
**THE CITY OF BLUE ISLAND
COOK COUNTY, ILLINOIS**

**ORDINANCE
NUMBER 2017-010**

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO
WOW! CABLE AT THE PROPERTY LOCATED AT
3153 WIRETON ROAD, BLUE ISLAND, ILLINOIS**

**DOMINGO F. VARGAS, Mayor
Randy Heuser, City Clerk**

1st Ward	TOM HAWLEY	GEORGE POULOS
2nd Ward	LETICIA VIEYRA	FRED BILOTTO
3rd Ward	NANCY RITA	KEVIN DONAHUE
4th Ward	CANDACE CARR	ALECIA SLATTERY
5th Ward	JANICE OSTLING	KENNETH PITTMAN
6th Ward	DEXTER JOHNSON	JAIRO FRAUSTO
7th Ward	NANCY THOMPSON	JAMES JOHANSON

Aldermen

ORDINANCE NO. 2017-010

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO WOW! CABLE AT THE PROPERTY LOCATED AT 3153 WIRETON ROAD, BLUE ISLAND, ILLINOIS

WHEREAS, WOW! Cable filed an application with the City of Blue Island to grant a special use permit for a telecommunications tower located at and commonly known as 3153 Wireton Road, Blue Island, Illinois;

WHEREAS, the existing zoning classification is I-1 Limited Industry;

WHEREAS, the Zoning Board of Appeals held a public hearing on January 30, 2017 in accordance with Section 166.095(D) of the Blue Island Code of Ordinances;

WHEREAS, notice was given of the time and place of the hearing, not more than 30 nor less than 15 days before the hearing, by publishing a notice in the Daily Southtown, a newspaper published in the County of Cook, State of Illinois, of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 IL CS 515, on January 9, 2017;

WHEREAS, this notice was also placed on a statewide public notice website as required by 5 ILCS 512.1;

WHEREAS, proper notice of the meeting of the Zoning Board of Appeals was given and posted in accordance with the Illinois Open Meetings Act; and

WHEREAS, the Zoning Board of Appeals has recommended that a special use permit be granted for the operation of the business as described herein at the premises indicated. A true and correct copy of the Findings of Fact from the Blue Island Zoning Board of Appeals and Community Development Department Staff Report are attached hereto;

NOW BE IT ORDAINED, by the City Council of the City of Blue Island, County of Cook, and State of Illinois:

SECTION ONE

The recitals and findings set forth above and in the recommendation of the Blue Island Zoning Board of Appeals regarding the request for a special use are incorporated herein by reference the same as if they were fully set forth herein verbatim and the recitals and findings are adopted as the findings of City Council.

SECTION TWO

The Mayor and City Council, after due consideration, approve the issuance of a special use permit to allow the operation of the business as described herein and in the attached staff report subject to the following conditions and requirements:

- a) That the special use herein requested shall, except as varied by this ordinance, conform to all applicable district regulations, codes and ordinances of Blue Island.
- b) That future plans and specifications for building, construction, development or improvements of any kind or nature to the premises be approved by the building department of the City of Blue Island and any other department with authority under applicable regulations and codes.

The City Clerk is hereby authorized to issue a special use permit to WOW! Cable for the purpose of operating a telecommunications tower at 3153 Wireton Road, Blue Island, Illinois. The City Clerk shall also forward a copy of this ordinance to the applicant as notification of the passage and approval of this ordinance.

SECTION THREE

That the special use permit hereby authorized may be revoked by the City Council upon application being made by the City Building Department or any interested department or party and

upon a finding by the City Council that the conditions herein established have not been complied with or otherwise violated.

SECTION FOUR

This ordinance shall be in full force and effect upon the date of passage or as otherwise required by law and shall supersede all ordinances, or parts thereof, in conflict herewith. All other provisions of the Blue Island Zoning Code (Title XV Land Usage, Chapter 166 Zoning Code) shall remain unchanged and in full force and effect.

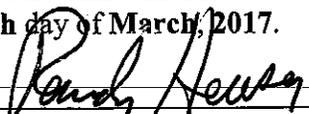
ADOPTED this 14th day of March, 2017, pursuant to a roll call vote as follows:

	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman Hawley	X				
Alderman Poulos			X		
Alderman Vieyra	X				
Alderman Bilotto	X				
Alderman Rita	X				
Alderman Donahue			X		
Alderman Carr	X				
Alderman Slattery	X				
Alderman Ostling	X				
Alderman Pittman	X				
Alderman Johnson			X		
Alderman Frausto			X		
Alderman Thompson			X		
Alderman Johanson	X				
Mayor Vargas					
TOTAL	9		5		

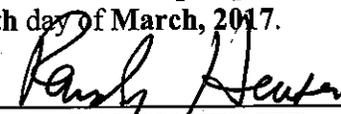
APPROVED by the Mayor on March 14, 2017


 DOMINGO F. VARGAS
 MAYOR OF THE CITY OF BLUE ISLAND,
 COUNTY OF COOK AND STATE OF ILLINOIS

ATTESTED and Filed in my office this
 14th day of March, 2017.


