ORDINANCE 2021-020  
PASSED: JUNE 14, 2021

AMENDING THE SPECIAL USE PERMIT APPROVED BY ORDINANCE 2018-003 TO EXPAND THE EQUIPMENT PLATFORM AND ANTENNAS IN RELATION TO AN UPGRADE TO THE T-MOBILE COMMUNICATIONS EQUIPMENT ON TOP OF THE 16-STORY BUILDING AT 507 E. TAYLOR STREET, DEKALB, ILLINOIS (TAYLOR STREET PLAZA).

WHEREAS, the City of DeKalb is a home rule municipality with the power and authority conferred upon it by the Illinois Municipal Code and the Constitution of the State of Illinois; and,

WHEREAS, T-Mobile Central LLC (herein referred to as “Petitioner”), the owner of existing cellular communications equipment on top of an existing 16-story residential building commonly known as 507 E. Taylor St. (Taylor Street Plaza), DeKalb, Illinois (herein referred to as “Subject Property”), has petitioned the City of DeKalb for approval of a special use permit to expand the equipment platform and antennas in relation to an upgrade of cellular communications equipment; and

WHEREAS, pursuant to proper legal notice, a public hearing was conducted by the Planning and Zoning Commission on June 7, 2021; and

WHEREAS, the Petitioner has conducted all required public hearings before the Planning and Zoning Commission of the City of DeKalb for a special use permit to upgrade existing cellular communications equipment 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 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 finds that the proposed special use permit is in conformance with the applicable factors contained therein as follows:

STANDARDS 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, in the vicinity of the Subject Property is park property to the east and west of the subject site. 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.


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**

Reflective screening of the equipment is proposed to reduce the visual impact on the surrounding area.

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 14 feet above the existing structure.

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. The FFA does not require lighting at the subject location.

7. **Fencing and Security**

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

8. **Landscaping and Screening**

The applicant is proposing concealment film on the antennas and equipment 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 criterion 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.

There has been antenna and associated equipment on top of the building on the subject site since at least 2000 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 applicant is proposing to use 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 site and structure are already served with adequate utilities. The only utilities that are necessary are telephone and electricity, both of which are already onsite in connection with the existing equipment. The site is entirely self-monitored and connects directly to a central office where T-Mobile personnel can be alerted to any equipment malfunction or breach of security.

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.

There has been antenna and associated equipment on top of the building on the subject site for many years and 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 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 hereby incorporated herein by reference and made a part of 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: A special use permit to expand the equipment platform and antennas in relation to an upgrade of communications equipment on top of a 16-story building is hereby granted for the Subject Property and subject to the following conditions:

1. The antennas and equipment upgrades shall comply with the drawings dated 1-8-21 indicated on Exhibit A.

2. Concealment film shall be applied to the new cabinets, antennas, and antenna pipes to minimize the visual effect on the surrounding area.

3. The applicant 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 (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. 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 Unified Development Ordinance 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 of the City of DeKalb, Illinois shall be authorized and directed to attest the Mayor’s Signature and shall record a copy of this Ordinance included herein after execution of this Ordinance.
PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois at a Regular meeting thereof held on the 14th day of June 2021 and approved by me as Mayor on the same day. Passed on First Reading by an 8-0 roll call vote. Aye: Morris, Larson, Smith, Perkins, McAdams, Verbic, Faivre, Barnes. Nay: None. Second Reading waived by an 8-0 roll call vote. Aye: Morris, Larson, Smith, Perkins, McAdams, Verbic, Faivre, Barnes. Nay: None.

