ORDINANCE 2017-014          PASSED: MARCH 13, 2017

APPROVAL OF A SPECIAL USE PERMIT FOR EXISTING
CELLULAR ANTENNA EQUIPMENT LOCATED AT 507
EAST TAYLOR STREET (U.S. CELLULAR).

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

WHEREAS, U.S. Cellular and Site Acquisition Solutions (herein referred to as
"Petitioner") 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 upgrade existing cellular communications
equipment; and

WHEREAS, pursuant to proper legal notice, a public hearing was conducted by the
Planning and Zoning Commission on February 22, 2017; and

WHEREAS, the City and Petitioner have conducted all required public hearings before
the Planning and Zoning Commission of the City of DeKalb for the special use permit for
the 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 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
(UDO), 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 screening added to hide the equipment.
2. **Methods for Protecting Points of Visual Interest.**

As noted in standard #1, screening is proposed around the existing and new equipment to screen it from ground view. The applicant is proposing to have the screening in a color to match the building color to minimize visual effect.

3. **Color**

Screening of the equipment is proposed in a color that will match the building and minimize the effect on the surrounding area.

4. **Height**

The UDO stipulates that 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 22 feet above the height of 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 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 applicant is proposing to have the screening in a color to match the building color to minimize the visual effect.

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.

There has been antenna and associated equipment on top of the building on the subject site for many years and there is no evidence that the presence of the antennas and equipment has been detrimental to the value of neighboring properties. In addition, the applicant is proposing to screen the antenna and 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.

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 screen 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 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 for existing antenna and associated equipment on top of a 16-story building to allow for an upgrade of communication equipment is hereby granted for the Subject Property and subject to the conditions listed in Section 4 of this Ordinance.

Section 4: The approval herein is granted subject to the following conditions:

1) The antenna and equipment upgrades and screening shall comply with the drawings indicated on Exhibit A. Approval of the drawings indicated on
Exhibit A only extends to the improvements as proposed herein and does not include any alteration, modification or replacement of equipment.

2) The applicant will be 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).

3) The antenna, equipment upgrades and screening shall be maintained in good and workmanlike condition at all times.

4) Removal of the antenna and associated equipment shall constitute grounds for the Community Development Director to notify the applicant, in writing that the Special Use Permit is subject to revocation. Upon receipt of such notice, the applicant may either agree and consent to the revocation of the Special Use Permit, or may submit to a due process hearing before a hearing officer designated by the Community Development Director. The report of such hearing officer shall be forwarded to the City Council of the City of DeKalb for consideration, and the decision of the City Council shall be final.

Section 5. All ordinances or portions thereof in conflict with this ordinance, including the prior versions of the ordinances included above, are hereby repealed.

Section 6. 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 7. 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 designee 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 13th day of March, 2017, and approved by me as Mayor on the same day. Passed on First Reading by an 8-0 roll call vote. Aye: Jacobson, Finucane, Marquardt, Snow, Noreiko, Baker, Faivre, Rey. Waiver of Second Reading passed by an 8-0 roll call vote. Aye: Jacobson, Finucane, Marquardt, Snow, Noreiko, Baker, Faivre, Rey.

ATTEST:

JENNIFER JEEP JOHNSON, City Clerk
JOHN A. REY, Mayor
GENERAL
1. THE TYPICAL NOTES SHALL APPLY FOR ALL CASES UNLESS OTHERWISE SPECIFICALLY DETAINED WITHIN THE DRAWINGS. SOME NOTES MAY NOT BE APPLICABLE IN ONE OR MORE EACH PROJECT.
2. ANY ITEMS REFERENCED AS BEING "SHOWN" ARE TO BE INCLUDED IN THE WORK AS SHOWN. HOWEVER, CONSTRUCTION OR FABRICATION IS NOT TO BEGIN UNTIL THE "SHOWN" REFERENCE IS IMPROVED.
3. EXPANSION JOINTS SHOWN MUST BE FIELD VERIFY AND CUSTOMER APPROVED PRIOR TO FABRICATION OF PARTS.
4. THE MODIFICATIONS SPECIFIED IN THESE DRAWINGS ARE INTENDED TO PROVIDE STRUCTURAL SUPPORT FOR THE INSTALLATION OF THE ANTENNA SUBSYSTEM DESIGNED DETERMINED TIER. THE PRESENT STRUCTURAL DESIGN ON BUILDING SHALL BE ANALYZED AND RECOMMENDED AS REQUIRED, BY OTHERS TO WITHSTAND THE LOADS SHOWN OR THE MINIMUM ALTERNATE SPANPING SHOWN ON THE DRAWINGS.
5. ANTENNA CONSTRUCTION PRODUCTS SHALL BE INSTALLED BY A CONTRACTOR DESIGNATED IN SIMILAR WORK. CARE SHOULD BE TAKEN IN THE INSTALLATION OF ANY AND ALL MEMBERS IN ACCORDANCE WITH QUALIFIED INSTALLATION PROCEDURES. ALL APPROPRIATE OSHA SAFETY REQUIREMENTS ARE TO BE FOLLOWED. STEALTH IS NOT PRODUCING FIELD INSTALLATION SERVICES.
6. THESE DRAWINGS INDICATE THE MAJOR OPERATIONS TO BE PERFORMED, BUT DO NOT SHOW EVERY FIELD CONDITION THAT MAY BE ENCOUNTERED. THEREFORE, PRIOR TO BEGGINING WORK THE CONTRACTOR SHOULD SURVEY THE JOB SITE THOROUGHLY TO RESOLVE FIELD PROBLEMS.
7. PARTITION OF EXISTING STRUCTURES DURING THE COURSE OF THE CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
8. THE STRUCTURAL INTENSITY OF THIS STRUCTURE IS DESIGNATED TO BE WITHSTAND IN ITS COMPLETED STATE, WHILE UNDER CONSTRUCTION ANY TEMPORARY BRACING OR SHEATHING WHICH MAY BE REQUIRED TO MAINTAIN STABILITY REQUIREMENT COMPLIANCE TO BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
9. THE PLANS AND DETAILS WITHIN DO NOT INCLUDE DETAILS OR DESIGN FOR DAMAGE FROM OR WATER PENETRATIONS OF STORM OR INTERIOR SURFACES OF THE EXISTING BUILDING OR STRUCTURE. THESE DETAILS MUST BE COMPLETED BY OTHERS.

STEALTH PANELS
1. PANELER SIZE(s) IN STEALTH, FOR COMPOSITE PANELS ARE NOT FACTORY ENSURED AND MUST BE DECLARED IN THE FIELD.
2. PANEL LOADING TO BE SHOWN 12" O.C., MAX, AND LOCATED IN MAX, HORIZONTALLY FROM EACH END AT TOP AND BOTTOM OF PANEL. INSTALL 1 1/2" MIN. EDGE DISTANCE FROM ALL SIDES. 6" WIDE PANELS REQUIRED TO FASTEN TOP AND BOTTOM. 5" WIDE PANELS REQUIRED TO FASTEN TOP ONLY.
3. WHEN FASTENING BOLT HEAD OR NUT BEGINS DIRECTLY ON SURFACE OF STEALTH PANEL, TIGHTEN PANELS, BOLTS ONLY IN 1/8 TURN FAST STEEL APPLIED UNDER LOCK COMPAIRING TO THE THROAT OF METAL BOLTS. USE THEN END OF LOCK TO ENSURE THAT THE NUT OF BOLTS ARE STEALTH STEEL PANELS. STEALTH STEEL PANELS. WASHERS OR FLANGED HEAD BOLT, OR FASTENER WITH LARGE BEARING SURFACE.
4. PANELS WILL SAND AND CONTRACT USE TO TEMPERATURE. WHEN INSTALLING PANELS IN COLD TEMPERATURES, PANEL SPACE PANELS ALONG LENGTH OF PANELS WALL WITH EQUAL GAPS BETWEEN PANELS TO ALLOW FOR EXPANSION DESIGN AND MINIMUM TEMPERATURE.
5. ADJACENT FLAT PANELS ARE JOINED BY A VERTICAL FLOOR SPACER (2.5 IN. INCHES) INTO THE SIDES OF EACH PANEL, DO NOT Attach PANELS BY BRACKETS. PANELS MUST BE PROVIDED WITH UCHES DIRECTED ONTO PANEL SURFACE.
6. ADJACENT PANELS ARE JOINED BY A VERTICAL 1-H CHANNEL, INSERT PANELS INTO EACH SIDE OF 1-H CHANNEL.
7. NOUS PANELS MUST BE ENSURE SPACED ALONG COUS PANELS, CONTRACTION TO MEASURE LENGTH OF RADIANT SUPPORT AND DIVIDED BY THE NUMBER OF NOUS PANELS TO DETERMINE PROPER SPACING. 1-H CHANNEL, CONDUCTORS ARE USED TO COVER THE GAP BETWEEN PANELS AND ALLOW FOR PANELS PARALLEL AND CONTRACTION.
8. SURFACES OF PANELS SHOULD BE COMPTED WITH SUITABLE MATT FOR RIVET OR STICKING PANELS ACOU, PANELS MUST BE COVERED TO PREVENT WATER TRANSFERS. PANELS SHETHER "WALL PAPERING" 5" ON RIVETS ALCOHOL. EVENLY SPACED PANELS MUST BE COVERED OR COATED FOR UV PROTECTION. STEALTH PANELS WILL HAVE PANELS, COSE CAPS TO BE FIELD APPLIED FOR THE PURPOSE OF MOST APPLICATIONS. PANEL EDGE CAPS TO BE SECURED WITH THE SCREWS INSTALLED 1/2 INCH SPACING ON THE INSIDE FACE OF THE PANEL.