 RANDY HEUSER
 CITY CLERK

PUBLISHED in pamphlet form this
 14th day of March, 2017.


 RANDY HEUSER
 CITY CLERK

STATE OF ILLINOIS)
)
COUNTY OF COOK) ss.

CERTIFICATE

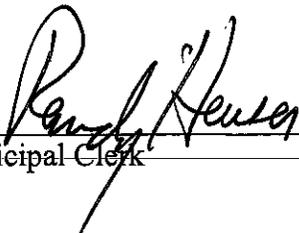
I, Randy Heuser, certify that I am the duly elected and acting Municipal Clerk of the City of Blue Island of Cook County, Illinois.

I further certify that on **March 14, 2017** the Corporate Authorities of such municipality passed and approved Ordinance No. **2017 - 010** entitled: **AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO WOW! CABLE AT THE PROPERTY LOCATED AT 3153 WIRETON ROAD, BLUE ISLAND, ILLINOIS.** Which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. **2017 – 010** including the Ordinance and a cover sheet thereof, was as prepared, and a copy of such Ordinance posted in the municipal building commencing **March 14, 2017** and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at Blue Island, Illinois, this **14th** day of **March, 2017.**

(SEAL)



Municipal Clerk

**CITY OF BLUE ISLAND ZONING BOARD OF APPEALS
FINDINGS OF FACT**

PUBLIC HEARING OF FEBRUARY 27, 2017

WOW! Cable, 3153 Wireton Road, Blue Island

On January 30, 2017, the Blue Island Zoning Board of Appeals voted unanimously (5-0) to adopt Findings of Fact recommending City Council approval of a special use permit for a telecommunications tower in the I-1 Limited Industry District.

Section 166.095(F) Standards: No special use shall be recommended by the Zoning Board of Appeals unless such Board shall find:

1) That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

Finding: The Zoning Board of Appeals finds that the proposed use will not be detrimental or endanger the public. The use will be limited to property already leased for related operations.

2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

Finding: The Zoning Board of Appeals finds that the proposed use will not limit the use of other property on Wireton Road.

3) That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Finding: The Zoning Board of Appeals finds that the proposed use at this site will not impede Blue Island's development. The area is projected to remain industrial.

4) That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.

Finding: The Zoning Board of Appeals finds that the location has adequate facilities for the special use.

5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in public streets.

Finding: The Zoning Board of Appeals finds that the site has adequate existing access for the special use.

6) That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the City Council pursuant to the recommendations of the Zoning Board of Appeals.

Finding: The Zoning Board of Appeals finds that the use is in conformance with other the regulations of the I-1 zoning district.



City of Blue Island
13051 Greenwood Ave
Blue Island, IL 60406
www.blueisland.org

**COMMUNITY DEVELOPMENT DEPARTMENT
STAFF RECOMMENDATION REPORT**

DATE: JANUARY 5, 2017

PREPARED BY: SEAN TERRY, PROJECT MANAGER

This report is prepared by the City of Blue Island Community Development Department to provide a summary of information as it relates to projects reviewed by the Zoning Board of Appeal on the scheduled appeal hearing date: Monday, January 9, 2017.

APPLICANT: BME ELECTRIC, INC.
C/O – WOW! CABLE

LOCATION: 3153 WIRETON ROAD

OWNER: RON MORAN

RE: SPECIAL USE

Zoning: I-1: Limited Industry

Current Use: Telecommunication
Building

Proposed: Antennae Tower



I. Project Description

The applicant seeks a Special Use Permit to construct a 30 foot tall cable telecommunications tower to be located at the City of Blue Island's Public Works yard on a parcel presently leased to WideOpenWest Illinois, LLC (WOW! Cable). The parcel is under lease to WOW! Cable until November 30, 2020 (Ordinance No. 2001-374, adopted October 23, 2001).

WOW! Cable recently relocated all of the Illinois broadcast equipment from their Hoffman Estates location to Blue Island, where they will permanently remain. There are approximately 20 local broadcast services Illinois receives via fiber and off-air (antenna), two of which are only available off-air because there is no fiber feed established.

