

APPROVING A SPECIAL USE PERMIT FOR ANTENNAS AND ASSOCIATED COMMUNICATION EQUIPMENT FOR THE PROPERTY AT 1500 S. SEVENTH STREET, DEKALB, ILLINOIS (MASTEC FOR AT&T MOBILITY).

WHEREAS, the City of DeKalb (the "City") is a home rule unit of local government and may exercise any power and perform any function pertaining to its government and affairs pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

WHEREAS, MasTec for AT&T Mobility (the "Petitioner"), petitioned the City to approve a special use permit for antennas and associated communications equipment on the existing tower at 1500 S. 7th St. in the City (the "Property"); and

WHEREAS, pursuant to due notice, on December 16, 2024, the City's Planning and Zoning Commission (the "PZC") held a public hearing on Petitioner's special use petition, made findings of fact, and recommended approving the special use petition; and

WHEREAS, the City's corporate authorities adopt and incorporate by reference the PZC's findings of fact, find that approving a special use permit for the Property is in the City's best interests for the protection of the public health, safety and welfare, and further find that the proposed special use permit conforms with the applicable factors as follows:

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

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

The proposed special use will comply with all regulations of the "LI" Light Industrial District 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.

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 and industrial uses. The proposed supporting equipment on the ground will be approximately 270 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 and industrial uses as well as 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. AT&T Mobility will conduct routine maintenance checks on the equipment.

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, which avoids the construction of a new tower. The enhanced service to 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:

SECTION 1: The recitals to this Ordinance are true, material, adopted and incorporated as Section 1 to this Ordinance.

SECTION 2: The City's corporate authorities grant, approve, and authorize a special use permit for an antenna and associated communications equipment on the existing tower at 1500 S. 7th Street as shown on the attached and incorporated Exhibit A for the Property legally described 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 DEKALB COUNTY, ILLINOIS, AS IN BOOK "L" OF THE PLATS, PAGE 64, AS DOCUMENT NUMBER 306513, SITUATED IN DEKALB COUNTY.

Common Address: 1500 S. 7th St., DeKalb, IL 60115;
PIN: 08-26-326-002.

SECTION 3: The City Manager and designees are authorized to record this Ordinance in the DeKalb County Clerk and Recorder's Office.

SECTION 4: This Ordinance 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 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, this Ordinance shall supersede state law in that regard within its jurisdiction.

SECTION 5: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois at a Regular meeting thereof held on the 13th day of January 2025 and approved by me as Mayor on the same day. Passed on First Reading by a 7-0-1 roll call vote. Aye: Zasada, Larson, Smith, Perkins, Powell, Verbic, Barnes. Nay: None. Absent: Walker. Second Reading waived by a 7-0-1 roll call vote. Aye: Zasada, Larson, Smith, Perkins, Powell, Verbic, Barnes. Nay: None. Absent: Walker.




COHEN BARNES, Mayor

ATTEST:



Ruth A. Scott, Executive Assistant



AT&T

Mobility

EXHIBIT A

SITE NUMBER: IL0425
SITE NAME: DEKALB 1500 (AT&T TOWERS)
PROJECT: NSB
FA CODE: 12570211
PTN #: 3301A13MF5
PACE ID: MRCHI067662
US ID: 320067
SITE ADDRESS: 1500 SOUTH 7TH STREET
DEKALB, IL 60115

REFERENCE MATERIALS

THESE DRAWINGS ARE PREPARED BASED ON RFDS/SCOPING NOTES DATED 01/30/2023 REVISION # V1.1
GENERAL CONTRACTOR TO VERIFY AND INCORPORATE MOST RECENT VERSION OF RFDS/SCOPING NOTES PRIOR TO CONSTRUCTION.

PROJECT INFORMATION

APPLICANT: AT&T
95 W ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60005
PROPOSED USE: TELECOMMUNICATIONS FACILITY
STRUCTURE TYPE: SELF SUPPORT TOWER
PROPERTY OWNER: AT&T TOWERS
1500 SOUTH 7TH STREET
DEKALB, IL 60115
CONTACT PERSON: JEREMY COYLE
JC459B@ATT.COM
(708) 369-3825
JURISDICTION: CITY OF DEKALB
COUNTY: DEKALB
LATITUDE: 41° 54' 44.54" N
LONGITUDE: -88° 44' 51.38" W
LAT/ LONG TYPE: NAD 83
GROUND ELEVATION: ±887 FT AMSL
POWER COMPANY: COMED
PHONE: (800) 334-7661
TELEPHONE COMPANY: AT&T
PHONE: (800) 357-0902

VICINITY MAP

DIRECTIONS: DEPART CHICAGO O'HARE INTERNATIONAL AIRPORT, MERGE ONTO I-190 E 0.7 MI. TAKE EXIT 1D TOWARD I-294 S/INDIANA'S TOLLWAY TOLL ROAD 0.4 MI. MERGE ONTO I-294 S TOLL ROAD 8.8 MI. TAKE EXIT 31A TO MERGE ONTO I-88 W TOWARD AURORA TOLL ROAD 45.7 MI. TAKE EXIT 94 TOWARD IL-38 0.4 MI. MERGE ONTO PEACE RD 0.3 MI. TURN LEFT ONTO E FAIRMEW DR 1.3 MI. TURN RIGHT ONTO S 7TH ST 0.4 MI. TURN RIGHT 207 FT.

PROJECT SITE



DEKALB COUNTY



SCOPE OF WORK

NEW EQUIPMENT TO BE INSTALLED:
- INSTALL (3) NEW ANTENNA SECTOR FRAMES ON EXISTING SELF SUPPORT TOWER (TYP.1 PER SECTOR)
- INSTALL (9) NEW ANTENNAS (TYP.3 PER SECTOR)
- INSTALL (12) NEW RRUS (TYP.4 PER SECTOR)
- INSTALL (3) NEW RAYCAP DCB-48-80-24-8C-EV SQUIDS
- INSTALL (5) NEW #6 AWG DC POWER TRUNK CABLES
- INSTALL (2) NEW 24-PAIR FIBER TRUNK CABLES
- INSTALL NEW FENCE
- INSTALL NEW HELICAL PLATFORM W/ NEW WALK UP CABINET
- INSTALL 20 KW KOHLER DIESEL GENERATOR
- INSTALL DC POWER PLANT: VERTIV 5100 WITH 10R/OC
- INSTALL (2) STRINGS OF SCS180F BATTERIES
- RAYCAP DC50 PANEL TO BE PROVIDED BY AT&T
- INSTALL D2 SIAD: GPS ANTENNA & 6810 SAU KIT
- INSTALL (1) 6648 + XMU TRI-MODE BBU FOR LTE/5G/C-BAND/DOD
- INSTALL NEW ICE BRIDGE
- INSTALL NEW H-FRAME; NEW METER & NEW FIBER EQUIPMENT