COHEN BARNES, Mayor

ATTEST:

Ruth A. Scott, Executive Assistant
EXHIBIT A

SITE NAME: GOLDEN YEARS PLAZA
SITE LOCATION: CH17481C
SITE TYPE: ROOFTOP ANCHOR
PROJECT INFORMATION

PROJECT SCOPE

LOCATION MAP

SHEET INDEX

Sheet No. Description Revision
T.1.0 TITLE SHEET 1
N.1.0 GENERAL NOTES 1
N.2.0 GENERAL NOTES 1
A.1.0 ROOFTOP PLAN 1
A.1.1 EQUIPMENT PLANS 1
A.2.0 CABLES 1
A.2.1 EXISTING & PROPOSED ANTERNA PLANS 1
A.2.2 EXISTING & PROPOSED ANTENNA PLANS 1
A.2.5 ANTENNA SCHEDULE & DETAILS 1
A.3.1 PLUMBING DIAGRAM 1
A.6.0 EQUIPMENT DETAILS 1
A.6.1 EQUIPMENT DETAILS 1
A.6.2 EQUIPMENT DETAILS 1
A.6.3 EQUIPMENT DETAILS 1
A.6.4 EQUIPMENT DETAILS 1
E.1.0 UTILITIES 1
E.2.0 ELECTRICAL DETAILS 1
G.1.0 OGRNIZING CIRCULARS & NOTES 1
G.2.0 OGRNIZING DETAILS 1
S.1.0 PLATFORM EXTENSION DETAILS 1
S.1.1 PLATFORM EXTENSION DETAILS 1
S.1.2 ADDED ANTERNA FRAME DETAILS 1

APPLICANT:
T-MOBILE
1400 OPUS PLACE
DOWNS GROVE, IL 60515
PHONE: 815-756-4396

PROPERTY OWNER:
CH17481C
310 N. 6TH STREET
DEKALB, ILLINOIS 60115
PHONE: 815-756-4396

SITE ACQUISITION:
NTP WIRELESS
123 SOUTH CLARK
CHICAGO, IL 60603
CONTACT: MICHELLE IDANEL
PHONE: 312-786-2172
EMAIL: michelle.idanel@ntpwireless.com

ARCHITECT/ENGINEER:
MOUNTAIN LTD.
ENGINEERING
35000 CHAMPION FUTURES DR., SITE 120
SPRING, TX 77379
CONTACT: TONY HUEBNER
EMAIL: tonyh@mountainltd.com

APPLICABLE CODES & STANDARDS
- INTERNATIONAL BUILDING CODE, 2015 EDITION AS ADOPTED BY LOCAL JURISDICTION.
- NATIONAL ELECTRICAL CODE, 2014 EDITION AS ADOPTED BY LOCAL JURISDICTION.
- INTERNATIONAL MECHANICAL CODE, 2015 EDITION AS ADOPTED BY LOCAL JURISDICTION.
- INTERNATIONAL PLUMBING CODE, 2015 EDITION AS ADOPTED BY LOCAL JURISDICTION.
- INTERNATIONAL FIRE CODE, 2015 EDITION AS ADOPTED BY LOCAL JURISDICTION.
- INTERNATIONAL ENERGY CONSERVATION CODE, 2016 EDITION AS ADOPTED BY LOCAL JURISDICTION.

SITE ADDRESS: 507 E. TAYLOR STREET
DEKALB, IL 60115

CITY OF DEKALB
DEKALB COUNTY

CITY OF DEKALB
DEKALB COUNTY
IMPORTANT SITE NOTES:

1. Contractor will not start construction until after they have received the pre-con job package and have a pre-con meeting with the project manager.

2. Contractor to hire public (B113) and private (B112) locating services in order to locate and protect all underground utilities. Do not call off these plans for any reason. Utilities.

3. Contractor shall verify all existing buried and overhead utilities prior to excavation. Contractor shall repair all damaged utilities at his own cost and coordinate any repairs with respective utility companies.

4. Contractor to verify all heights and azimuths in field prior to construction. Contractor shall notify T-Mobile and engineering firm of any discrepancies before proceeding.