In order to pick up the signal for these three services WOW! Cable has indicated a need to mount an off-air antenna. This antenna will also serve as an off-air backup for the other feeds in case of a fiber cut, without it all of the Illinois broadcast channels would go dark for the duration of the fiber repair, providing a very poor customer experience.

At present, WOW! Cable has existing telecommunications infrastructure already erected at the desired tower construction location; however, the unit in place is a smaller model with minimum vertical height that barely clears the tree line which results in a minimal signal level.

The new antenna requested for installation is a self-supporting 30' structure that will allow for a stronger reception signal of all off-air feeds and a better customer experience for their 3 off-air services. The Illinois team has tested signal level and verified this antenna will add 5-7 dB of gain which would be significant enough to overcome any current off-air reception issues.

II. Approvals Required

The special use process requires a public hearing before the Zoning Board of Appeals, which offers its recommendation to City Council for final determination.

III. Standards for Special Use

Per Blue Island Zoning Ordinance *Section 8.10 Special Uses (6) Standards for Special Uses* – No special use shall be recommended by the Zoning Board of Appeals unless such Board shall find:

- A. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
- B. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
- C. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district; and
- D. That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;
- E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in public streets, and
- F. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the City Council pursuant to the recommendations of the Zoning Board of Appeals.

IV. Conditions and Guarantees

Per *Section 8.10 Special Uses (7) Conditions and Guarantees* – Prior to the granting of any special use, the Zoning Board of Appeals may recommend, and the City Council shall stipulate, such conditions and restrictions upon the establishment, location, construction, maintenance, and operation of the special use as is deemed necessary for the protection of the public interest and to secure compliance with the standards and requirements specified herein. In all cases in which special uses are granted, the City Council shall require such evidence and guarantees as it may deem necessary as proof that the conditions stipulated in connection therewith are being and will be complied with.

V. Staff Summary

The subject parcel is zoned I-1: Limited Industry; pursuant to the City of Blue Island's zoning code, transmission towers are a Special Use in all zoning districts.

Per the attached communication between the City of Blue island and WOW! Cable, prior to approving the proposed zoning relief all existing property maintenance concerns resulting from previous WOW! infrastructure improvements in the public right-of-way shall be identified and satisfactorily corrected.

Additionally, as noted on the Robinson Engineering markup of the BME tower design and foundation, the designer should verify the suitability of the design to the specific site conditions prior to City approval of the plans.

VI. Attachments

- Zoning Relief Application (December 9, 2016)
- Exterior Photos
- Plat of Survey
- Development Site Plan
- Telecommunications Tower – Robinson Engineering review (December 15, 2016)
- BME Electric – Tower Design/Foundation (December 20, 2016)
- WideOpenWest lease for 3153 Wireton Road (Ord. No. 2001-374; October 23, 2001)
- Zoning and Property Maintenance Request (December 15, 2016)



City of Blue Island
Zoning Board of Appeals
Monday, January 9, 2017

WOW! Cable Telecommunications Tower Exterior Photos



Address: 3153 Wireton Road

Existing telecommunications facility
and established WOW! Cable antenna
located on site.



FILE NO.

