 1 to this Ordinance.

**SECTION 2:** This Ordinance is limited and restricted to the Petitioner's proposed use of the Subject Property as represented to the City Council and the City's Planning and Zoning Commission, and the Subject Property legally described as follows:

Part of Assessor's Lot 11 of the Southwest Quarter of Section 23, Township 40, North Range 4, East of the Third principal Meridian, DeKalb County, Illinois, described as follows: Commencing at the Southwest corner of said Assessor's Lot 11: thence Northeasterly along the West line of said Assessor's Lot 11, a distance of 35.7 feet to the point of intersection of the West line of said Assessor's Lot 11 with the North right of way line of Taylor Street for the place of beginning; thence Easterly along the North right of way line of said Taylor Street, a distance of 252.4 feet to the Southeast corner of Lot 3 of Sweet Subdivision, according to the Plat thereof recorded in the DeKalb County Recorder's Office: thence Northerly along the West line of said Sweet Subdivision, a distance of 208.0 feet to the Northwest corner of Lot 3 of said Sweet Subdivision; thence Easterly along the North line of said Sweet Subdivision, a distance of 17.15 feet: thence Northeasterly at an angle of 112 degrees 22 minutes measured clockwise from the last described course, a distance of 194.8 feet to a point that is 300.0 feet Southwesterly of (as measured at right angles to) the South line of Roosevelt Street; thence Northwesterly and parallel with the South line of Roosevelt Street in the City of DeKalb, Illinois, a distance of 170.6 feet to the West line of said Assessor's Lot 11; thence Southwesterly along the West line of said Assessor's Lot 11, a distance of 489.3 feet to the place of beginning situated in the City of DeKalb in the County of DeKalb in the State of Illinois.

The property is commonly described as 507 E. Taylor Street, DeKalb, IL 60115 and has a Parcel Identification Number (PIN) of 08-23-361-031.

**SECTION 3:** The City's corporate authorities approve a special use permit for existing antenna and associated equipment on top of a 16-story building to allow for an upgrade of communication equipment for the Subject Property, subject to the following conditions:

- 1) The antennas and equipment upgrades shall comply with the drawings dated 2-12-21 indicated on Exhibit A attached hereto and incorporated herein.
- 2) Panel antennas to be wrapped with 3M concealment film and 3M brick veneer wrap to match existing building. Exposed framing members on proposed gamma sector mount to be wrapped with 3M concealment film.
- 3) The Petitioner is required to submit the necessary application and plans to the City in compliance with applicable Building Codes and the regulations of Article 7.08 of the UDO (the "Wireless Communications Ordinance").

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

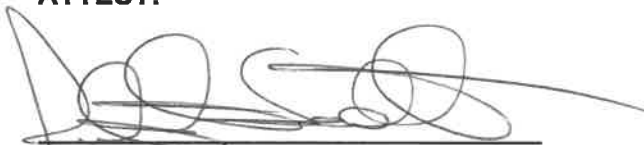
**SECTION 5:** This ordinance and each of its terms shall be the effective legislative act of a home rule municipality without regard to whether such ordinance should (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law, or (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the City's

corporate authorities that to the extent that the terms of this ordinance should be inconsistent with any non-preemptive state law, that this ordinance shall supersede state law in that regard within its jurisdiction.


**Section 6.** This Ordinance shall be in full force and effect after passage and publication pursuant to law. Publication date: March 9, 2021. Effective date: March 18, 2021.

**PASSED BY THE CITY COUNCIL** of the City of DeKalb, Illinois at a Regular meeting thereof held on the 8<sup>th</sup> day of March 2021 and approved by me as Mayor on the same day. Passed on First Reading by an 8-0 roll call vote. Aye: Morris, Finucane (Remote), Smith, Perkins, McAdams, Verbic, Faivre, Mayor Smith. Nay: None. Second Reading waived by an 8-0 roll call vote. Aye: Morris, Finucane (Remote), Smith, Perkins, McAdams, Verbic, Faivre, Mayor Smith. Nay: None.

