



#2023-214 ComEd – Special Use Permit Communication Tower Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	November 15, 2023
<u>Request:</u>	A Special Use Permit for a 104' radio transmission tower.
<u>Location:</u>	410 Knaack Boulevard
<u>Acreage:</u>	20 acres
<u>Existing Zoning:</u>	M – Manufacturing
<u>Surrounding Properties:</u>	North: M – Manufacturing South: M – Manufacturing East: M – Manufacturing West: M – Manufacturing
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3738)

Background:

- **Existing Use:** The property is the ComEd substation adjacent to the City's wastewater treatment plant.
- ComEd is seeking to install a tower for electric grid communication and monitoring.
- The tower will be grey and unlit (with the exception of required emergency lights) and will be exclusively used by ComEd and no third party commercial cell phone companies.
- **UDO Requirements:** A special use permit is required for radio transmission towers. Radio transmission towers must meet the same special criteria as wireless communication facilities.

Development Analysis:

General:

- **Request:** The petitioner is requesting a special use permit for a radio transmission tower.
- **Land Use:** The land use map shows the area as Industry. This land use designation is appropriate for this use.
- **Zoning:** The site is zoned M – Manufacturing. This is the appropriate zoning designation for this use.
- **Special Use Permit Criteria:** The UDO establishes criteria for special uses, as well as communication towers.

- Similar to a request that was considered and approved for Nicor, this request is for a radio transmission tower for internal network communications.
- The radio tower will be a mono-tower design.
- The tower will be located inside the existing fenced area of the substation.

2030 Comprehensive Land Use Plan Review:

The Comprehensive Plan designates the subject property as Industry, which allows for existing and future manufacturing uses. This site is used for public and private utilities.

This project meets the following goal:

Community Facilities – Public Facilities

Goal: Support the specific needs and goals of public facilities to ensure cooperation between public and City facilities for the health, safety and needs of the community.

This can be accomplished with the following supporting action:

Supporting Action: Carefully plan for utility service extensions to ensure compatibility with existing infrastructure and land uses.

Success Indicators: Increase in the amount of facilities maintained per year including upgrading and burial.

Findings of Fact:

SPECIAL USE PERMIT

Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City. Section 2-400 of the Unified Development Ordinance establishes standard for all Special Uses in Crystal Lake. The criteria are as follows:

1. That the proposed use is necessary or desirable, at the location involved, to provide a service or facility which will further the public convenience and contribute to the general welfare of the neighborhood or community.

Meets *Does not meet*

2. That the proposed use will not be detrimental to the value of other properties or improvements in the vicinity.

Meets *Does not meet*

3. That the proposed use will comply with the regulations of the zoning district in which it is located and this Ordinance generally, including, but not limited to, all applicable yard and bulk regulations, parking and loading regulations, sign control regulations, watershed, wetlands, and flood plain regulations, Building and Fire Codes and all other applicable City Ordinances.

Meets *Does not meet*

4. That the proposed use will not negatively impact the existing off-site traffic circulation; will adequately address on-site traffic circulation; will provide adequate on-site parking facilities; and, if required, will contribute financially, in proportion to its impact, to upgrading roadway and parking systems.
 Meets *Does not meet*
5. That the proposed use will not negatively impact existing public utilities and municipal service delivery systems and, if required, will contribute financially, in proportion to its impact, to the upgrading of public utility systems and municipal service delivery systems.
 Meets *Does not meet*
6. That the proposed use will not impact negatively on the environment by creating air, noise, or water pollution; ground contamination; or unsightly views.
 Meets *Does not meet*
7. That the proposed use will maintain, where possible, existing mature vegetation; provide adequate screening to residential properties; provide landscaping in forms of ground covers, trees and shrubs; and provide architecture, which is aesthetically appealing, compatible or complementary to surrounding properties and acceptable by community standards, as further detailed in Article 4, Development and Design Standards.
 Meets *Does not meet*
8. That the proposed use will meet standards and requirements established by jurisdictions other than the City such as Federal, State or County statutes requiring licensing procedures or health/safety inspections, and submit written evidence thereof.
 Meets *Does not meet*
9. That the proposed use shall conform to any stipulations or conditions approved as part of a Special Use Permit issued for such use.
 Meets *Does not meet*
10. That the proposed use shall conform to the standards established for specific special uses as provided in this section.
 Meets *Does not meet*

Radio transmission towers, wireless communication facilities. All radio transmission towers and wireless communication facilities must comply with the following standards:

1. Towers shall be designed to meet the wind loading requirements specified in the American National Standards Institute TIA-222-F Report, as amended.
 Meets *Does not meet*
Meets standard per verification letter.