STEALTH CONNECTORS
1. STEALTH CONNECTORS ARE DESIGNED TO BE FIELD INSTALLED, BEFORE INSTALLING THE UNIT, INSTALLATION SHALL BE PERFORMED USING THE BADGER BUSHING INSTALLATION INSTRUCIONS. THE BADGER BUSHING INSTALLATION INSTRUCIONS.
2. STEALTH CONNECTORS ARE DESIGNED TO BE FIELD INSTALLED, BEFORE INSTALLING THE UNIT, INSTALLATION SHALL BE PERFORMED USING THE BADGER BUSHING INSTALLATION INSTRUCIONS.

STRUCTURAL STEEL
1. STEEL FABRICATION AND INSTALLATION SHALL BE DONE IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION, STEEL CONSTRUCTION SPECIFICATIONS, AND STEEL CONSTRUCTION SPECIFICATIONS.
2. STEEL IS 1 1/2" MIN. CHAMFER, AND HELICAL DISCONNECTS SHALL CONFORM TO ASTM A325M-09 (65 KSI MIN. YIELD STRENGTH) STEEL SPECIFICATIONS.
3. STEEL PLATE MEMBERS SHALL CONFORM TO ASTM A516-09 (50 KSI MIN. YIELD STRENGTH) STEEL SPECIFICATIONS.
4. STEEL PIPE AND SOUND TUBE MEMBERS SHALL CONFORM TO ASTM A213 GR 42 (40 KSI MIN. YIELD STRENGTH) STEEL SPECIFICATIONS.
5. STEEL REINFORCING AND SQUARE TUBE MEMBERS SHALL CONFORM TO ASTM A500 GR 50 (36 KSI MIN. YIELD STRENGTH) STEEL SPECIFICATIONS.
6. STEEL PIPE AND SQUARE TUBE MEMBERS SHALL CONFORM TO ASTM A240 GR 30 (30 KSI MIN. YIELD STRENGTH) STEEL SPECIFICATIONS.
7. STEEL PIPE AND SQUARE TUBE MEMBERS SHALL CONFORM TO ASTM A240 GR 30 (30 KSI MIN. YIELD STRENGTH) STEEL SPECIFICATIONS.
8. STEEL PIPE AND SQUARE TUBE MEMBERS SHALL CONFORM TO ASTM A240 GR 30 (30 KSI MIN. YIELD STRENGTH) STEEL SPECIFICATIONS.