**ATTEST:**



RUTH A. SCOTT, Executive Assistant



JERRY SMITH, Mayor

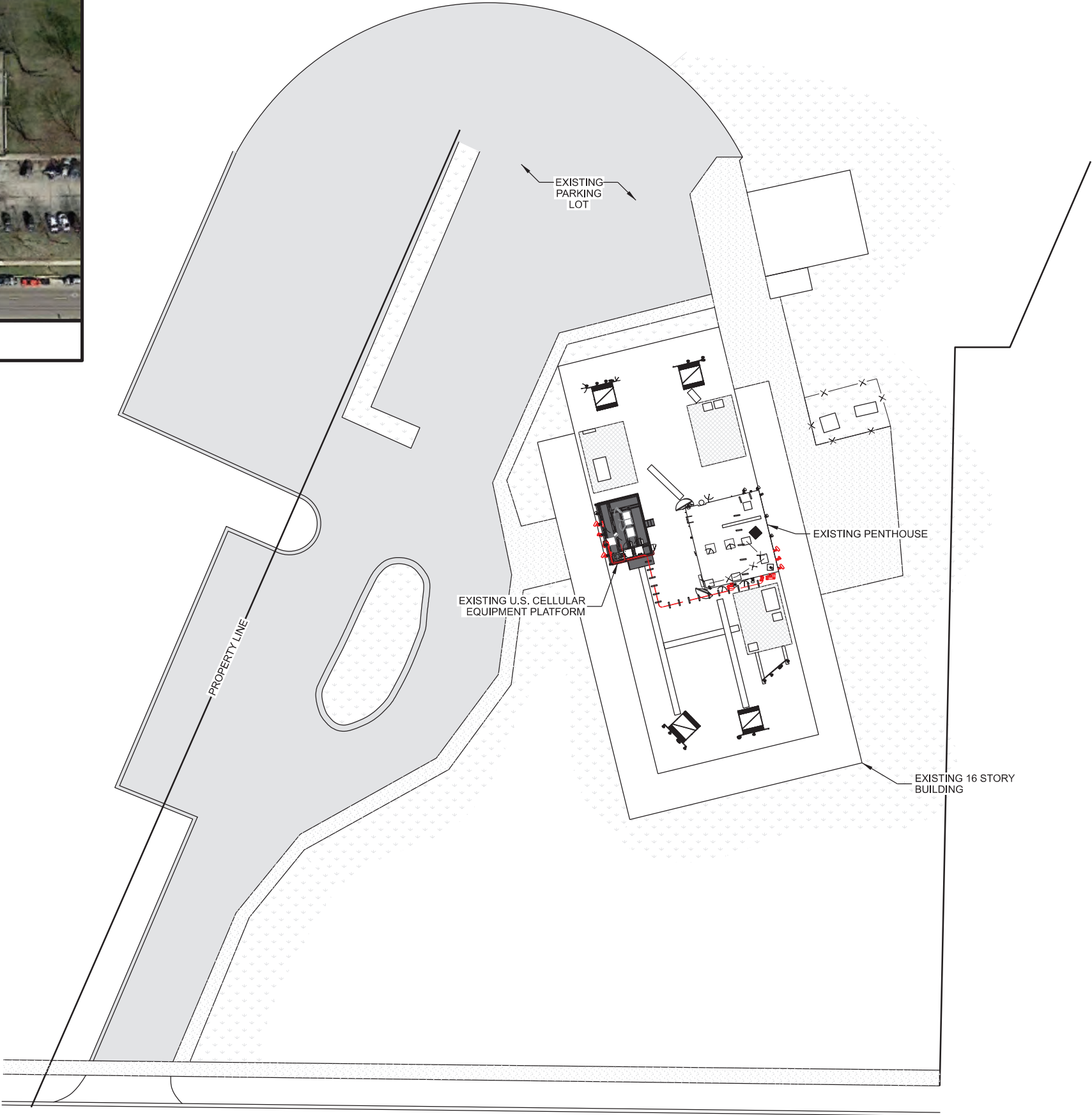








**A** **AERIAL**



**EAST TAYLOR STREET**

- NOTES:
1. AERIAL IMAGERY FROM GOOGLE EARTH.
  2. NORTH ARROW SHOWN AS APPROXIMATE.
  3. SITE PHOTOS PROVIDED BY EDGE CONSULTING ENGINEERS, INC.
  4. NO SURVEY AVAILABLE. SITE LAYOUT BASED ON FIELD MEASUREMENTS AND SITE PHOTOS.



CONSULTANT:

**Edge**  
Consulting Engineers, Inc.  
624 WATER STREET  
PRAIRIE DU SAC, WI 53578  
608.644.1449 VOICE  
608.644.1549 FAX  
www.edgeconsult.com

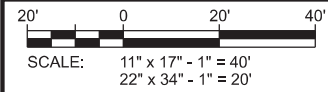
CLIENT:

**U.S. Cellular**  
U.S. CELLULAR  
8410 W. BRYN MAWR AVE.  
SUITE 700  
CHICAGO, IL 60631

**SITE PLAN**  
**DEKALB CENTRAL (597333)**  
**DEKALB, ILLINOIS**

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
LMK	07/31/20	REV. A
LMK	10/02/20	REV. B
MRM	12/01/20	REV. 0
MRM	02/12/21	REV. 1