2. The owner/applicant shall provide documentation to the City demonstrating that the structural integrity of the towers and antenna will continue to comply with state and federal standards, local building codes, and the applicable standards for towers published by the American National Standards Institute (ANSI), as amended. If, upon inspection, it is determined a tower fails to comply with such standards and constitutes a danger to persons or property, the owner shall be notified that he/she has 30 days to bring the tower into compliance. Failure to bring the tower into compliance within 30 days shall constitute grounds for the removal of the tower at the owner's expense.

Meets *Does not meet*
Meets standard per verification letter.

3. Safety. Self supporting and monopole towers shall be designed to collapse at a failure point no more than 50 feet from the top of the tower so that this upper section folds over onto the lower intact section.

Meets *Does not meet*
Meets standard per verification letter.

4. Freestanding wireless communication or radio transmission towers shall not exceed 200 feet in height as measured from the tower base to the highest point of the tower and any attached receiving or transmitting device.

Meets *Does not meet*
Tower is 104 feet in height.

5. Franchises and licenses: The operator shall provide documentation to the City to demonstrate that all franchises and licenses required by law for the construction and/or operation of a tower or antenna have been obtained.

Meets *Does not meet*
Meets standard per verification letter.

6. Towers shall either maintain a galvanized steel finish or, subject to any applicable standards of the FAA, be painted a neutral color (i.e. light grey), or be designed to mimic the appearance of a tree in order to reduce visual obtrusiveness or painted a sky-tone above the top of surrounding trees and in an earth-tone below the tree-top level.

Meets *Does not meet*
Tower is galvanized steel finish.

7. At a tower site, the design of buildings and related structures shall, to the maximum extent practicable, use materials, colors and architectural styles, that blend into the natural setting and surrounding buildings.

Meets *Does not meet*
Meets standard per verification letter.

8. Storage: No outside storage shall be allowed on any facility site.
 Meets *Does not meet*
Meets standard per verification letter.
9. Lighting: Towers shall not be artificially lighted, unless required by the FAA or other applicable authority.
 Meets *Does not meet*
Meets standard per verification letter.
10. A single sign measuring no more than two square feet in size shall be located on or near the tower, and shall identify the tower owner, the street address of the tower, the owner's identification code for the tower, and a twenty-four-hour emergency contact telephone number.
 Meets *Does not meet*
Meets standard per verification letter.
11. No commercial advertising shall be allowed on the tower or its related facilities.
 Meets *Does not meet*
Meets standard per verification letter.
12. Single lot: Towers, guy anchors, equipment buildings, and any other appurtenances related to the tower shall be considered as being located on one zoning lot.
 Meets *Does not meet*
Meets standard per plans.
13. Setbacks: Wireless communications facilities shall comply with the following setback standards. Self supporting and monopole towers shall be setback a minimum of 50 feet from all property lines.
 Meets *Does not meet*
Meets standard per plans.
14. Equipment buildings associated with a wireless communication facility shall meet the minimum setback requirements for the zoning district where located.
 Meets *Does not meet*
Meets standard per plans.
15. Separation: If an applicant proposes a new wireless communications tower or radio transmission tower within 1,200 feet of an existing tower, the applicant shall submit a statement indicating the reasons why the existing tower(s) was inadequate or unavailable. The Zoning Administrator shall allow the owner of such existing tower an opportunity to comment prior to making a decision.
 Meets *Does not meet*
Meets standard per verification letter.

16. Collocation: New wireless communication or radio transmission towers shall provide evidence that the tower is structurally designed to support at least three additional users, and provide a written statement that the owner of the tower is willing to permit other user(s) to attach communication facilities, on a commercially reasonable basis, which do not interfere with the primary purpose of the tower. The site plan shall indicate a location for at least one equipment building in addition to that proposed for use by the applicant. A tower which is modified or reconstructed to accommodate the collocation of an additional antenna shall be of the same tower type as the existing tower, unless a monopole is determined more appropriate at the specific location. If an existing tower is increased in height or reconstructed to accommodate the collocation of additional antenna it shall meet the height restrictions outlined within this section of the Ordinance.

Meets Does not meet

While the tower is designed to hold multiple antenna, the tower will be for ComEd purposes only.