REV.	DESCRIPTION	DATE	CHK	APP
2	REVISED	2/10/2016	JAN	JAN

GENERAL NOTES

1. TOWER DESIGNS ARE IN ACCORDANCE WITH APPROVED NATIONAL STANDARD ANSI/TIA-222-G, STRUCTURE CLASS 1, EXPOSURES B AND C, TOPOGRAPHIC CATEGORY 1.
2. TOWER DESIGNS ASSUME TRANSMISSION LINES ARE PLACED AS FOLLOWS:
 456 TOWER - ONE 3/4" LINE ON EACH FACE (TOTAL = 3 @ 7/8" @ 3 @ 1/2")
 456R TOWER - TWO 7/8" LINES ON EACH FACE (TOTAL = 6 @ 3 @ 1/2")
 456S TOWER - TWO 7/8" LINES ON EACH FACE (TOTAL = 6 @ 3 @ 1/2")
3. ALL LINES AND MOUNTS ASSUMED SYMMETRICALLY PLACED AT TOWER AREA. DESIGNER ASSUMES THE USER WILL PROVIDE THE NECESSARY DATA IN ACCORDANCE WITH ANSI/TIA-222-G.
4. THE EFFECTIVE PROJECTED AREA AND LINES TO BE INSTALLED MUST NOT EXCEED THE DESIGN VALUES FOR THE STRUCTURE.
5. DO NOT INSTALL OR DISMANTLE TOWERS WITHOUT FALLING DISTANCE OF ELECTRICAL AND/OR TELEPHONE LINES.
6. CONSTRUCTION AND DISMANTLING MUST BE DONE BY QUALIFIED AND EXPERIENCED PERSONNEL.
7. INSTALLATION MUST BE ACCORDANCE WITH LOCAL AND NATIONAL CODES. ANSI/TIA-222-G REQUIRES THAT THE RESISTANCE TO GROUND MUST NOT EXCEED 10 Ohms. ADDITIONAL GROUNDING MAY BE REQUIRED IN ADDITION TO GROUNDING KITS PROVIDED BY ROHN.
8. INSTALL WARNING PLATE (PER AOWS) IN A HIGHLY VISIBLE LOCATION.
9. INSTALLED TO 22.5' PRESSURE TIGHT CLAY SOIL. SEE DRAWINGS DWG-0121 AND DWG-0148 RESPECTIVELY.
10. FOR 256, 456, 556, AND 656 TOWER PROFILE DRAWINGS, REFER TO DRAWING NUMBERS 256S, 456S, 556S, AND 656S, RESPECTIVELY.
11. STRUCTURES SUPPORTED ON BUILDINGS OR OTHER STRUCTURES REQUIRE SPECIAL CONSIDERATION. DESIGNS ASSUME STRUCTURES ARE INSTALLED ON LEVEL FLOOR. DESIGN ASSUMES MAINTENANCE AND INSPECTION WILL BE PERFORMED OVER THE LIFE OF THE TOWER. TOWER DESIGNERS SHOULD BE THOROUGHLY INSPECTED BY QUALIFIED PERSONNEL AND RE-INSPECTED WITH APPROPRIATE DANGER AND ANTICLIMB LABELS AT LEAST TWICE A YEAR TO ENSURE SAFETY AND PROPER PERFORMANCE.
12. STANDARD DESIGNS ARE INTENDED TO BE CLIMBED BY SKILLED AND COMPETENT CLIMBERS ONLY. A SAFETY CLIMB SYSTEM, BY OTHERS, IS REQUIRED FOR ALL TOWER LINES TO BE CROSSED SEPARATELY.
13. INSTALLATION MUST BE IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS FOR OBSTRUCTION MARKING AND LIGHTING.

ROHN PRODUCTS
 P.O. BOX 9999
 PEORIA, IL 61601-0999
 TOLL FREE 800-777-4200
 FAX 312-271-1100
 WWW.ROHN.COM

DATE: 02/12/2016
 SHEET NO. 1 OF 1
 PROJ. NO.: HA
 DRAWING NO.: DWG-0617

SELF-SUPPORTING G SERIES TOWERS
 REV. G EFFECTIVE PROJECTED AREAS
 (90-110 MPH 3-SEC. GUST, NO ICE)

RECEIVED
 NOV 22 2016
 BUILDING DEPT.

90 MPH 3-SECOND GUST WIND SPEED

HEIGHT (FT)	456R						556						656							
	EPA		PART NO.		EXP. C		EPA		PART NO.		EXP. C		EPA		PART NO.		EXP. C			
	EXP. B	EXP. C	EXP. B	EXP. C	EXP. B	EXP. C	EXP. B	EXP. C	EXP. B	EXP. C	EXP. B	EXP. C	EXP. B	EXP. C	EXP. B	EXP. C	EXP. B	EXP. C		
10	26.9	21.3	2559010	47.5	4559010	84	4559010	80	79	5559010	95	95	5559010	95	95	6559010	95	95	6559010	
20	18.5	13.4	2559020	31.3	4559020	71	4559020	56	42	5559020	85	85	5559020	85	85	6559020	85	85	6559020	
30	7.9	4.1	2559030	16.1	4559030	58	4559030	34	21	5559030	65	65	5559030	65	65	6559030	65	65	6559030	
35	4.4	1.2	2559035	9.8	4559035	52	4559035	25	14	5559035	60	60	5559035	60	60	6559035	60	60	6559035	
40	1.3	-	2559040	4.9	4559040	40	4559040	17	8	5559040	62	62	5559040	62	62	6559040	62	62	6559040	
45	-	-	-	0.7	4559045	31	4559045	11	3	5559045	48	48	5559045	48	48	6559045	48	48	6559045	
50	-	-	-	-	-	23	4559050	5	-	5559050	37	37	5559050	37	37	6559050	37	37	6559050	
55	-	-	-	-	-	29	4559055	16	-	-	26	26	14	14	6559055	26	26	6559055	26	26
60	-	-	-	-	-	22	4559060	11	-	-	20	20	7	7	6559060	20	20	6559060	20	20