CHECKED BY:	MRM
PLOT DATE:	2/12/2021
PROJECT NUMBER:	23759
SET TYPE:	FINAL
SHEET NUMBER:	<b>C-101</b>







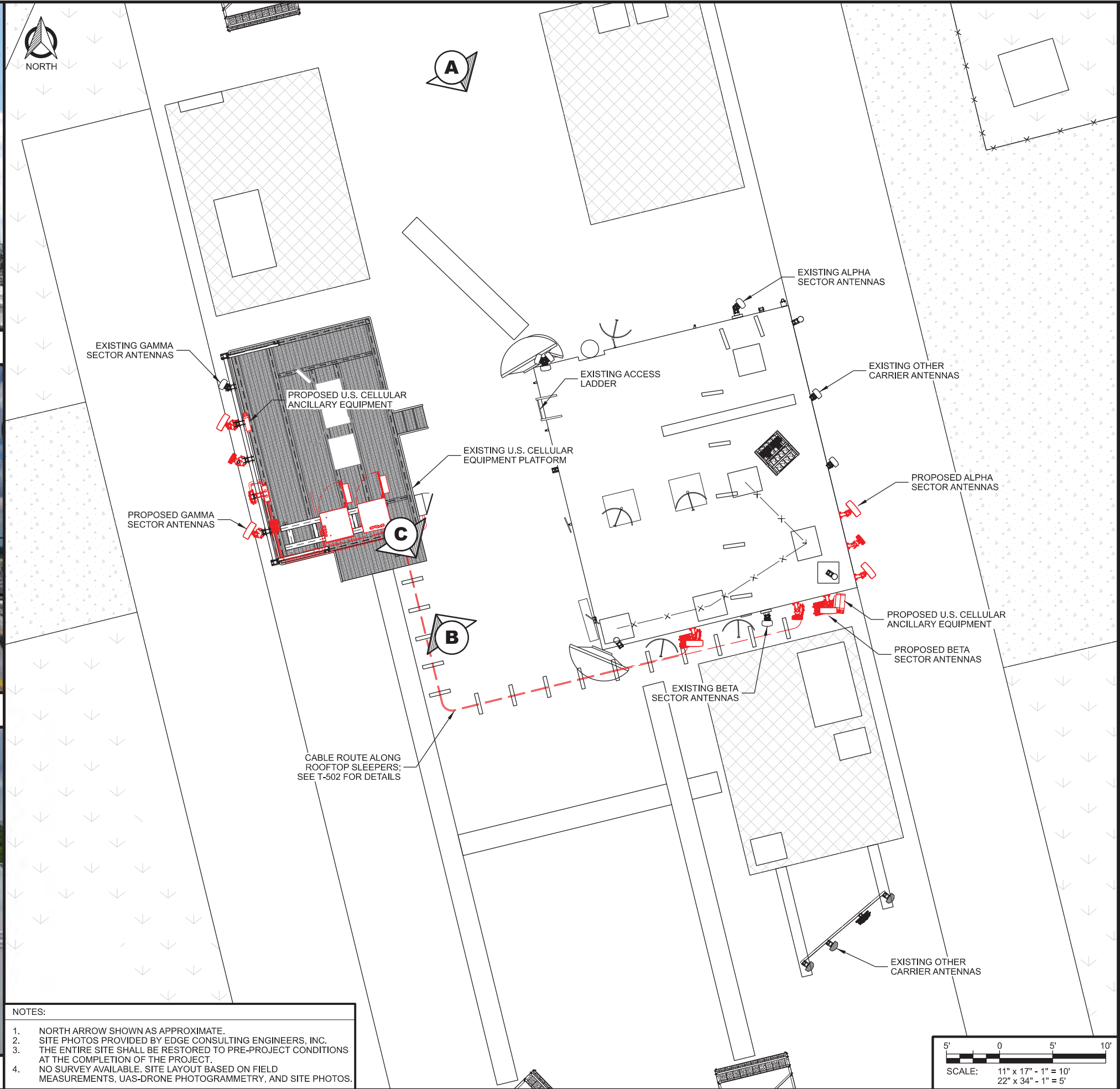
**A** **EXISTING PENTHOUSE**



**B** **EQUIPMENT PLATFORM**



**C** **COAX ROUTING**



NOTES:

1. NORTH ARROW SHOWN AS APPROXIMATE.
2. SITE PHOTOS PROVIDED BY EDGE CONSULTING ENGINEERS, INC.
3. THE ENTIRE SITE SHALL BE RESTORED TO PRE-PROJECT CONDITIONS AT THE COMPLETION OF THE PROJECT.
4. NO SURVEY AVAILABLE. SITE LAYOUT BASED ON FIELD MEASUREMENTS, UAS-DRONE PHOTOGRAMMETRY, AND SITE PHOTOS.

CONSULTANT:

**Edge**  
Consulting Engineers, Inc.  
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www.edgeconsult.com

CLIENT:

**U.S. Cellular**  
U.S. CELLULAR  
8410 W. BRYN MAWR AVE.  
SUITE 700  
CHICAGO, IL 60631

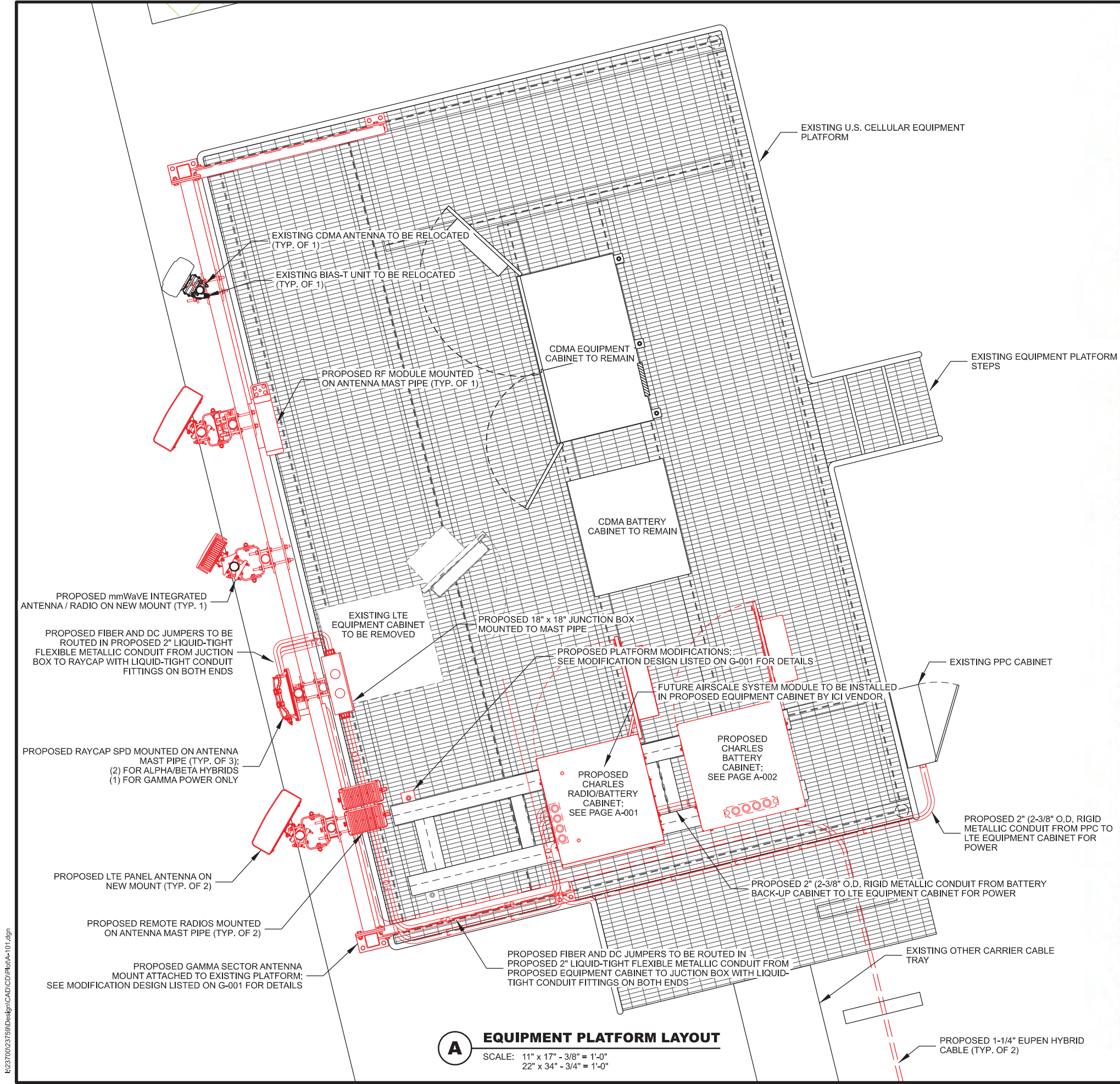
**ENLARGED SITE PLAN**  
**DEKALB CENTRAL (597333)**  
**DEKALB, ILLINOIS**

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
LMK	07/31/20	REV. A
LMK	10/02/20	REV. B
MRM	12/01/20	REV. 0
MRM	02/12/21	REV. 1