CODE COMPLIANCE

• 2015 INTERNATIONAL BUILDING CODE WITH AMENDMENTS
• 2023 NATIONAL ELECTRICAL CODE WITH AMENDMENTS
• TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-H
• TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 607
• NFPA 780-2000 LIGHTNING PROTECTION CODE
• AMERICAN CONCRETE INSTITUTE (ACI) 318
• AISC MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
• IEEE 81, IEEE 1100 & IEEE C62.41
• TERCORDA GR-1275, GENERAL INSTALLATION REQUIREMENTS
• TERCORDA GR-1503, COAXIAL CABLE CONNECTIONS
• ANSI T1.311, FOR TELECOM - DC POWER SYSTEMS - TELECOM, ENVIRONMENTAL PROTECTION
FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

DRAWING INDEX

SHEET	DESCRIPTION
IL0425-T01	TITLE SHEET
L-1 TO L-4	SURVEY SHEETS
IL0425-C01	OVERALL SITE PLAN
IL0425-C02	ENLARGED SITE PLAN
IL0425-C03	TOWER ELEVATION & ANTENNA LAYOUT
IL0425-A01	WALK UP CABINET DETAILS
IL0425-A02	WALK UP CABINET & GENERATOR PLATFORM DETAILS
IL0425-A03	KOHLER 20REDZK-C GENERATOR SPECIFICATIONS-1
IL0425-A04	KOHLER 20REDZK-C GENERATOR SPECIFICATIONS-2
IL0425-A05	CONSTRUCTION DETAILS
IL0425-A06-1	EQUIPMENT SPECIFICATIONS 1
IL0425-A06-2	EQUIPMENT SPECIFICATIONS 2
IL0425-A07	FENCE DETAILS
IL0425-A08	ANTENNA MATRIX
IL0425-A09	COAX COLOR CODING
IL0425-A10	FIBER-OPTIC JUMPER COLOR CODING
IL0425-A11	CONSTRUCTION NOTES
IL0425-E01	UTILITY PLAN & ELECTRICAL DETAILS
IL0425-E02	ENLARGED UTILITY PLAN
IL0425-E03	ELECTRICAL NOTES & DETAILS
IL0425-E04	UTILITY RACK DETAILS
IL0425-G01	GROUNDING PLAN & DETAILS
IL0425-G02	GROUNDING DETAILS & NOTES
IL0425-LS01	LANDSCAPE DETAILS & NOTES

PROJECT CONSULTANTS

SITE ACQUISITION: MASTEC NETWORK SOLUTIONS
1351 E. IRVING PARK RD,
ITASCA, IL 60143
LEONARD CACCAMO
PHONE: (630) 885-3527
ENGINEER: APEX ENGINEERS, INC.
500 EAST 22ND STREET, SUITE B
LOMBARD, IL 60148,
RAJESH K. GOYAL
PHONE: (630) 627-1800
RF ENGINEER: AT&T MOBILITY
SANTANU SARKAR (SS383F@ATT.COM)
PHONE: (847) 542-5088

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

HANDICAPPED REQUIREMENTS
FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. HANDICAP ACCESS REQUIREMENTS NOT REQUIRED.

PLUMBING REQUIREMENTS

FACILITY HAS NO PLUMBING
FIRE PROTECTION NOTE
NONE

SPECIAL NOTES

• ALL WORK SHALL BE INSTALLED IN CONFORMANCE WITH CURRENT AT&T CONSTRUCTION INSTALLATION GUIDE.
• EXISTING CONDITIONS MUST BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION. IF THERE IS ANY SIGNIFICANT DEVIATION FROM THE DESIGN DRAWINGS, NOTIFY ENGINEER IMMEDIATELY.
• STATEMENT THAT COMPLIANCE WITH THE ENERGY CODE IS NOT REQUIRED.
• SCOPE OF WORK DOES NOT INVOLVE MODIFICATIONS TO EXTERIOR ENVELOPE OF BUILDING, HVAC SYSTEMS OR ELECTRICAL LIGHTING.



I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY COMPLY WITH THE REQUIREMENT OF ALL APPLICABLE CODES AND ORDINANCES.

DATE: 11/02/2024

RAJESH K. GOYAL
ILLINOIS S.E. LICENSE # 081-005096
EXPIRES 11-30-2028

MasTec
Network Solutions
1351 E. Irving Park Rd
Itasca, IL 60143

APEX ENGINEERS, INC.
Structural & Civil Engineers
500 East 22nd Street, Suite B
Lombard, Illinois 60148
Ph. (630) 627-1800
Fax. (630) 627-1165
APEX JOB No. NS23-012