5. Contractor shall restore and repair any damaged areas caused by construction.
NOTES:
1. CONTRACTOR SHALL CONTACT OBSURITECH LLC (SCOTT.DUNCA@OBSURITECHLLC.COM / 513-884-9013) TO ORDER PHOTO IMAGINE CONCEALMENT FILM TO MASK THE NEW CABINETS, ANTENNAS AND ANTENNA PIPES.
2. THE FILM ON THE ANTENNAS SHALL BE BY TRANSPARENT FROM 60MIC TO 100MIC, A PROTECTIVE OVERLAMINATE WILL BE APPLIED TO PROVIDE SOIL AND WATER RESISTANCE.

A TOTAL BALLAST WEIGHT OF 2500 LBS SHALL BE EVENLY DISTRIBUTED ACROSS THE TRUCK OF THE SLED MOUNT / CRIB BLOCK.

T-MOBILE EQUIPMENT ON STEEL PLATFORM REFER TO SHEET A1.1 FOR DETAILS.

1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING FINAL RF CONFIGURATION AND NOTIFY T-MOBILE AND ENGINEERING FIRM WITH ANY DISCREPANCIES.
2. CONTRACTOR SHALL VERIFY ALL FINAL LOCATION LOCATIONS WITH T-MOBILE ENGINEER, RF ENGINEER, AND NET-OPS PRIOR TO INSTALLATION.
3. CONTRACTOR TO USE PROPER TORQUE WRENCH WHEN INSTALLING AND TIGHTENING CONNECTORS TO ASURE PROPER FIT.
NOTES:
1. ANTENNA INFORMATION OBTAINED FROM T-MOBILE RF DATA CONFIGURATION SHEET DATED 12/18/2020. CONTRACTOR TO OBTAIN THE MOST CURRENT A, B, C, D SPECIFICATIONS FROM T-MOBILE FOR ANTENNA SITING PRIOR TO TAKING FINAL POSITIONS.
2. EXISTING WM DESIGN SHALL BE RE-ALIGNED AFTER RELOCATION TO NEW ROOF SLED.

NOTES:
1. PROPOSED REFLECTIVE CONCRETE MANHOLE FLOOR TO BE INSTALLED ON ANTENNAS. SEE A2.0 FOR INFORMATION.

COLLOCATION NOTE:
STRUCTURAL ANALYSIS PERFORMED UNDER SEPARATE SCOPE OF WORK. CONTRACTOR SHALL THOROUGHLY REVIEW AND ADHERE TO THE PASSING STRUCTURAL ANALYSIS FOR STRUCTURAL INFORMATION INCLUDING BUT NOT LIMITED TO STRUCTURAL UPGRADES, MOUNTING FOOTPLATES, BRACED WALLS, CABLE ROUTING, ETC. ANY DISCREPANCY BETWEEN THE DRAWINGS AND STRUCTURAL ANALYSIS, AS/FOR PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER PRIOR TO SEEDING AND INSTALLATION.

A TOTAL BALLAST WEIGHT OF 2550 LBS SHALL BE EVENLY DISTRIBUTED AROUND THE TRAY OF THE SLED MOUNT (8 BLOCKS)

A2.2
STATE OF ILLINOIS  )
COUNTY OF DEKALB ) SS
CITY OF DEKALB  )

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 2021-020

AMENDING THE SPECIAL USE PERMIT APPROVED BY ORDINANCE 2018-003 TO EXPAND THE EQUIPMENT PLATFORM AND ANTENNAS IN RELATION TO AN UPGRADE TO THE T-MOBILE COMMUNICATIONS EQUIPMENT ON TOP OF THE 16-STORY BUILDING AT 507 E. TAYLOR STREET, DEKALB, ILLINOIS (TAYLOR STREET PLAZA).

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois, on the 14th day of June 2021.

WITNESS my hand and the official seal of said City this 15th day of June 2021.

RUTH A. SCOTT, Executive Assistant

Prepared by and Return to:

City of DeKalb
City Manager's Office
Attention: Ruth A. Scott
164 E. Lincoln Highway
DeKalb, Illinois 60115
not recorded