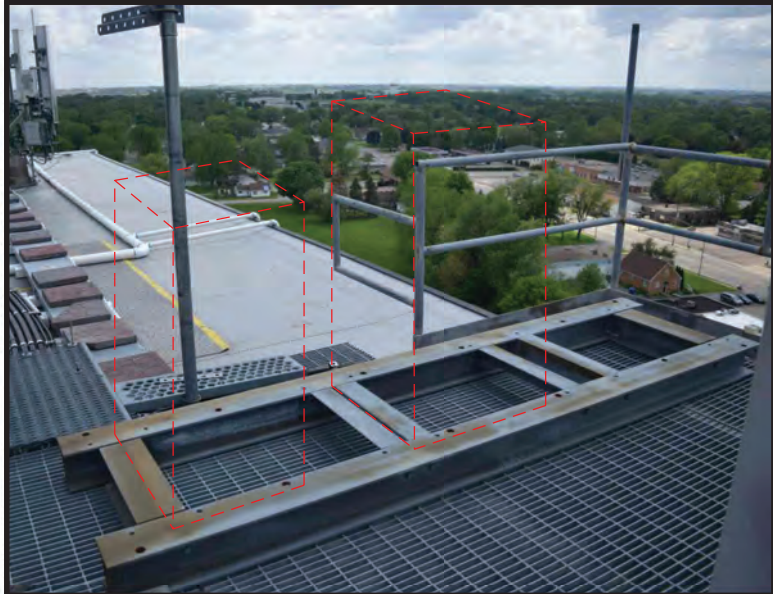
CHECKED BY:	MRM
PLOT DATE:	2/12/2021
PROJECT NUMBER:	23759
SET TYPE:	FINAL
SHEET NUMBER:	<b>C-102</b>

I:\23700\23759\Design\CADD\CD Plot\C-102.dgn





**B EXISTING EQUIPMENT PLATFORM**



**C LOCATION OF PROPOSED CABINETS**



**D EXISTING LTE CABINET TO BE REMOVED**

CONSULTANT:  
**Edge**  
Consulting Engineers, Inc.  
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CLIENT:  
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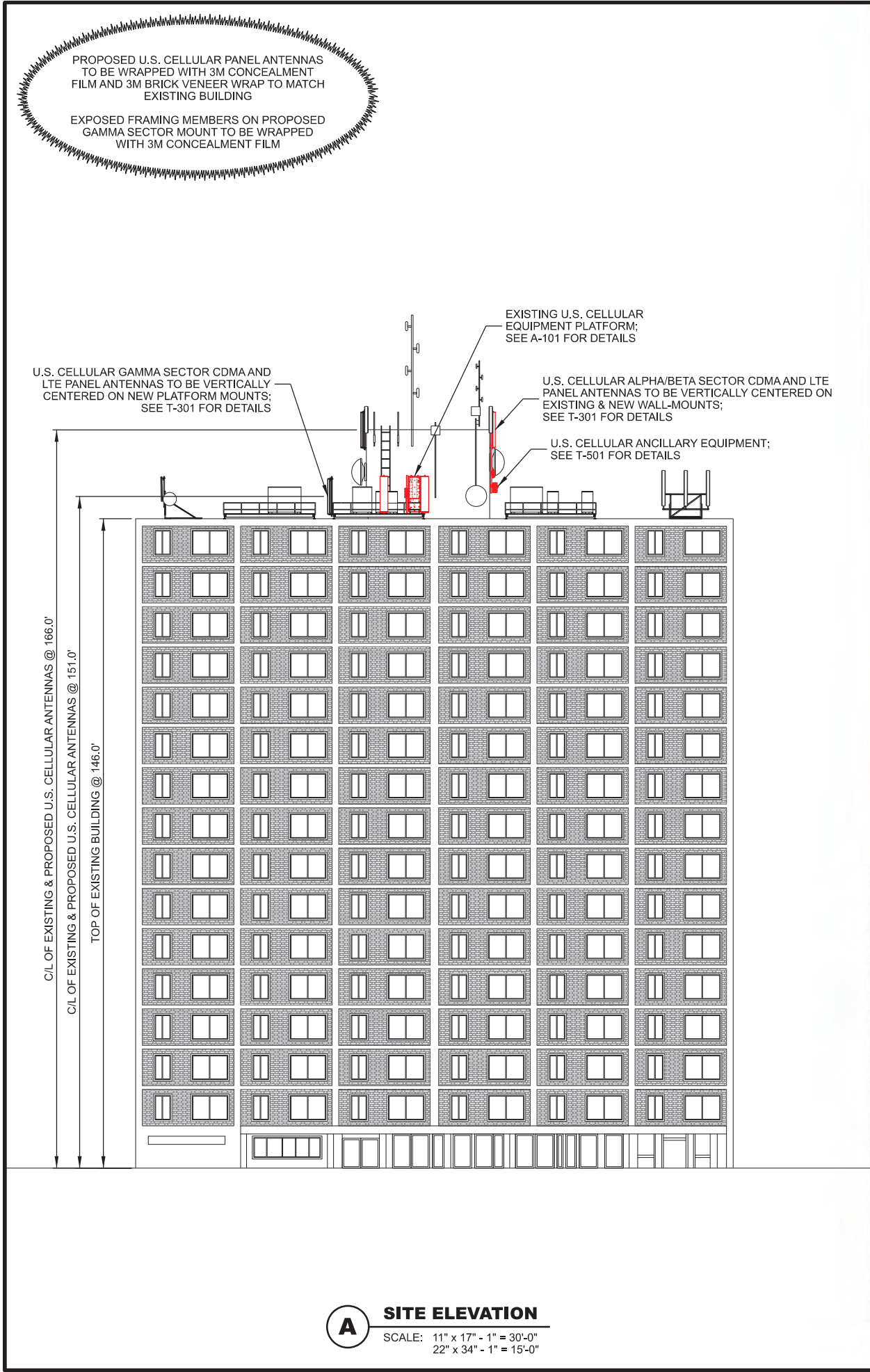
**EQUIPMENT PLATFORM PLAN  
DEKALB CENTRAL (597333)  
DEKALB, ILLINOIS**