FRP STRUCTURAL MEMBERS
1. FRP STRUCTURAL SHAPES SHALL BE BUILT OUT FRP SHEETS SIZE MANUFACTURED USING THE MULTIPURPOSE PROCESS.
2. IF PRE-RESEARCHED MEMBERS DO NOT MATCH THE SHEET, CONTACT STEALTH @ CONCRETE SOLUTIONS, INC. BEFORE CREATING OR ALTERING FABRICATED MEMBERS.
3. FRP STRUCTURAL MEMBERS SHALL BE FABRICATED AND ASSEMBLED AS INDICATED IN THE DRAWINGS.
4. THE CONTRACTOR SHALL PROTECT THE FRP STRUCTURAL MEMBERS FROM ABLE TO PREVENT BREAKAGE, NICKS, GROOFS, ETC. DURING FABRICATION, HANDLING, AND INSTALLATION.
5. FRP BOLTS SHOULD BE TIGHTENED 1 1/2 TURN PAST TIGHT AND LOCKED WITH LOCKING CEMENT.

DISCLAIMER
1. ALL STRUCTURAL COMPONENTS TO BE CONNECTED TOGETHER SHALL BE COMPLETELY FIT UP ON THE GROUND OR OTHERWISE VERIFIED FOR COMPATIBILITY PRIOR TO LIFTING ANY COMPONENTS TO PLACE. PLACEMENT REQUIRED TO MAINTAIN COMPATIBILITY AND CONNECTIVITY PROBLEMS AFTER FINAL ERECTION ARE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR.

SPECIAL INSPECTION & STRUCTURAL OBSERVATION
1. STEEL FABRICATION SHALL BE DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED AS REQUIRED BY THE BUILDING CODE TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION.
2. NO FIELD WELDING SHALL BE PERMITTED.
3. THE FOLLOWING SPECIAL INSPECTIONS (WHERE APPLICABLE) SHALL BE REQUIRED ON PROJECT (WHERE APPLICABLE) SHALL BE REQUIRED ON PROJECT.
   a. PERIODIC SPECIAL INSPECTION OF HIGH-STRESS BOLTING.
   b. SPECIAL INSPECTION OF HIGH-STRESS BOLTING.

NOTES & SPECIFICATIONS

08/19/2016
NOTES: PLATFORM BEAM LAYOUT & EQUIPMENT LAYOUT PROVIDED BY OTHERS. ADEQUACY OF BEAMS TO BE DETERMINED BY OTHERS. INTERFERENCE BETWEEN NEW SCREEN WALL COMPONENTS AND EXISTING STRUCTURAL CONNECTIONS OR EQUIPMENT SHALL BE EVALUATED & ADDRESSED BY OTHERS. ANTENNAS NOT SHOWN, ANTENNA MOUNTS SHALL BE DESIGNED & PROVIDED BY OTHERS.
**ANTENNA INSTALLATION NOTES**

**GROUNDING NOTES**

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**GROUNDED AT LESS THAN 5% OF THE REQUIRED CAPACITY OF THE GROUNDING SYSTEM.**

**GROUNDING NOTES**

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**MASS GROUNDING NOTES:**

- **THE GROUNDING CONDUCTOR CONNECTED TO THE GROUNDING SYSTEM MUST BE CAPABLE OF CARRYING THE CURRENT FOR WHICH IT IS PROTECTED.**
- **THE GROUNDING CONDUCTOR SHOULD BE CONNECTED TO THE GROUNDING SYSTEM AT SEVERAL POINTS.**
- **THE GROUNDING CONDUCTOR SHOULD BE SEPARATE FROM THE POWER AND SIGNAL WIRING.**
- **THE GROUNDING CONDUCTOR SHOULD BE CAPABLE OF CARRYING THE CURRENT FOR WHICH IT IS PROTECTED.**
- **THE GROUNDING CONDUCTOR SHOULD BE SECURED TO THE STRUCTURE IN SUCH A WAY AS TO ALLOW FOR EASY ACCESS DURING MAINTENANCE.**