100 MPH 3-SECOND GUST WIND SPEED

HEIGHT (FT)	456R						556						656							
	EPA		PART NO.		EXP. C		EPA		PART NO.		EXP. C		EPA		PART NO.		EXP. C			
	EXP. B	EXP. C	EXP. B	EXP. C	EXP. B	EXP. C	EXP. B	EXP. C	EXP. B	EXP. C	EXP. B	EXP. C	EXP. B	EXP. C	EXP. B	EXP. C	EXP. B	EXP. C		
10	20.7	16.4	2559010	47.4	4559010	66	4559010	78	63	5559010	96	96	5559010	96	96	6559010	96	96	6559010	
20	14.0	9.9	2559020	23.2	4559020	74	4559020	43	32	5559020	95	95	5559020	95	95	6559020	95	95	6559020	
30	5.3	2.2	2559030	9.7	4559030	66	4559030	24	14	5559030	81	81	55	55	6559030	81	81	6559030	81	81
35	2.1	-	2559035	5.1	4559035	56	4559035	17	8	5559035	61	61	40	40	6559035	61	61	6559035	61	61
40	-	-	-	1.2	4559040	46	4559040	10	3	5559040	47	47	25	25	6559040	47	47	6559040	47	47
45	-	-	-	-	-	35	4559045	5	-	5559045	35	35	20	20	6559045	35	35	6559045	35	35
50	-	-	-	-	-	27	4559050	15	-	-	26	26	13	13	6559050	26	26	6559050	26	26
55	-	-	-	-	-	20	4559055	9	-	-	17	17	6	6	6559055	17	17	6559055	17	17
60	-	-	-	-	-	13	4559060	4	-	-	11	11	1	1	6559060	11	11	6559060	11	11

110 MPH 3-SECOND GUST WIND SPEED

HEIGHT (FT)	456R						556						656							
	EPA		PART NO.		EXP. C		EPA		PART NO.		EXP. C		EPA		PART NO.		EXP. C			
	EXP. B	EXP. C	EXP. B	EXP. C	EXP. B	EXP. C	EXP. B	EXP. C	EXP. B	EXP. C	EXP. B	EXP. C	EXP. B	EXP. C	EXP. B	EXP. C	EXP. B	EXP. C		
10	16.5	12.7	2559010	36.4	4559010	67	4559010	63	51	5559010	95	95	5559010	95	95	6559010	95	95	6559010	
20	10.6	7.2	2559020	18.3	4559020	59	4559020	34	23	5559020	95	95	81	81	6559020	95	95	6559020	95	95
30	3.1	0.4	2559030	6.5	4559030	51	4559030	17	9	5559030	65	65	43	43	6559030	65	65	6559030	65	65
35	-	-	-	1.7	4559035	45	4559035	11	4	5559035	48	48	30	30	6559035	48	48	6559035	48	48
40	-	-	-	-	-	35	4559040	5	-	5559040	35	35	21	21	6559040	35	35	6559040	35	35
45	-	-	-	-	-	26	4559045	15	-	-	25	25	13	13	6559045	25	25	6559045	25	25
50	-	-	-	-	-	19	4559050	9	-	-	17	17	7	7	6559050	17	17	6559050	17	17
55	-	-	-	-	-	13	4559055	4	-	-	10	10	-	-	6559055	10	10	6559055	10	10
60	-	-	-	-	-	7	4559060	-	-	-	4	4	-	-	6559060	4	4	6559060	4	4