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
LMK	07/31/20	REV. A
LMK	10/02/20	REV. B
MRM	12/01/20	REV. 0
MRM	02/12/21	REV. 1

CHECKED BY:	MRM
PLOT DATE:	2/12/2021
PROJECT NUMBER:	23759
SET TYPE:	FINAL

SHEET NUMBER **A-101**

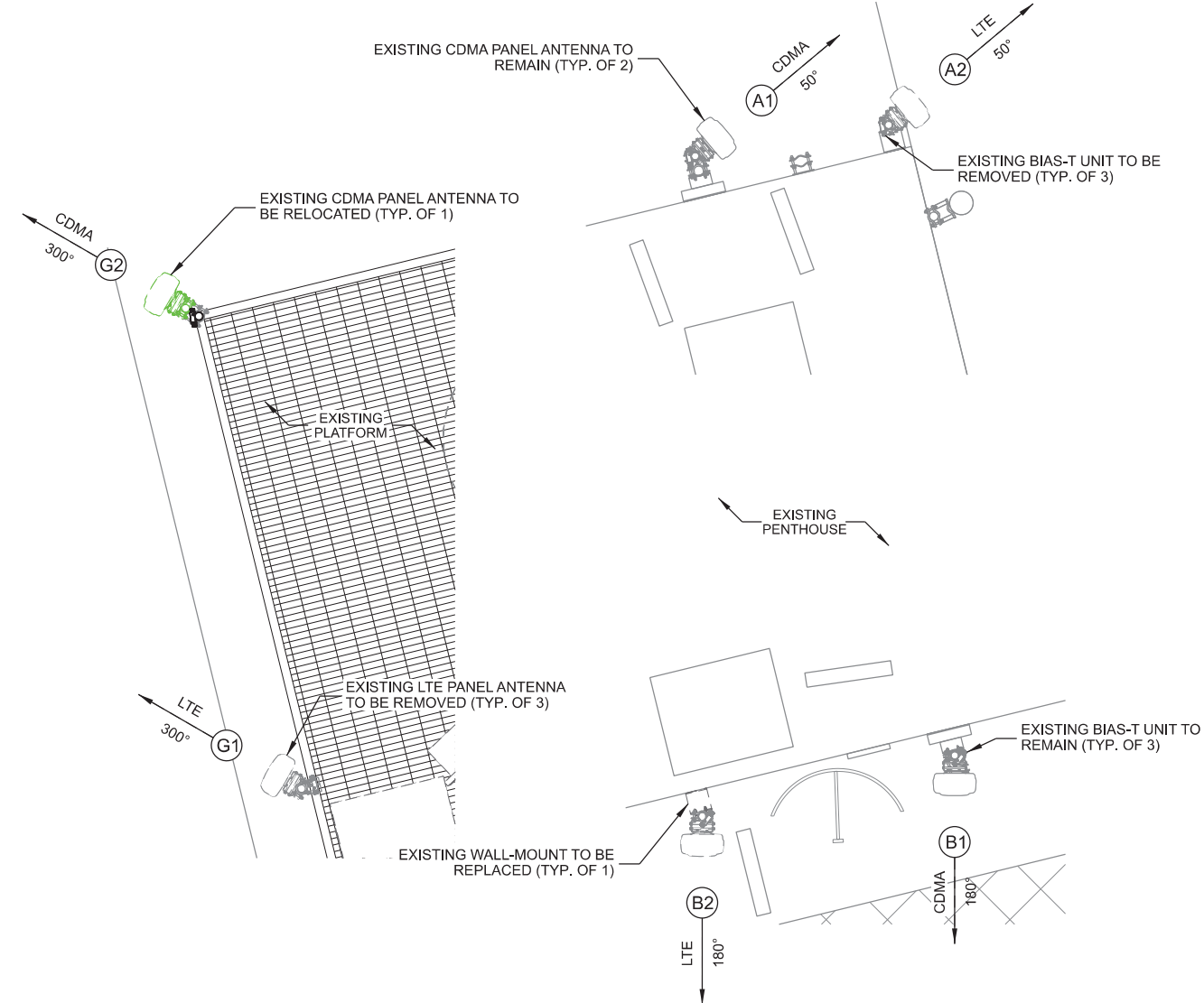








NORTH



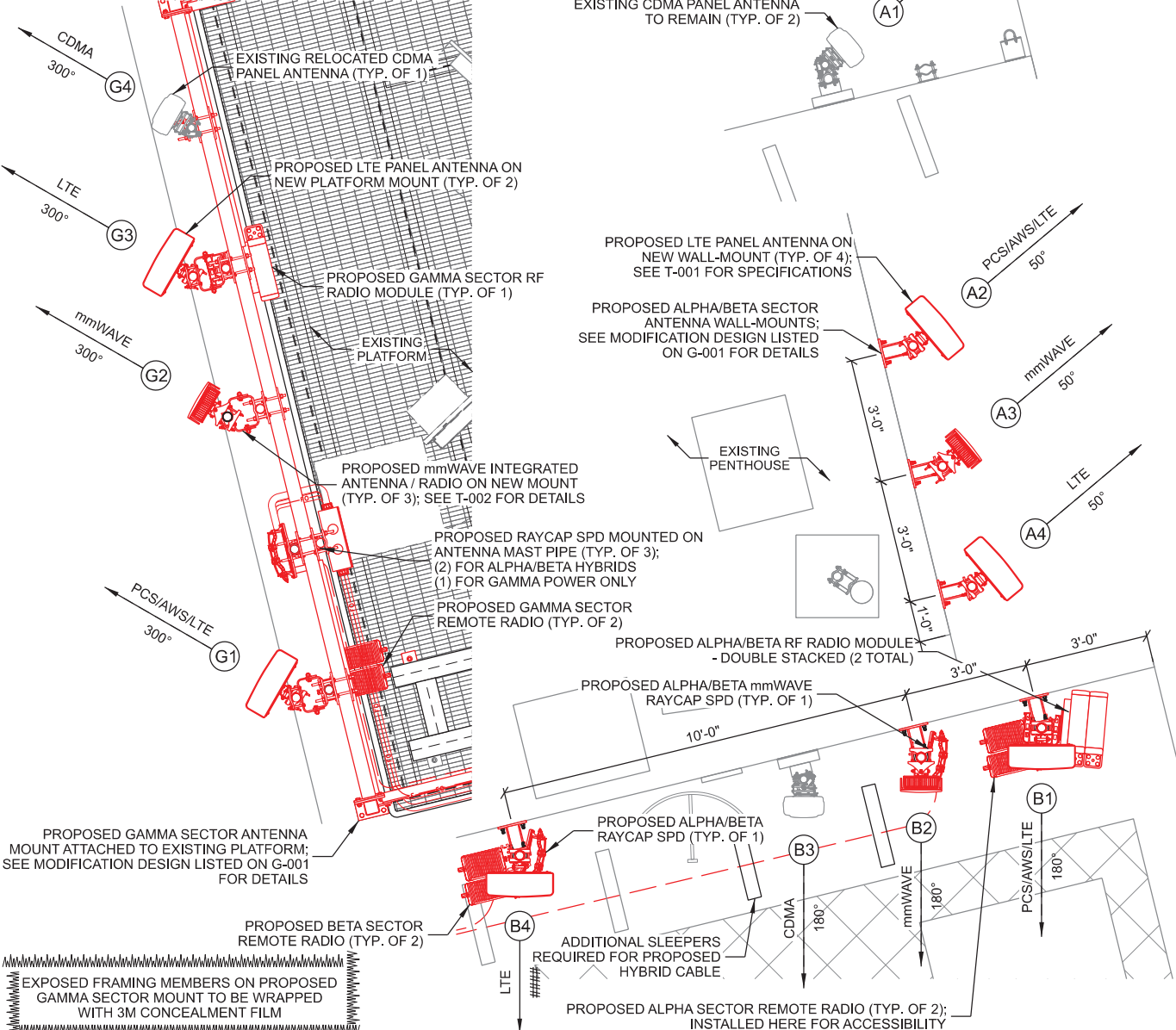
	Antenna Position	Technology	Antenna Model	Antenna Quantity	RAD Center	Azimuth	Surge Protector Qty.	Radio Model	Radio Qty.	Diplexer Qty.	Bias-T Qty.	Cable Type	Cable Qty.
ALPHA	A1	CDMA	Kathrein 800 10766	1	150'	50°	-	-	-	-	1	1-5/8" Coax	2
	A2	LTE	KMW AM-X-CW-18-65-00T-RET	1	150'	50°	-	-	-	-	1	7/8" Coax	2
BETA	B1	CDMA	Kathrein 800 10766	1	150'	180°	-	-	-	-	1	1-5/8" Coax	2
	B2	LTE	KMW AM-X-CW-18-65-00T-RET	1	150'	180°	-	-	-	-	1	7/8" Coax	2
GAMMA	G1	CDMA	Kathrein 800 10766	1	150'	300°	-	-	-	-	1	1-5/8" Coax	2
	G2	LTE	KMW AM-X-CW-18-65-00T-RET	1	150'	300°	-	-	-	-	1	7/8" Coax	2
Total:				6			0		0	0	6		12

NOTE:  
1. ALL ANTENNA AZIMUTHS TO BE FROM TRUE NORTH.

**A** EXISTING ANTENNA LAYOUT  
SCALE: 11" x 17" - 1/4" = 1'-0"  
22" x 34" - 1/2" = 1'-0"



NORTH



	Antenna Position	Technology	Antenna Model	Antenna Quantity	RAD Center	Azimuth	All L.S. Elect. Tilt	All M.S. Elect. Tilt	Mech. Tilt	Surge Protector Qty.	B71/B12 Radio	Radio Qty.	B2/B66 Radio	Radio Qty.	35 Radio	Radio Qty.	mmWAVE Radio	Radio Qty.	Cable Type	Cable Qty.