17. Landscaping: Unless existing vegetation provides a buffer strip, all property lines along roadways or visible to existing abutting or nearby buildings (within 1/4 mile radius), for all facilities shall be landscaped as follows:

- a. With six-foot to eight-foot evergreen shrubs planted in an alternate pattern, five feet on center and within 15 feet of the site boundary; or
- b. With at least one row of deciduous trees, not less than 2 1/2 inch to three inches caliper measured three feet above grade, and spaced not more than 30 feet apart and within 25 feet of the site boundary; or
- c. With at least one row of evergreen trees at least four to five feet in height when planted, and spaced not more than 15 feet apart within 40 feet of the site boundary.
- d. In lieu of the foregoing, the Planning and Zoning Commission may determine that the existing vegetation must be supplemented to meet an equivalent means of achieving the desired goal of minimizing the visual impact.

Meets Does not meet

Meets standard per verification letter.

18. Security fencing: Towers, guy anchor supports, and ground-based equipment buildings shall be enclosed by security fencing not less than eight feet in height and equipped with an appropriate anti-climbing device.

Meets Does not meet

Meets standard per plans.

19. Radiation reporting: It shall be demonstrated that the proposed tower, antenna, and supporting equipment complies with FCC nonionizing radiation requirements for individual and combined facilities.

Meets Does not meet

Meets standard per verification letter

20. Interference: No wireless communications tower, antenna, or supporting equipment shall interfere with equipment operated by the City of Crystal Lake.

Meets

Does not meet

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, it should be with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Sidley Austin LLP, received 10/23/2023)
 - B. Narrative (Sidley Austin LLP, received 10/23/2023)
 - C. Request Letter (ComEd, received 10/23/23, dated 10/20/2023)
2. A landscape plan must be submitted with the permit application to illustrate the equipment will be screened from the right-of-way. Existing landscaping can be utilized as part of the screening.
3. The design of buildings and related structures shall, to the maximum extent practicable, use materials, colors and architectural styles, which blend into the natural setting and surrounding buildings.
4. The petitioner shall address all of the review comments and requirements of the Community Development and Public Works and Engineering Departments.

PIQ MAP
410 Knaack
ComEd Tower



City of Crystal Lake Development Application

Office Use Only

File # _____

Project Title: ComEd Crystal Lake Substation - Antenna Support Structure

Action Requested

- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Preliminary PUD |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Plat of Subdivision |
| <input type="checkbox"/> Conceptual PUD Review | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Final PUD | <input checked="" type="checkbox"/> Special Use Permit |
| <input type="checkbox"/> Final PUD Amendment | <input type="checkbox"/> Variation |
| <input type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Other |

Petitioner Information

Name: Will Otter, Sidley Austin LLP

Address: 1 S. Dearborn, Chicago, IL 60603

Phone: 312-853-7093

Fax: N/A

E-mail: wotter@sidley.com

Owner Information (if different)

Name: Commonwealth Edison Company

Address: 3 Lincoln Centre
Oakbrook Terrace, IL 60181

Phone: c/o 779-231-1498

Fax: N/A

E-mail: shemeka.wesby@comed.com

Property Information

Project Description: Install unlit 104'-tall antenna support structure for ComEd's
electrical grid monitoring and reliability enhancements (with supporting electronics
in existing building). See Application Addendum for more details.

Project Address/Location: ComEd Crystal Lake Substation - 400 Knaack Boulevard,
Crystal Lake, IL 60012

PIN Number(s): 14-33-202-005

Development Team

Please include address, phone, fax and e-mail

Developer: N/A

Architect: N/A

Attorney: Will Otter, Sidley Austin LLP, 1 S. Dearborn, Chicago, IL 60603
312-853-7093 wotter@sidley.com

Engineer: Joe Zurad, P.E., Milhouse, 333 S. Wacker, Suite 2901, Chicago, IL 60604
312-884-8104 jzurad@milhouse.com

Landscape Architect: N/A

Planner: N/A

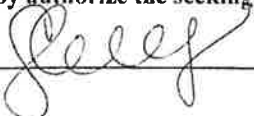
Surveyor: Shawn T. Patten, Atwell, LLC, 1250 E. Diehl Road, Suite 300, Naperville, IL 60563
630-577-0800

Other: N/A

Signatures

Will Otter  10/20/23
PETITIONER: Print and Sign name (if different from owner) Date

As owner of the property in question, I hereby authorize the seeking of the above requested action.