DEKALB 1500 (AT&T TOWERS)
SITE NO. IL0425
1500 SOUTH 7TH STREET,
DEKALB, IL 60115

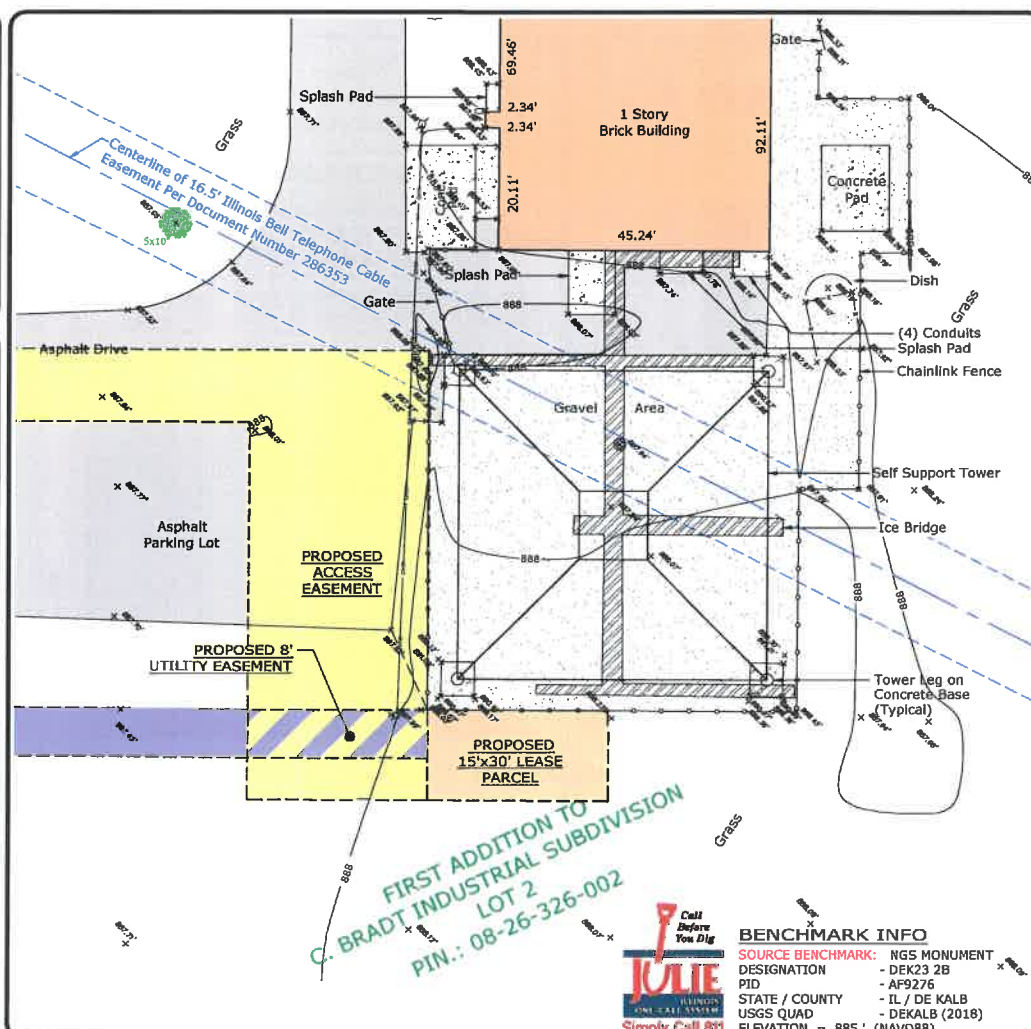
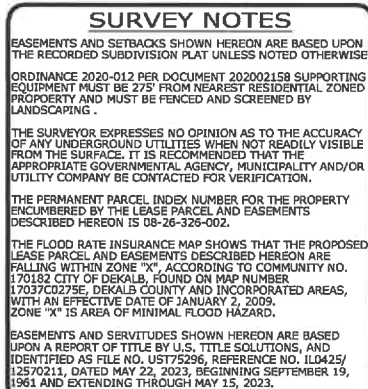


NO.	DATE	REVISIONS	BY	CHK	APPV
G	11/02/24	FINAL CDW REVISED APPLICABLE CODES	PB	RG	RG
F	02/28/24	REVISED FINAL CDW PER COMMENTS	PB	RG	RG
E	02/12/24	REVISED FINAL CDW PER COMMENTS	PB	RG	RG
D	11/14/23	FINAL CDW ISSUED FOR CONSTRUCTION	PB	RG	RG
C	09/29/23	REVISED 90% CDW PER SCOPING NOTES	PB	RG	RG
NO.	DATE	REVISIONS	BY	CHK	APPV
SCALE:	AS SHOWN	DESIGNED BY:	DRAWN BY:		

AT&T MOBILITY

TITLE SHEET


DRAWING NUMBER
IL0425-T01




BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED ON
ILLINOIS STATE PLANE, EAST ZONE, NAD83 (2011)

MEAN MAGNETIC DECLINATION
OBTAINED FROM U.S.G.S.
7 1/2 MINUTE SERIES MAP
SYCAMORE QUADRANGLE
STATE OF ILLINOIS



SCALE : 1" = 20'



UTM GRID AND 2019
MAGNETIC NORTH
DECLINATION AT
CENTER OF QUAD MAP

11" X 17" PRINT IS THE FULL SCALE FORMAT OF THIS SURVEY.
ANY OTHER SIZE IS AT AN ADJUSTED SCALE.

SHEET INDEX

SHEET L-1 :	PROPOSED LEASE PARCEL AND TOPOGRAPHIC DETAIL
SHEET L-2 :	PROPOSED LEASE PARCEL AND TOPOGRAPHIC DETAIL
SHEET L-3 :	PARENT PARCEL DETAIL AND LEGAL DESCRIPTION
SHEET L-4 :	PROPOSED LEASE PARCEL AND PROPOSED EASEMENTS DETAIL AND LEGAL DESCRIPTION

SURVEYOR'S CERTIFICATE


STATE OF ILLINOIS }
COUNTY OF KANE } SS

I, CAROL A. SWEET-JOHNSON, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON, BEING COMPLETED IN THE FIELD ON 5/4/2023 IS A CORRECT REPRESENTATION OF A SURVEY PERFORMED AT AND UNDER MY DIRECTION.


THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND BOUNDARY AND TOPOGRAPHICAL SURVEYS SET FORTH BY ILLINOIS STATE LAW.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL
THIS 24TH DAY OF AUGUST, A.D. 2023.



CAROL A. SWEET-JOHNSON
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3342
LICENSE EXPIRES 11/30/2024




 PREPARED BY:
 

ASM Consultants, Inc.
 16 E Wilson St - Batavia IL 60510
 (630) 879-0200 - advanced@advct.com
 Professional Design Firm #184-006014 expires 4/30/2025
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PLAT OF SURVEY OF LEASE PARCEL AND EASEMENTS

NO.	DATE	REVISION
1.	5/4/2023	FIELD SURVEY COMPLETED
2.	5/18/2023	ISSUED PRELIMINARY SURVEY
3.	6/20/2023	FINAL SURVEY COMPLETED
4.	8/24/2023	REVISED FINAL SURVEY AS REQUESTED

SITE DESIGNATION INFORMATION:

**DEKALB 1500
IL0425**

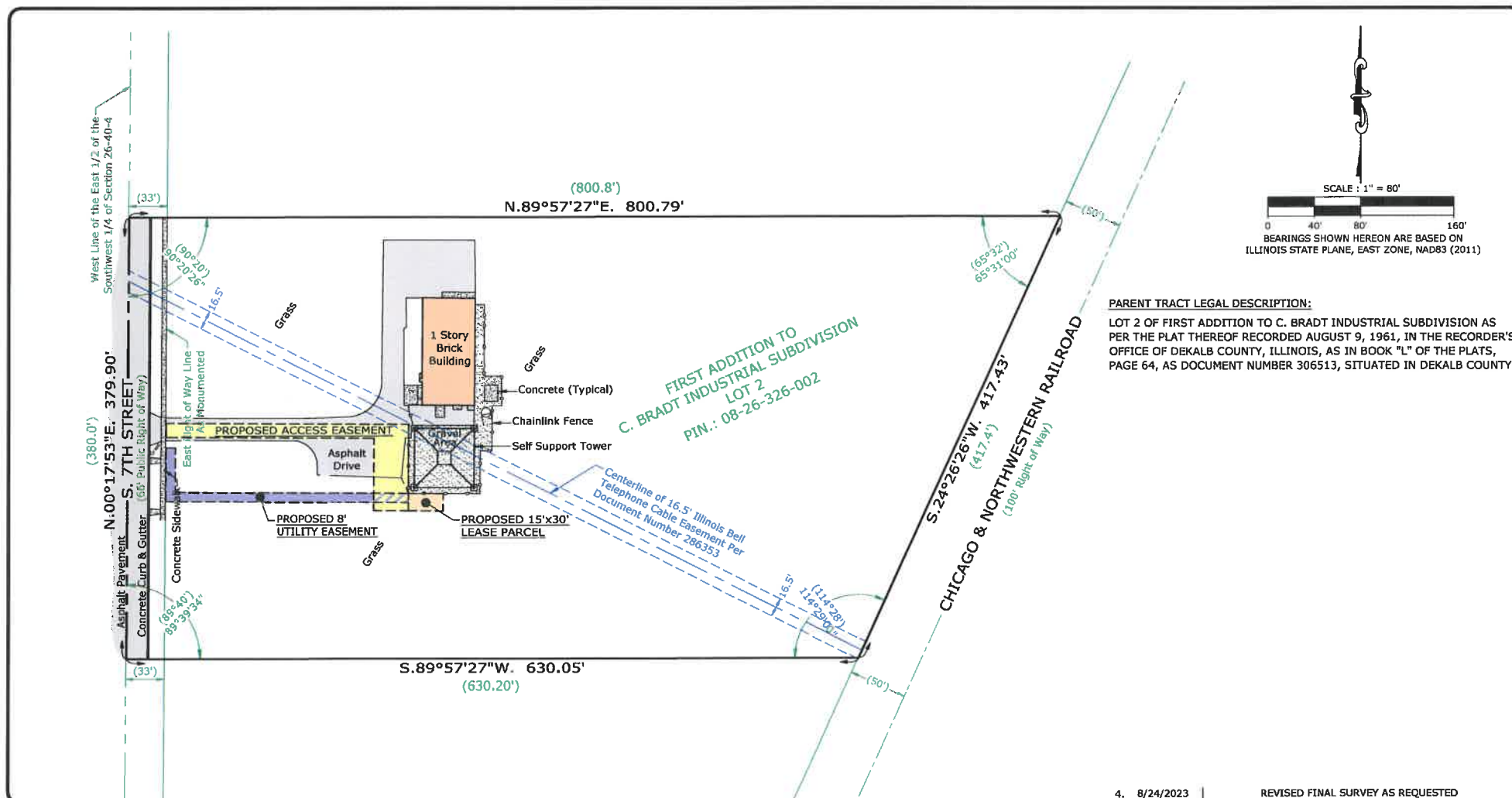
**1500 SOUTH 7TH STREET
DEKALB IL 60115**

DRAWN BY: EM
CHECKED BY: CSJ

PROJECT NO.
529087

SHEET
1 OF 4

1-1



PARENT TRACT LEGAL DESCRIPTION:

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 DEKALB COUNTY, ILLINOIS, AS IN BOOK "L" OF THE PLATS, PAGE 64, AS DOCUMENT NUMBER 306513, SITUATED IN DEKALB COUNTY.

4. 8/24/2023 REVISED FINAL SURVEY AS REQUESTED

PLAT OF SURVEY OF LEASE PARCEL AND EASEMENTS

PREPARED FOR:



Apex Engineers, Inc.
Structural & Civil Engineers
500 East 22nd Street, Suite B
Lombard, Illinois 60148
Ph. (630) 627-1800
Fax. (630) 627-1105

APEX JOB No. NS23-012

NO.	DATE	REVISION
1.	5/4/2023	FIELD SURVEY COMPLETED
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SITE DESIGNATION INFORMATION:

DEKALB 1500
IL0425
1500 SOUTH 7TH STREET
DEKALB IL 60115

DRAWN BY: EM
CHECKED BY: CSJ

PROJECT NO.
528087

SHEET
3 OF 4

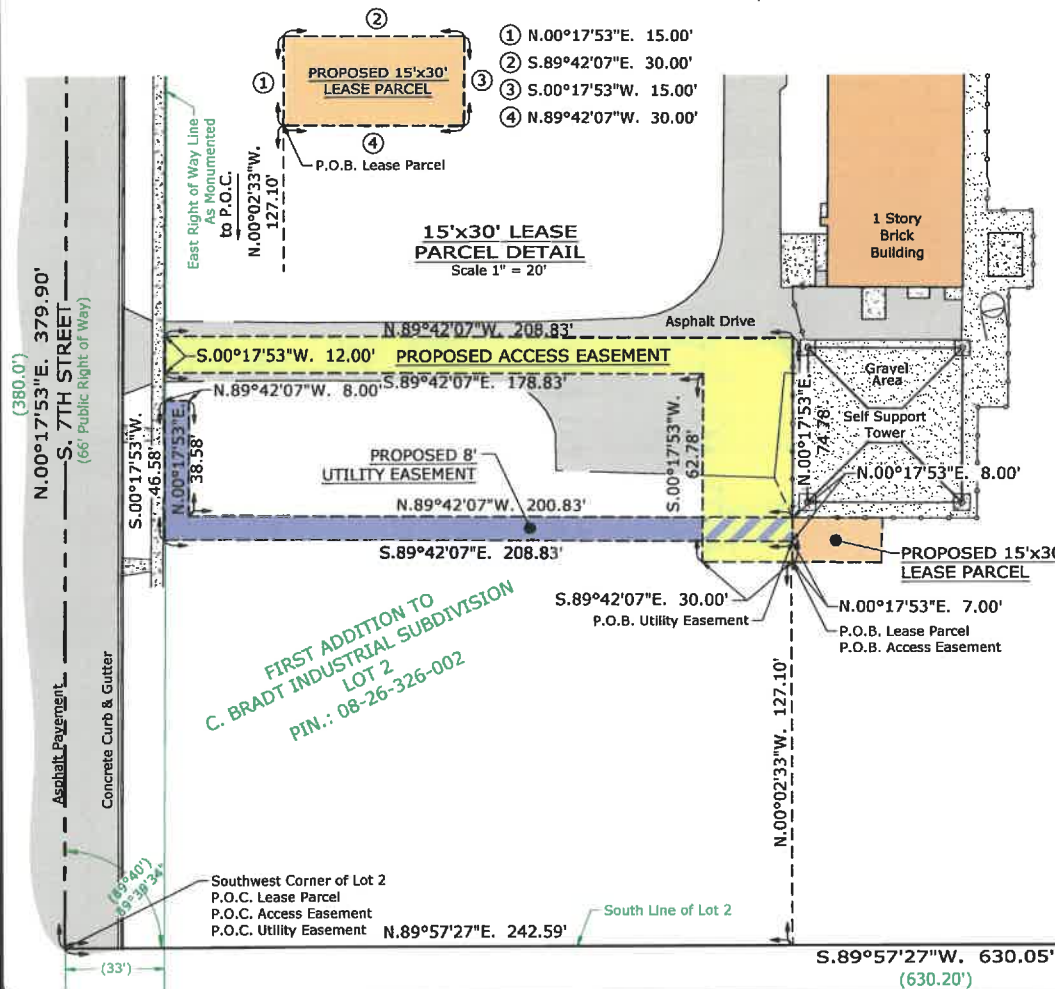
L-3



PREPARED BY:



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(630) 879-0200 - advanced@advct.com
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PROPOSED 15' X 30' LEASE PARCEL LEGAL DESCRIPTION:

A PARCEL OF LAND FOR LEASE PARCEL PURPOSES, BEING PART OF 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 DEKALB COUNTY, ILLINOIS, AS IN BOOK "L" OF THE PLATS, PAGE 64, AS DOCUMENT NUMBER 306513, SITUATED IN DEKALB COUNTY FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 89 DEGREES 57 MINUTES 27 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 242.59 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 33 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED COURSE, 127.10 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 17 MINUTES 53 SECONDS EAST, 15.00 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 07 SECONDS EAST, 30.00 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 53 SECONDS WEST, 15.00 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 07 SECONDS WEST, 30.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 450 SQUARE FEET.

PROPOSED ACCESS EASEMENT LEGAL DESCRIPTION:

A PARCEL OF LAND FOR ACCESS EASEMENT PURPOSES, BEING PART OF 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 DEKALB COUNTY, ILLINOIS, AS IN BOOK "L" OF THE PLATS, PAGE 64, AS DOCUMENT NUMBER 306513, SITUATED IN DEKALB COUNTY FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 89 DEGREES 57 MINUTES 27 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 242.59 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 33 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED COURSE, 127.10 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 17 MINUTES 53 SECONDS EAST, 74.78 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 07 SECONDS WEST 208.83 FEET TO THE EAST RIGHT OF WAY LINE OF 7TH STREET; THENCE SOUTH 00 DEGREES 17 MINUTES 53 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE, 12.00 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 07 SECONDS EAST, 178.83 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 53 SECONDS WEST, 62.78 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 07 SECONDS EAST 30.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 4,389 SQUARE FEET.

PROPOSED 8' UTILITY EASEMENT LEGAL DESCRIPTION:

A PARCEL OF LAND FOR UTILITY EASEMENT PURPOSES, BEING PART OF 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 DEKALB COUNTY, ILLINOIS, AS IN BOOK "L" OF THE PLATS, PAGE 64, AS DOCUMENT NUMBER 306513, SITUATED IN DEKALB COUNTY FURTHER DESCRIBED AS FOLLOWS:

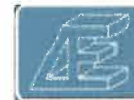
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 89 DEGREES 57 MINUTES 27 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 242.59 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 33 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED COURSE, 127.10 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 53 SECONDS EAST, 7.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 17 MINUTES 53 SECONDS EAST, 8.00 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 07 SECONDS WEST 200.83 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 53 SECONDS EAST, 38.58 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 07 SECONDS WEST, 8.00 FEET TO THE EAST RIGHT OF WAY LINE OF 7TH STREET; THENCE SOUTH 00 DEGREES 17 MINUTES 53 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE, 46.58 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 07 SECONDS EAST, 208.83 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1,979 SQUARE FEET.

4. 8/24/2023 REVISED FINAL SURVEY AS REQUESTED

PLAT OF SURVEY OF LEASE PARCEL AND EASEMENTS

PREPARED FOR:

MasTec
Network Solutions



Apex Engineers, Inc.
Structural & Civil Engineers
500 East 22nd Street, Suite B
Lombard, Illinois 60148
Ph. (630) 627-1800
Fax. (630) 627-1165

APEX JOB NO. NS23-012

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SITE DESIGNATION INFORMATION:

DEKALB 1500
IL0425
1500 SOUTH 7TH STREET
DEKALB IL 60115

DRAWN BY: EM
CHECKED BY: CSJ

PROJECT NO.
528087

SHEET
4 of 4

L-4

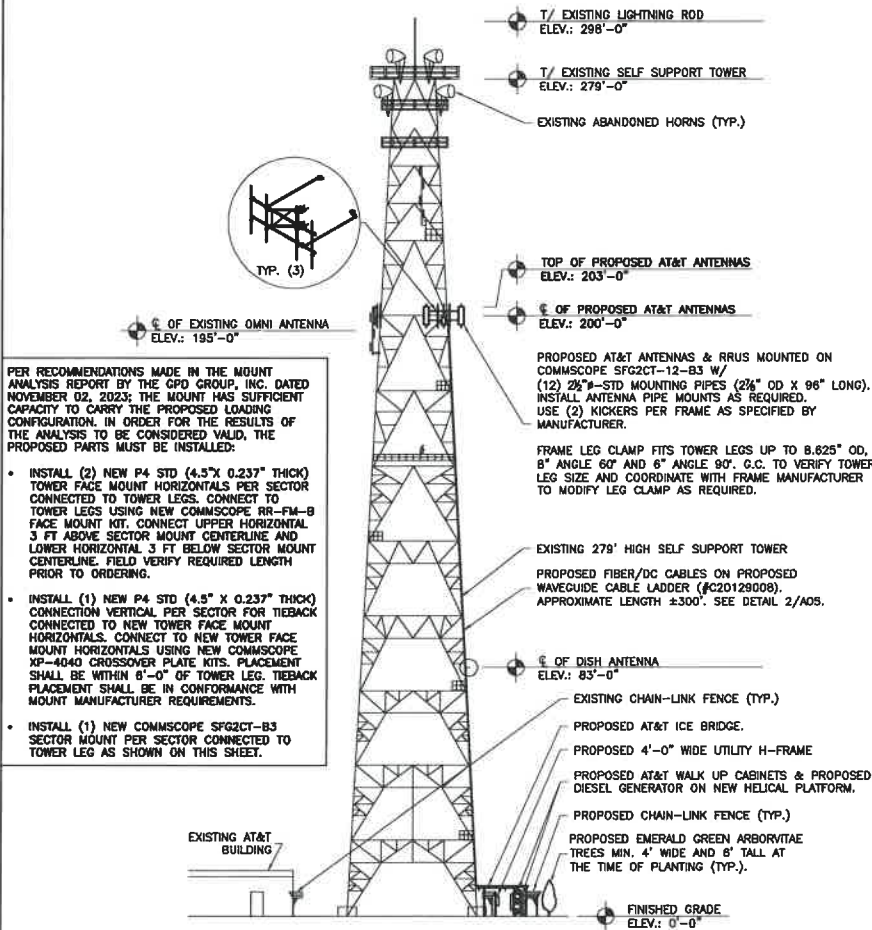


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TOWER STRUCTURAL ANALYSIS BY OTHERS.



1 TOWER ELEVATION
SCALE: 1"=40'-0"

MasTec
Network Solutions

1351 E. Irving Park Rd
Itasca, IL 60143



Apex Engineers, Inc.
Structural & Civil Engineers
500 East 22nd Street, Suite B
Lombard, Illinois 60148
Ph. (630) 627-1800
Fax. (630) 627-1185

APEX JOB NO. NS23-012

DEKALB 1500 (AT&T TOWERS)

SITE NO. IL0425

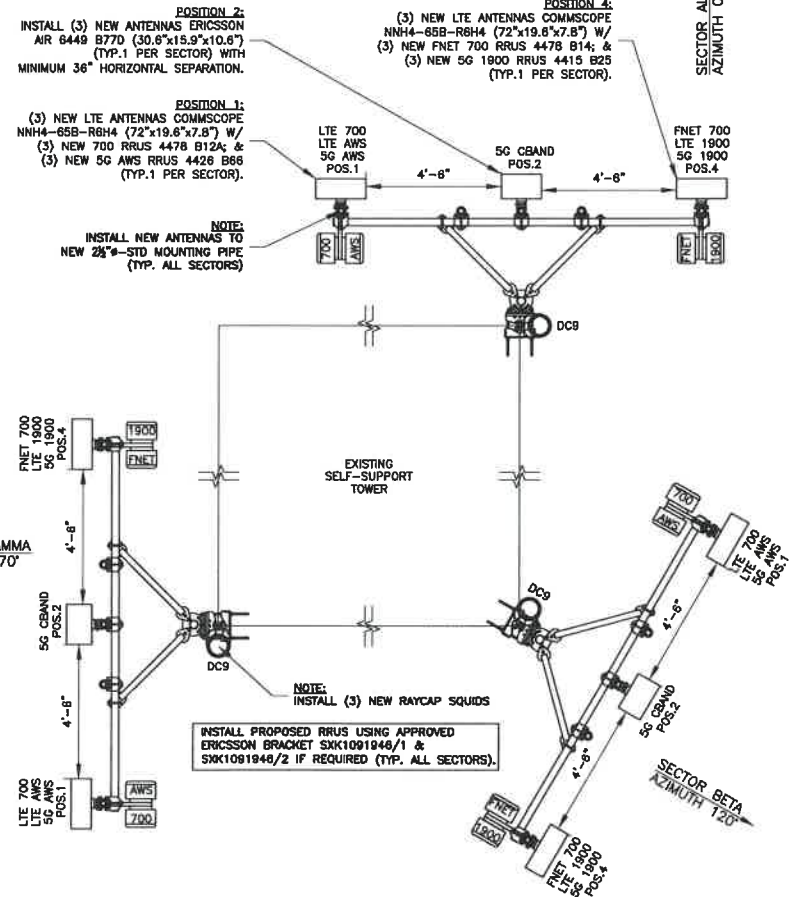
1500 SOUTH 7TH STREET,
DEKALB, IL 60115



NO.	DATE	REVISIONS	BY	CHK	APPR
G	11/02/24	FINAL CD# REVISED APPLICABLE CODES	PB	RG	RD
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E	02/12/24	REVISED FINAL CD# PER COMMENTS	PB	RG	RD
D	11/14/23	FINAL CD# ISSUED FOR CONSTRUCTION	PB	RG	RD
C	09/29/23	REVISED 90% CD# PER SCOPING NOTES	PB	RG	RD
B					
A					

SCALE: AS SHOWN DESIGNED BY: DRAWN BY:

PROPOSED TOTAL OF
(3) RAYCAP DC/FIBER DISTRIBUTION
UNITS DC9-46-60-24-8C-EV W/
INTEGRATED SURGE PROTECTOR



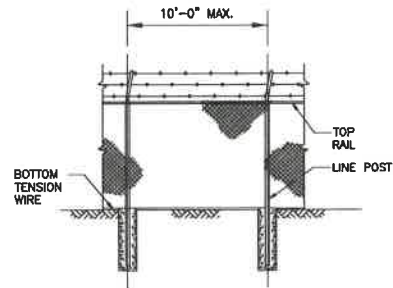
2 PROPOSED ANTENNA LAYOUT
SCALE: N.T.S.