ALPHA	A1	CDMA	Kathrein 800 10766	1	150'	50°	-	-	-	-	-	-	-	-	-	-	-	-	1-5/8" Coax	2
	A2	PCS/AWS/LTE	Dengyo OCT8-2LX2HX-BW65	1	150'	50°	3°	2°	0°	1	AHLOA	1	AHFIB	1	-	-	-	-	1-1/4" Hybrid	1
	A3	mmWAVE	Integrated Antenna /Radio	-	150'	50°	-	-	-	1	-	-	-	-	-	-	AEWB	1	1-1/4" Hybrid	1
	A4	LTE	Dengyo OCT8-2LX2HX-BW65	1	150'	50°	3°	-	0°	Shared	-	-	-	-	FXCA/FXCB	2	-	-	Shared	-
BETA	B1	PCS/AWS/LTE	Dengyo OCT8-2LX2HX-BW65	1	150'	180°	2°	2°	0°	Shared	AHLOA	1	AHFIB	1	-	-	-	-	Shared	-
	B2	mmWAVE	Integrated Antenna /Radio	-	150'	180°	-	-	-	Shared	-	-	-	-	-	-	AEWB	1	Shared	-
	B3	CDMA	Kathrein 800 10766	1	150'	180°	-	-	-	-	-	-	-	-	-	-	-	-	1-5/8" Coax	2
	B4	LTE	Dengyo OCT8-2LX2HX-BW65	1	150'	180°	2°	-	0°	Shared	-	-	-	-	Shared	-	-	-	Shared	-
GAMMA	G1	PCS/AWS/LTE	Dengyo OCT8-2LX2HX-BW65	1	150'	300°	4°	2°	0°	1	AHLOA	1	AHFIB	1	-	-	-	-	Power Jumpers	-
	G2	mmWAVE	Integrated Antenna /Radio	-	150'	300°	-	-	-	Shared	-	-	-	-	-	-	AEWB	1	Shared	-
	G3	LTE	Dengyo OCT8-2LX2HX-BW65	1	150'	300°	4°	-	0°	Shared	-	-	-	-	FXCA/FXCB	1	-	-	Shared	-
	G4	CDMA	Kathrein 800 10766	1	150'	300°	-	-	-	-	-	-	-	-	-	-	-	-	1-5/8" Coax	2
Total:				9						3		3		3		3		3		8

Note: All low band and mid band RETs on each antenna need to be set to respective value identified in the table for each sector.