RECEIVED

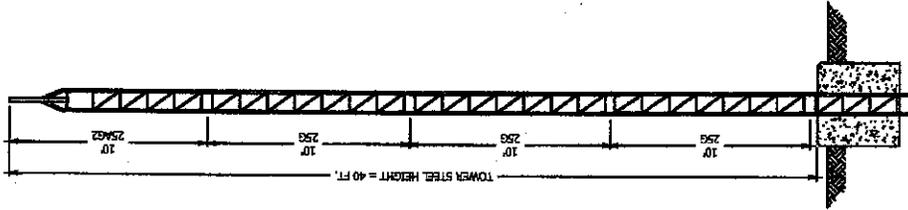
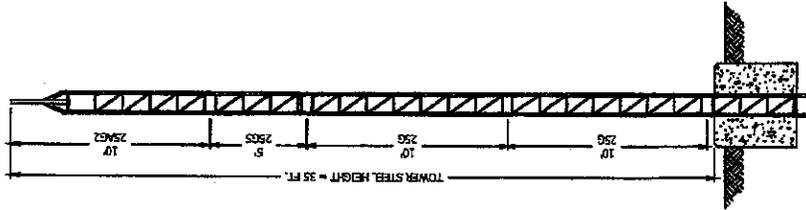
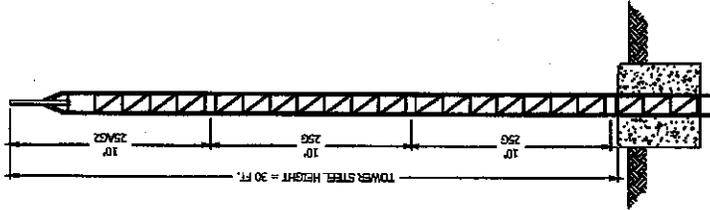
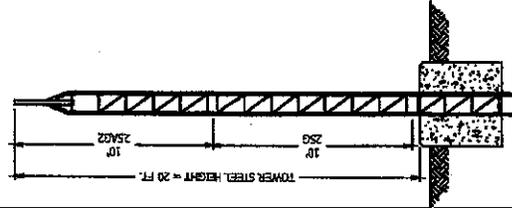
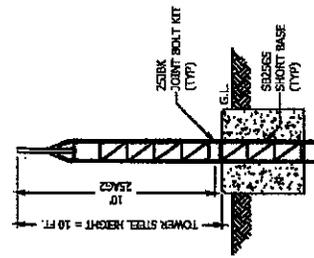
NOV 22 2018

BUILDING DEPT.

FILE NO.

REVISIONS
DATE
DESCRIPTION

- NOTES:**
1. REFER TO DRAWING NO. DWG-0617 FOR TOWER EFFECTIVE PROJECTED AREAS AND GENERAL NOTES.
 2. REFER TO DRAWING NO. DWG-0128 FOR FOUNDATION DETAILS.
 3. REFER TO DRAWING NO. BSM-548 FOR STANDARD FOUNDATION NOTES.
 4. REFER TO DRAWING NO. ASB-211 FOR FOUNDATION AND MOUNTING TOLERANCE.
 5. ROWI PRODUCTS, LLC WILL PROVIDE A GROUNDING NET FOR EACH TOWER ASSEMBLY.



PO BOX 5909
POMONA, IL 60451-5909
TOLL FREE 800-722-4004

THIS DRAWING IS THE PROPERTY OF ROWI, LLC. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ROWI, LLC.

256 SERIES TOWER ASSEMBLY
10' - 40'

DATE:	DATE:
DWG: JRY	CHKD: JRY
EMTN: HA	SHEET #:
	1 OF 1

P/N: 256S040
P/N: 256S035
P/N: 256S030
P/N: 256S020
P/N: 256S010

PROGRAM NO: 256SS
REV: 0

RECEIVED

NOV 22 2018

BUILDING DEPT.

STANDARD FOUNDATION NOTES
ANSI/TIA-222-G

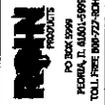
1. STANDARD FOUNDATION DESIGNS ARE IN ACCORDANCE WITH ANSI/TIA-222-G, "STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES", SECTION 9 AND ANEX F FOR THE FOLLOWING PRESUMPTIVE CLAY SOIL PARAMETERS:

N (blows/ft) [blows/m]	φ (deg) [deg/m]	γ (pcf) [kN/m ³]	Ultimate Bearing (pcf) [kPa]		k (pcf) [kN/m ³]	B _a	
			Shallow Fnd.	Deep Fnd.			
8 [26]	0	110 [17]	1000 [68]	5000 [290]	500 [24]	150 [41,000]	0.03