Shemeka Wesby, on behalf of ComEd  10/20/23
OWNER: Print and Sign name Date

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

SHAW MEDIA
EST. 1851
PO BOX 250
CRYSTAL LAKE IL 60039-0250
(815)459-4040

ORDER CONFIRMATION (CONTINUED)

Salesperson: BARBARA BEHRENS

Printed at 10/26/23 15:24 by bbeh-sm

Acct #: 10180167

Ad #: 2119735

Status: New CHOLD CHOI

PUBLIC NOTICE

**BEFORE THE PLANNING
AND ZONING COMMISSION
OF THE CITY OF CRYSTAL
LAKE, MCHENRY COUNTY,
ILLINOIS**

IN THE MATTER OF THE
PETITION OF
Commonwealth Edison
Company

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by Sidley Austin LLP, representing Commonwealth Edison Company for a Special Use Permit for a new radio transmission/wireless communications tower, relating to the property at 400 Knaack Boulevard, Crystal Lake, Illinois 60014. PIN: 14-33-202-005.

This application is filed for the purpose of seeking a Special Use Permit for a radio transmission/wireless communications tower and any variations as presented at the hearing, pursuant to Article 2 and Article 9. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:00 p.m. on Wednesday November 15, 2023, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Jeff Greenman, Chairperson
Planning and Zoning
Commission
City of Crystal Lake

(Published in Northwest
Herald October 28, 2023)
2119735

PUBLIC NOTICES

CHICAGOLAND PAVING CONTRACTORS INC 114,361; M E SIMPSON COMPANY INC 120,854; DELL MARKETING LP 123,021; LRS HOLDINGS LLC 139,015; CORE & MAIN LP 143,279; CORRECTIVE ASPHALT MATERIALS LLC 146,805; ENTERPRISE FM TRUST 163,447; COMMONWEALTH EDISON 170,318; LANDSCAPE CONCEPTS MANAGEMENT INC 179,787; VISU-SEWER OF ILLINOIS LLC 182,275; ZUKOWSKI ROGERS FLOOD & MCARDLE 190,164; MARC KRESMERY CONSTRUCTION LLC 197,905; MARTAM CONSTRUCTION INC 201,062; ARROW ROAD CONSTRUCTION 203,640; H & H ELECTRIC CO 206,020; NATIONAL POWER RODDING 211,025; USIC RECEIVABLES, LLC 222,108; MARTELLE WATER TREATMENT 230,295; MIDAMERICAN ENERGY SERVICES LLC 269,441; HUNTLEY COMMUNITY SCHOOL DISTRICT 158 271,814; RES GREAT LAKES LLC 276,608; DK CONTRACTORS INC 281,169; TROTTER & ASSOCIATES INC 290,492; MOTOROLA SOLUTIONS INC 339,786; JPMORGAN CHASE BANK NA 355,704; MANSFIELD OIL COMPANY 368,464; SEBERT LANDSCAPING CO 375,224; SEMPER FI YARD SERVICES INC 380,338; SCHROEDER & SCHROEDER INC 450,700; BEC ENTERPRISES LLC 513,920; SOUTHEAST EMERGENCY COMMUNICATION 537,852; UTILITY SERVICE CO INC 604,289; IMRF 666,260; PLOTE HOMES, LLC 723,903; BANK OF NEW YORK 844,953; MCHENRY CO RISK MANAGEMENT 868,903; INTERNAL REVENUE SERVICE 974,532; BAXTER &

PUBLIC NOTICES

WOODMAN NATURAL RESOURCES, LLC 988,815; CHRISTOPHER B BURKE ENG LTD 1,403,297; MCHENRY CNTY DIVISION OF TRANSPORTATION 1,462,772; AMALGAMATED BANK OF CHICAGO 1,505,763; WILLIAMS BROTHERS CONSTRUCTION INC 1,691,333; SCHROEDER ASPHALT SERVICES INC 1,758,858; TREASURER, STATE OF ILLINOIS 1,902,562; INTERGOVERNMENTAL PERSONNEL BENEFIT COOPERATIVE 2,360,295; BURKE LLC 5,642,864; **TOTAL EXPENDITURES 36,797,371**

THE FOREGOING, TO THE BEST OF MY KNOWLEDGE, IS A TRUE AND CORRECT STATEMENT OF THE VILLAGE OF ALGONQUIN REVENUES, WAGES, AND DISBURSEMENTS FOR THE FISCAL YEAR ENDING APRIL 30, 2023.