- NOTES:
- ALL ANTENNA AZIMUTHS TO BE FROM TRUE NORTH.
  - CONTRACTOR MAY NEED ADDITIONAL 9'-0" LONG MAST PIPES FOR TEMPORARY RELOCATION OF LTE ANTENNAS.
  - ANTENNA SEPARATION AS FOLLOWS (CENTER OF ANTENNA):  
LTE TO CDMA: 2'-0" MIN.      LTE TO LTE: 4'-0" MIN.      CDMA TO CDMA: 4'-0" MIN.

**B** PROPOSED ANTENNA LAYOUT  
SCALE: 11" x 17" - 1/4" = 1'-0"  
22" x 34" - 1/2" = 1'-0"

CONSULTANT:  
**Edge**  
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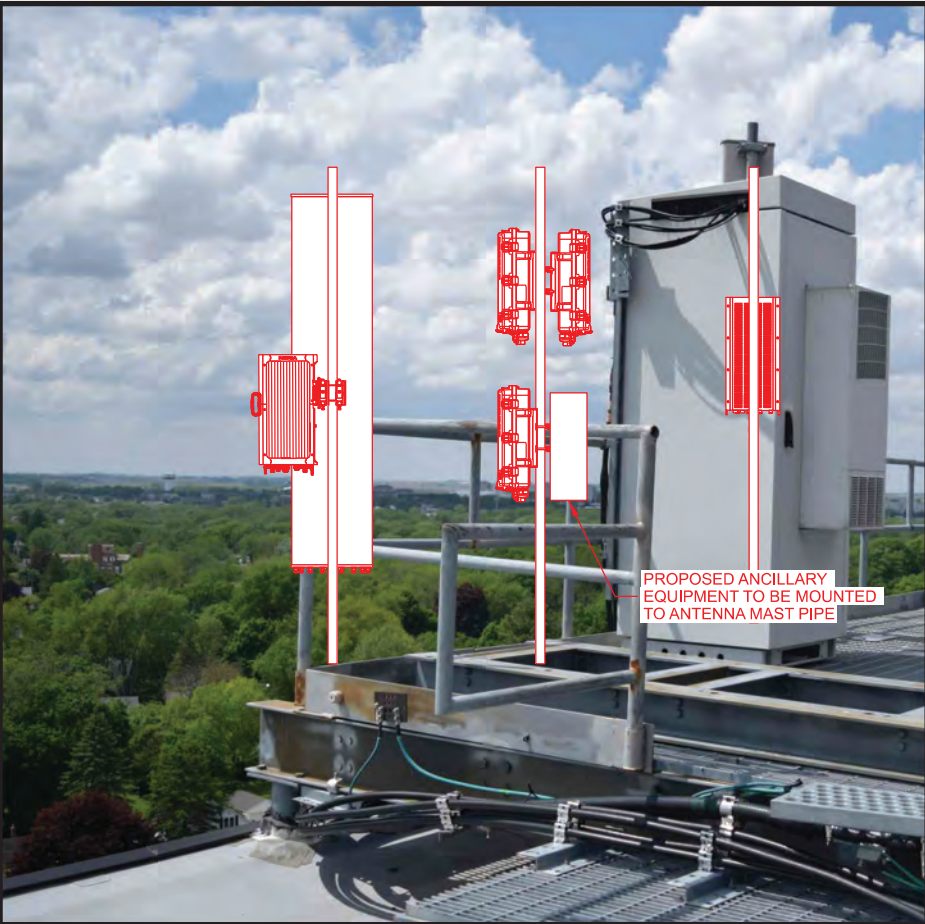
CLIENT:  
**U.S. Cellular**  
U.S. CELLULAR  
8410 W. BRYN MAWR AVE.  
SUITE 700  
CHICAGO, IL 60631

# ANTENNA CONFIGURATION DEKALB CENTRAL (597333) DEKALB, ILLINOIS

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
LMK	07/31/20	REV. A
LMK	10/02/20	REV. B
MRM	12/01/20	REV. 0
MRM	02/12/21	REV. 1

CHECKED BY:	MRM
PLOT DATE:	2/12/2021
PROJECT NUMBER:	23759
SET TYPE:	FINAL
SHEET NUMBER:	<b>T-301</b>





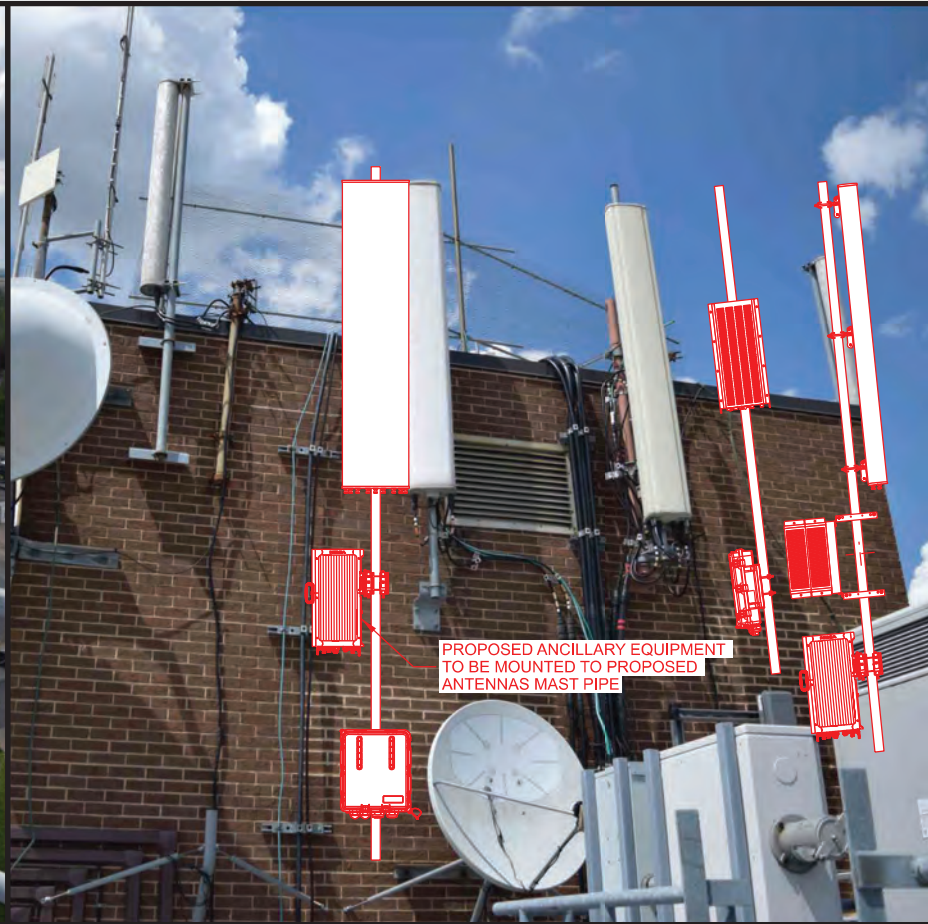
**A** PROPOSED RADIO EQUIPMENT LOCATION @ PLATFORM