- THE PURCHASER MUST VERIFY THAT ACTUAL SITE SOIL PARAMETERS MEET OR EXCEED ANSI/TIA-222-G PRESUMPTIVE CLAY SOIL DESIGN PARAMETERS AND THAT THE PENETRATION AND/OR ZONE OF SEASONAL MOISTURE VARIATION AT THE SITE, FOUNDATION DESIGN MODIFICATIONS MAY BE REQUIRED IN THE EVENT PRESUMPTIVE CLAY SOIL PARAMETERS ARE NOT APPLICABLE FOR THE ACTUAL SUBSURFACE CONDITIONS ENCOUNTERED.
- A SITE-SPECIFIC INVESTIGATION IS REQUIRED FOR CLASS III STRUCTURES IN ACCORDANCE WITH ANSI/TIA-222-G.
- FOUNDATION DESIGNS ASSUME FIELD INSPECTIONS WILL BE PERFORMED BY THE PURCHASER REPRESENTATIVE TO VERIFY THAT CONSTRUCTION MATERIALS, INSTALLATION METHODS AND ASSUMED DESIGN PARAMETERS ARE ACCEPTABLE BASED ON THE CONDITIONS EXISTING AT THE SITE.
- WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES, SAFETY REGULATIONS AND UNLESS OTHERWISE NOTED, THE LATEST REVISION OF ACT 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE," PROCEDURES FOR THE PROTECTION OF EXCAVATIONS, EXISTING CONSTRUCTION AND UTILITIES SHALL BE ESTABLISHED PRIOR TO FOUNDATION INSTALLATION. CONCRETE MATERIALS SHALL CONFORM TO THE APPROPRIATE STATE REQUIREMENTS FOR EXPOSED STRUCTURAL CONCRETE.
- PROPORTIONS OF CONCRETE MATERIALS SHALL BE SUITABLE FOR THE INSTALLATION METHOD UTILIZED AND SHALL RESULT IN DURABLE CONCRETE FOR RESISTANCE TO LOCAL ANTICIPATED AGGRESSIVE ACTIONS. THE DURABILITY REQUIREMENT OF ACT 318 CHAPTER 4 SHALL BE SATISFIED BASED ON THE CONDITIONS EXPECTED AT THE SITE. AS A MINIMUM, CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI (31.0 MPa) IN 28 DAYS.
- MAXIMUM SIZE OF AGGREGATE SHALL NOT EXCEED SIZE SUITABLE FOR INSTALLATION METHOD UTILIZED OR 1/3 CLEAR DISTANCE BETWEEN OR BETWEEN REINFORCING. MAXIMUM SIZE MAY BE INCREASED TO 2/3 CLEAR DISTANCE PROVIDED WORKABILITY AND METHODS OF CONSOLIDATION SUCH AS VIBRATING WILL PREVENT HONEYCOMBS OR VOIDS.
- REINFORCEMENT SHALL BE OBTAINED AND CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60 UNLESS OTHERWISE NOTED. SPICES IN REINFORCEMENT SHALL NOT BE ALLOWED UNLESS OTHERWISE INDICATED.
- REINFORCING CAGES SHALL BE BRACED TO RETAIN PROPER DIMENSIONS DURING HANDLING THROUGHOUT PLACEMENT OF CONCRETE AND DURING EXTRACTION OF TEMPORARY CASING. WELDING IS PROHIBITED ON REINFORCING STEEL AND EMBEDMENTS.