/S/MICHAEL J. KUMBERA
VILLAGE TREASURER
VILLAGE OF ALGONQUIN

PUBLIC NOTICES

PUBLIC NOTICE
STATE OF ILLINOIS,
CIRCUIT COURT
McHENRY COUNTY
PUBLICATION NOTICE
OF COURT DATE FOR
NAME CHANGE (ADULT)
REQUEST OF:
Dawn Christine Pannell
Case Number
2023 MR 000190

There will be a court date on my Request to change my name from:
Dawn Christine Pannell
to the new name of:
Dawn Christine Liri
The court date will be held on January 11, 2024, at 9:00a.m. at 2200 N. Seminary Ave., Woodstock, McHenry County, in Courtroom # 201 /s/Dawn Christine Pannell
Your Signature
Dawn Christine Pannell
Your Current Name

(Published in Northwest Herald October 21, 2024, November 4, 2023) 2116018

PUBLIC NOTICE

STATE OF ILLINOIS IN THE CIRCUIT COURT OF THE TWENTY-SECOND JUDICIAL CIRCUIT MCHENRY COUNTY-IN PROBATE
In the Matter of the Estate of **JAMES M KASOVIC**
Deceased
Case No. 2023PR000313
CLAIM NOTICE
Notice is given of the death

PUBLIC NOTICES

of: **JAMES M KASOVIC**
of: MCHENRY, IL,
Letters of office were issued on: 10/19/2023
to: Representative:
JANET KASOVIC
PO BOX 653
ANTIOCH, IL 60002
whose attorney is:
LEWIS & LEVINSON
2405 E LAKESHORE DR
TWIN LAKES, WI 53181

Claims against the estate may be filed within six months from the date of first publication. Any claim not filed within six months from the date of first publication or claims not filed within three months from the date of mailing or delivery of Notice to Creditor, whichever is later, shall be barred. Claims may be filed in the office of the Clerk of Circuit Court at the McHenry County Government Center, 2200 North Seminary Avenue, Woodstock, Illinois, 60098, or with the representative, or both.
Copies of claims filed with the Clerk must be mailed or delivered to the representative and to his attorney within ten days after it has been filed.
Katherine M. Keeffe
Clerk of the Circuit Court

(Published in the Northwest Herald October 21, 28, November 4, 2023) 2117710

PUBLIC NOTICES

PUBLIC NOTICE
BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS
IN THE MATTER OF THE PETITION OF
Commonwealth Edison Company
LEGAL NOTICE
Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by Sidley Austin LLP, representing Commonwealth Edison Company for a Special Use Permit for a new radio transmission/wireless communications tower, relating to the property at 400 Knaack Boulevard, Crystal Lake, Illinois 60014. PIN: 14-33-202-005.
This application is filed for the purpose of seeking a Special Use Permit for a radio transmission/wireless communications tower and any variations as presented at the hearing, pursuant to Article 2 and Article 9. This application for this project can be viewed at the Crystal Lake Community Development Department at City Hall.
A public hearing before the Planning and Zoning Commission for this request will be held at 7:00 p.m. on

Wednesday November 15, 2023, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.
Jeff Greenman, Chairperson
Planning and Zoning Commission
City of Crystal Lake

(Published in Northwest Herald October 28, 2023) 2119735

PUBLIC NOTICES

PUBLIC NOTICE
BEFORE THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF ALGONQUIN
IN THE MATTER OF THE APPLICATION OF:
LD Algonquin, LLC C/O GPD LLC
LEGAL NOTICE
Notice is hereby given in compliance with the Zoning Ordinance of the Village of Algonquin, Illinois, that a public hearing will be held before the Planning and Zoning Commission of the Village of Algonquin upon the application of LD Algonquin, LLC C/O GPD LLC relating to the Property Commonly known as: 1731 South Randall Road, /NE Corner Randall Rd and Corporate Pkwy
Property Index Number: 03-05-151-006
Current Zoning: B-2 PUD
Acreage of Site: 2.1333
Owner of Record:

LD Algonquin, LLC
This application is filed for the purpose of Final PUD and Special Use for Open-Air Dining, pursuant to the requirements of Section 21.11, 21.12, and 21.18 of the Algonquin Zoning Ordinance. Plans for this project can be viewed at the Village of Algonquin Community Development Department offices during regular business hours.
A public hearing before the Planning and Zoning Commission on the said application will be held at 7:00 p.m. on November 13, 2023, at the William J. Ganek Municipal Center, 2200 Harnish Drive, Algonquin, Illinois, at which time and place all interested persons are invited to attend the public hearing and will be given an opportunity to be heard.
/s/ Planning and Zoning Commission
Village of Algonquin