THIS SPACE INTENTIONALLY LEFT BLANK



**B** PROPOSED RADIO EQUIPMENT LOCATION @ PLATFORM

THIS SPACE INTENTIONALLY LEFT BLANK



**C** PROPOSED RADIO EQUIPMENT LOCATION @ PENTHOUSE

THIS SPACE INTENTIONALLY LEFT BLANK

CONSULTANT:

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CLIENT:

**U.S. Cellular**  
U.S. CELLULAR  
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SUITE 700  
CHICAGO, IL 60631

**INSTALLATION DETAILS**  
**DEKALB CENTRAL (597333)**  
**DEKALB, ILLINOIS**

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
LMK	07/31/20	REV. A
LMK	10/02/20	REV. B
MRM	12/01/20	REV. 0
MRM	02/12/21	REV. 1
CHECKED BY:		MRM
PLOT DATE:		2/12/2021
PROJECT NUMBER:		23759
SET TYPE:		FINAL
SHEET NUMBER:		<b>T-501</b>





**A** EXISTING EQUIPMENT PLATFORM COAX ROUTING



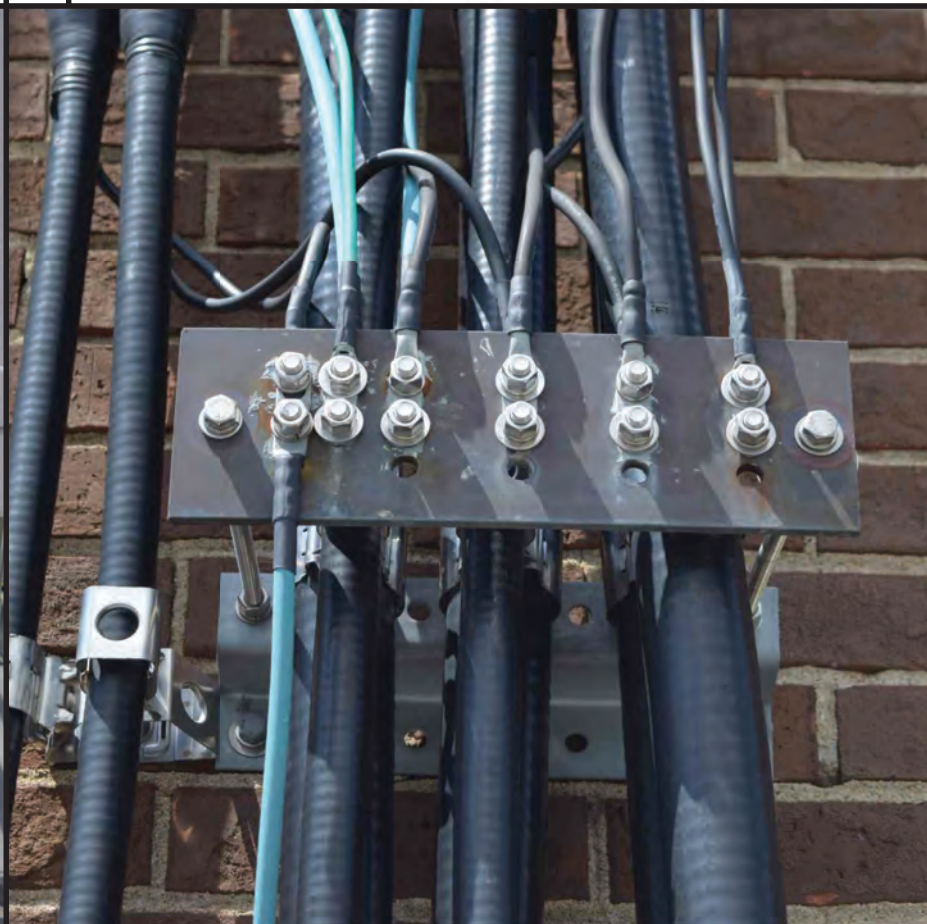
**B** EXISTING COAX ROUTING



**C** EXISTING COAX ROUTING TO BETA & ALPHA SECTORS



**D** EXISTING EQUIPMENT GROUND BAR



**E** EXISTING BETA SECTOR GROUND BAR



**F** EXISTING ALPHA SECTOR GROUND BAR

CONSULTANT:  
**Edge**  
Consulting Engineers, Inc.  
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www.edgeconsult.com

CLIENT:  
**U.S. Cellular**  
U.S. CELLULAR  
8410 W. BRYN MAWR AVE.  
SUITE 700  
CHICAGO, IL 60631

**SITE PHOTOS**  
**DEKALB CENTRAL (597333)**  
**DEKALB, ILLINOIS**

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
LMK	07/31/20	REV. A
LMK	10/02/20	REV. B
MRM	12/01/20	REV. 0
MRM	02/12/21	REV. 1
CHECKED BY:	MRM	
PLOT DATE:	2/12/2021	
PROJECT NUMBER:	23759	
SET TYPE:	FINAL	
SHEET NUMBER:	<b>T-901</b>	