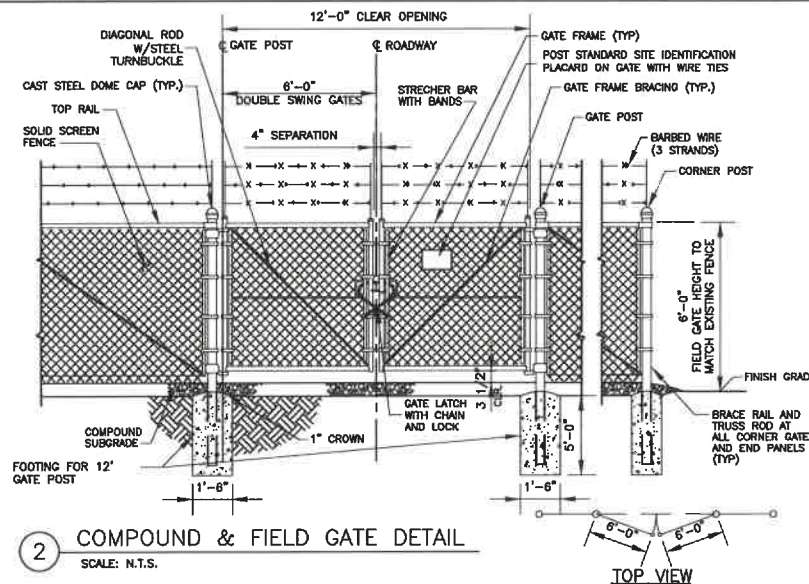
AT&T MOBILITY

TOWER ELEVATION & ANTENNA LAYOUT

CD# NO. 110425-003



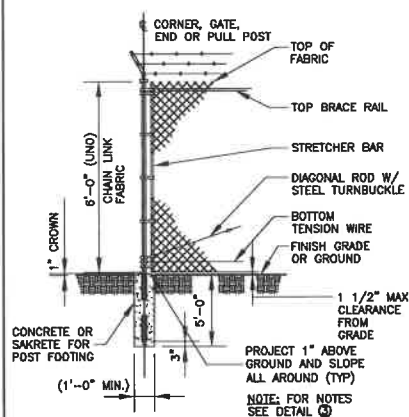
1 TYPICAL ELEVATION
SCALE: N.T.S.



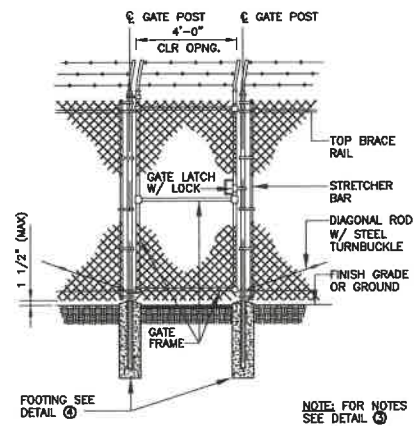
2 COMPOUND & FIELD GATE DETAIL
SCALE: N.T.S.

- NOTES:
(INSTALL FENCING PER ASTM F-567, SWING GATES PER ASTM F-900)
1. GATE POST, CORNER, TERMINAL OR PULL POST SHALL BE 2 7/8" SCHEDULE 40 FOR GATE WIDTHS UP THROUGH 6 FEET OR 12 FEET FOR DOUBLE SWING GATE PER ASTM-F1083.
 2. LINE POST: 2-3/8" SCHEDULE 40 PIPE PER ASTM-F1083.
 3. GATE FRAME: 1 1/2" SCHEDULE 40 PIPE PER ASTM-F1083.
 4. TOP RAIL & BRACE RAIL: 1 1/4" SCHEDULE 40 PIPE PER ASTM-F1083.
 5. FABRIC: 9 GA. CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392 CLASS 1.
 6. TIE WIRE: MINIMUM 11 GA GALVANIZED STEEL. INSTALL A SINGLE WRAP TIE WIRE AT POSTS AND RAILS AT MAX. 24" INTERVALS. INSTALL HOG RINGS ON TENSION WIRE AT 24" INTERVALS.
 7. TENSION WIRE: 7 GA. GALVANIZED STEEL.
 8. BARBED WIRE: 3 STRANDS OF DOUBLE STRANDED 12-1/2 GAUGE TWISTED WIRE, 4 PT. BARBS SPACED ON APPROXIMATELY 5" CENTERS.
 9. GATE LATCH: 1-3/8" O.D. PLUNGER ROD W/ MUSHROOM TYPE CATCH AND LOCK (KEYED ALIKE FOR ALL SITES OR COMBINATION AS SPECIFIED BY AT&T MOBILITY).
 10. LOCAL ORDINANCE FOR BARBED WIRE PERMIT SHALL GOVERN INSTALLATION.
 11. HEIGHT = 6' VERTICAL + 1' BARBED WIRE VERTICAL DIMENSION.
 12. ALL WORK SHALL CONFORM WITH THE PROJECT SPECIFICATIONS.

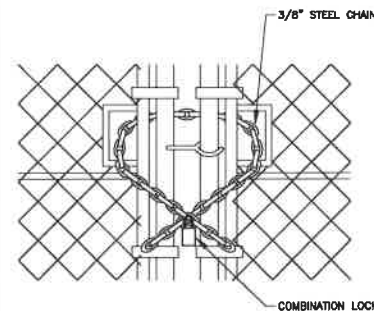
3 TYPICAL WOVEN WIRE FENCING NOTES
SCALE: N.T.S.



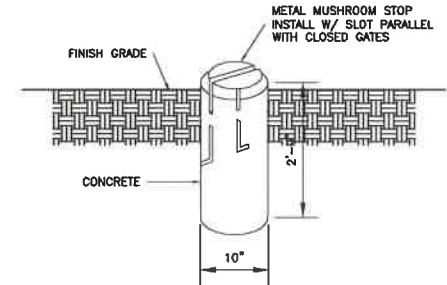
4 WOVEN WIRE CORNER, GATE, END OR PULL POST
SCALE: N.T.S.