- MINIMUM CONCRETE COVER FOR REINFORCEMENT SHALL BE 3 INCHES (76 mm) UNLESS OTHERWISE NOTED. APPROVED SPACERS SHALL BE USED TO ASSURE A 3 INCH (76 mm) MINIMUM COVER ON REINFORCEMENT. CONCRETE COVER FROM TOP OF FOUNDATION TO ENDS OF VERTICAL REINFORCEMENT SHALL NOT EXCEED 3 INCHES (76 mm) NOR BE LESS THAN 2 INCHES (51 mm).
- SPACERS SHALL BE ATTACHED INTERMITTENTLY THROUGHOUT THE ENTIRE LENGTH OF VERTICAL REINFORCING CAGES TO INSURE CONCENTRIC PLACEMENT OF CAGES IN EXCAVATIONS.
- FOUNDATION DESIGNS ASSUME STRUCTURAL BACKFILL TO BE COMPACTED IN 8 INCH (200 mm) MAXIMUM LAYERS TO 95% OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D698. ADDITIONALLY, STRUCTURAL BACKFILL MUST HAVE A MINIMUM COMPACTED UNIT WEIGHT OF 100 POUNDS PER CUBIC FOOT (16 kN/m³).
- FOUNDATION DESIGNS ASSUME LEVEL GRADE AT THE SITE.
- FOUNDATION INSTALLATION SHALL BE SUPERVISED BY PERSONNEL KNOWLEDGEABLE AND EXPERIENCED WITH THE PROPOSED FOUNDATION TYPE. CONSTRUCTION SHALL BE IN ACCORDANCE WITH GENERALLY ACCEPTED INSTALLATION PRACTICES.
- FOR FOUNDATION AND ANCHOR TOLERANCES SEE DRAWING A8102.4.
- LOOSE MATERIAL SHALL BE REMOVED FROM BOTTOM OF EXCAVATION PRIOR TO CONCRETE PLACEMENT. SIDES OF EXCAVATION SHALL BE ROUGH AND FREE OF LOOSE CUTTINGS.
- CONCRETE SHALL BE PLACED IN A MANNER THAT WILL PREVENT SEGREGATION OF CONCRETE MATERIALS, INFILTRATION OF WATER OR SOIL AND OTHER OCCURRENCES WHICH MAY DECREASE THE STRENGTH OR DURABILITY OF THE FOUNDATION.
- FREE FALL CONCRETE MAY BE USED PROVIDED FALL IS VERTICAL DOWN WITHOUT HITTING SIDES OF EXCAVATION, FORMWORK, REINFORCING BARS, FORM TIES, CAGE BRACING OR OTHER OBSTRUCTIONS. UNDER NO CIRCUMSTANCES SHALL CONCRETE FALL THROUGH WATER.
- CONCRETE SHALL BE PLACED AGAINST UNDISTURBED SOIL EXCEPT FOR PIERS ON PIER AND PAD FOUNDATIONS. FORMS FOR PIERS SHALL BE REMOVED PRIOR TO PLACING STRUCTURAL BACKFILL. CONSTRUCTION JOINTS, IF REQUIRED IN PIER MUST BE AT LEAST 12 INCHES (305 mm) BELOW BOTTOM OF EMBEDMENTS AND MUST BE INTENTIONALLY ROUGHENED TO A FULL AMPLITUDE OF 1/4 INCH (6 mm). FOUNDATION DESIGN ASSUMES NO OTHER CONSTRUCTION JOINTS.
- IF USED, SHALL NOT BE LEFT IN PLACE. EQUIPMENT, PROCEDURES, AND PROPORTIONS OF CONCRETE MATERIALS SHALL INSURE CONCRETE WILL NOT BE ADVERSELY DISTURBED UPON CASING REMOVAL. DRILLING FLUID, IF USED, SHALL BE FULLY DISPLACED BY CONCRETE AND SHALL NOT BE DETRIMENTAL TO CONCRETE OR SURROUNDING SOIL. CONTAMINATED CONCRETE SHALL BE REMOVED FROM TOP OF FOUNDATION AND REPLACED WITH FRESH CONCRETE.
- TOP OF FOUNDATION SHALL BE SLOPED TO DRAIN WITH A FLOATED FINISHED. EXPOSED EDGES OF CONCRETE SHALL BE CHAMFERED 3/4" X 3/4" (19 mm X 19 mm) MINIMUM.
- FOR ANCHOR BLOCK TYPE FOUNDATIONS, FOR GUYED TOWERS, ADDITIONAL CORROSION PROTECTION MAY BE REQUIRED FOR STEEL GUY ANCHORS IN DIRECT CONTACT WITH SOIL. DESIGN ASSUMES PERIODIC INSPECTIONS WILL BE PERFORMED OVER THE LIFE OF THE STRUCTURE TO DETERMINE IF ADDITIONAL ANCHOR CORROSION PROTECTION MEASURES MUST BE IMPLEMENTED BASED ON OBSERVED SITE-SPECIFIC CONDITIONS.

REV. NO.	DESCRIPTION	DATE	CHK	APP
1	ISSUED FOR PERMIT	NOV 22 2018	NA	NA
2	ISSUED FOR PERMIT	NOV 22 2018	NA	NA



PO BOX 5999
MORONA, IL 60451-9999
TOLL FREE 800-722-3248

ANSI/TIA-222-G
STANDARD FOUNDATION NOTES

DATE	CHK'D	IA	DATE
NOV 22 2018	NA	NA	NOV 22 2018
DESIGN	NA	NA	SHEET 1 OF 1
PROJ. ENG'G	NA	NA	REV. 144897A
DRAWING NO.	BD09D48		
REV.	2		



Special Use Permit: WOW! Cable
3153 Wireton Road
3/8/2017

I. Introduction and Purpose

City of Blue Island received an application for a special use permit for a telecommunications tower operated by WOW! Cable, located at 3153 Wireton Road in the I-1 Limited Industry zoning district. The parcel is under lease to WOW! Cable from the City of Blue Island until November 30, 2020.

II. Discussion/Highlights

WOW! Cable recently relocated all of the Illinois broadcast equipment from their Hoffman Estates location to Blue Island, where they will permanently remain. 2 local broadcast services are only available "off-air." The new antenna requested for installation is a self-supporting 30' structure that will allow for a stronger reception signal.

On January 30, 2017 the Zoning Board of Appeals (ZBA) voted unanimously in favor (5-0) to approve the special use permit on the conditional that geotechnical standards are demonstrated to the City of Blue Island Building Department.

The City's Engineer and Electrical Inspector have reviewed and approved the construction documents for the proposed tower.

III. Conclusion and Recommendation

Recommendation to approve the special use permit.

Staff contact: Jason Berry, ACIP, Deputy Director of Community Development
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