5 WOVEN WIRE SWING GATE, SINGLE
SCALE: N.T.S.



6 GATE LOCK DETAIL
SCALE: N.T.S.



7 MUSHROOM STOP DETAIL
SCALE: N.T.S.

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APEX JOB No. NS23-012

DEKALB 1500 (AT&T TOWERS)
SITE NO. IL0425
1500 SOUTH 7TH STREET,
DEKALB, IL 60115



Q 11/02/24	FINAL CD# REVISED APPLICABLE CODES	PD	RD	RD
F 02/28/24	REVISED FINAL CD# PER COMMENTS	PD	RD	RD
E 02/12/24	REVISED FINAL CD# PER COMMENTS	PD	RD	RD
D 11/14/23	FINAL CD# ISSUED FOR CONSTRUCTION	PD	RD	RD
C 09/20/23	REVISED BORE CD# PER SCOPING NOTES	PD	RD	RD
NO. DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN	DESIGNED BY:	DRAWN BY:		

AT&T MOBILITY

FENCE DETAILS

DRAWING NUMBER
IL0425-A07

NOTE:
DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMES, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED, HOWEVER DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN

NOTE:
THIS DETAIL ASSUMES THAT PLANTING SPACE IS LARGER THAN 2400 MM (8 FT.) SQUARE OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATING. TREES PLANTED IN NON-RESTRICTED SOIL CONDITIONS B&B TREES IN ALL SOIL TYPES

MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHEN EVER POSSIBLE

SET TOP OF ROOT BALL FLUSH TO GRADE OR 25-50 MM (1-2 IN.) HIGHER IN SLOWLY DRAINING SOILS

50 MM (2 IN.) MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. MAINTAIN THE MULCH WEED-FREE FOR A MINIMUM OF THREE YEARS AFTER PLATING

NOTE: FOR DIMENSIONS OF PLATING AREAS TYPES OF SOIL AMENDMENTS OR SOIL REPLACEMENT SEE "SOIL IMPROVEMENT DETAILS"

PLANTING SCHEDULE

COMMON NAME: EMERALD GREEN ARBORVITAE
SCIENTIFIC NAME: THUJA OCCIDENTALIS
QUANTITY: 9

NOTE:
PLANT CONTAINER OR BALLED-AND-BURLAPPED PLANTS IN SPRING OR FALL. PLANT ON A RAISED BED TO ENSURE GOOD DRAINAGE. ALL EXPOSED AREAS SHALL BE PROTECTED AGAINST WASHOUTS AND SOIL EROSION

EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL

100 MM (4 IN.) HIGH EARTH SAUCER BEYOND EDGE OF ROOT BALL

REMOVE ALL TWINE, ROPE AND WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL

IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 200 MM (8 IN.) INTO HOLE

PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL

TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH ROOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT

1 TREE PLANTING DIAGRAM

GENERAL NOTES

1. PLANT MATERIAL SHALL BE NURSERY GROWN AND BE BALLED AND BURLAPPED OR CONTAINER GROWN. SIZES AND SPREADS ON PLANT LIST REPRESENT MINIMUM REQUIREMENTS.
2. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST ADDITION OF ANSI Z60.1 AMERICAN STANDARD OF NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
3. ANY MATERIALS WITH DAMAGED OR CROOKED/ DISFIGURED LEADER, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED.
4. GRADING SHALL PROVIDE SLOPES WHICH ARE SMOOTH AND CONTINUOUS. POSITIVE DRAINAGE SHOULD BE PROVIDED IN ALL AREAS.
5. ALL PLANT SPECIES SPECIFIED ARE SUBJECT TO AVAILABILITY. MATERIAL SHORTAGES IN THE LANDSCAPE INDUSTRY MAY REQUIRE SUBSTITUTIONS.
6. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. CALL UTILITY ALERT NETWORK PRIOR TO DIGGING.
7. CONTRACTOR SHALL REPORT ANY DISCREPANCIES.
8. PLANT SYMBOLS ILLUSTRATED ON THE LANDSCAPE PLAN ARE A GRAPHIC REPRESENTATION OF PROPOSED PLANT MATERIAL TYPES AND ARE INTENDED TO PROVIDE FOR VISUAL CLARITY. HOWEVER, THE SYMBOLS DO NOT NECESSARILY REPRESENT ACTUAL PLANT SPREAD AT THE TIME OF INSTALLATION.
9. ALL PLANTING BEDS SHALL BE MULCHED WITH A MINIMUM OF 3" OF SHREDDED WOOD MULCH, WITH THE EXCEPTION OF EVERGREEN TREES WHICH SHALL RECEIVE 1" OF SHREDDED HARDWOOD MULCH OVER 2" OF SOUTHERN PINE BARK.
10. SOD SHALL BE MINERAL BASE ONLY.
11. ALL PLANTS MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF ACCEPTANCE.

SODDING NOTE: THE CITY OF DEKALB BUILDING CODE PER 302.1.1 PLANTING OF GRASS. AFTER DEMOLITION AND/OR ALTERATION OF ANY KIND TO THE LOT, THE OWNER SHALL BE REQUIRED TO PROPERLY FILL, GRADE AND SEED OR SOD THE LOT WITHIN THIRTY (30) DAYS OF DEMOLITION AND/OR ALTERATION OR THE COMMENCEMENT OF SEASONABLE WEATHER OR ISSUANCE OF A NEW CONSTRUCTION PERMIT. ONCE SEED OR SODDED, NEW GRASS SHALL BE MAINTAINED; IF NEEDED IT SHALL BE RESEEDED OR RESODDED UNTIL SUCH TIME AS THE GRASS TAKES HOLD, GROWS AND SURVIVES. AFTER NEW GRASS TAKES HOLD IT MUST BE MAINTAINED IN ACCORDANCE WITH SECTION 302.4 OF THE CITY OF DEKALB BUILDING CODE.

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SITE NO. IL0425

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DEKALB, IL 60115



G	11/02/24	FINAL CD# REVISED APPLICABLE CODES	PB	RG	RG
F	02/28/24	REVISED FINAL CD# PER COMMENTS	PB	RG	RG
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D	11/14/23	FINAL CD# ISSUED FOR CONSTRUCTION	PB	RG	RG
C	09/29/23	REVISED 90% CD# PER SCOPING NOTES	PB	RG	RG
NO.	DATE	REVISIONS	BY	CHK	APPR
SCALE:	AS SHOWN	DESIGNED BY:	DRAWN BY:		

AT&T MOBILITY

LANDSCAPE DETAILS & NOTES

PROJECT NUMBER
IL0425-LS01

REV
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