(Published in Northwest Herald October 28, 2023) 2117956

PUBLIC NOTICES

PUBLIC NOTICE
LEGAL NOTICE OF PUBLIC HEARING # 2023-039
IN THE MATTER OF THE APPLICATION OF TIM RYAN, APPLICANT, FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT ORDINANCE OF MCHENRY COUNTY, ILLINOIS FOR A VARIATION
Notice is hereby given in compliance with the McHenry County Unified Development Ordinance, that a public hearing will be held before the McHenry County Hearing Officer, in connection with this Ordinance, which would result in a VARIATION for the following described real estate:
LOT 5 EXCEPT THAT PORTION FALLING WITHIN WILMOT ROAD IN BLOCK 15 IN SUNNYSIDE ESTATES UNIT NO. 5, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 45 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 13, 1954 AS DOCUMENT NO. 278377, IN BOOK 11 OF PLATS, PAGE 110, IN MCHENRY COUNTY, ILLINOIS.
PIN 10-07-380-013
The subject property is located on the southwest corner of the intersection of W. May Avenue and N. Johnsburg Road with a common address of 1611 W. May Avenue, Johnsburg in McHenry Township, Illinois.
The subject property is presently zoned "B-1" Neighborhood Business District and consists of approximately nineteen hundredths (.19) of an acre with "R-1" Single Family Residential District zoning to the West, "B-1" Neighborhood Business District zoning to the South and the Village of Johnsburg to the North and East.
The Applicant is requesting a VARIATION of the subject property to allow for a setback of six (6) feet from the required ten (10) feet from the South lot line and three (3) feet from the minimum required five (5) feet for a permitted encroachment.
The Applicant, Tim Ryan, presently can be reached at 1805 South Street, Crystal Lake, Illinois. The Owner of Record, Michael Clark, presently can be reached at 1611 W. May Avenue, Johnsburg, Illinois.
A hearing on this Zoning Application will be held on the 14th day of November 2023 at 11:00 A.M. in the County Board conference room at the McHenry County Government Center Administration Building, 667 Ware Road, Woodstock, Illinois at which time and place any person desiring to be heard may be present. The McHenry County Government Center mailing address is 2200 N. Seminary Avenue, Woodstock, Illinois 60098.
DATED THIS 26th DAY OF OCTOBER 2023.
By: Michael McMerney, MCHO, McHenry County Hearing Officer, 2200 N. Seminary Avenue, Woodstock, IL 60098
Petitions for all Zoning Board of Appeals hearings can be accessed at the following link:
www.mchenrycountyil.gov/county-government/new-meeting-portal and choosing the "Agenda" link for the specific meeting date.
Live audio streams of all Zoning Board of Appeals hearings can be accessed at the following link:
www.mchenrycountyil.gov/county-government/new-meeting-portal and choosing the "Video" link for the specific meeting date.

OF THE VILLAGE OF SPRING GROVE, ILLINOIS
Notice is hereby given in compliance with the Village of Spring Grove Zoning Ordinance, that a public hearing will be held before the Village of Spring Grove Planning and Zoning Commission upon the application of LONG SHOT, LLC SERIES 2221 PIERCE, owner, and WARNER PROPERTIES, LLC, contract purchaser, relating to the property located at 2221 Pierce Drive, Spring Grove, IL; 04-25-400-020.
This application is filed for the purpose of obtaining a special use permit, specifically to operate a building materials retail business with outside storage and an outdoor display area and to utilize outdoor storage of equipment, materials, vehicles and trailers, with a variance to allow the outdoor storage area not to be paved but to be on an impervious surface area, a variance to allow the outdoor storage area not to be screened with an 8' board on board fence but with an existing 6' chain-link fence and a variance to be exempt from vehicles having to be licensed and registered, pursuant to the requirements of Section 1520 and Section 1522 of the Village of Spring Grove Zoning Ordinance, and for such other and further zoning relief as may be required.

(Published in Northwest Herald October 28, 2023) 2117956

PUBLIC NOTICES

PUBLIC NOTICE
LEGAL NOTICE OF PUBLIC HEARING
IN THE MATTER OF THE APPLICATION OF
LONG SHOT, LLC SERIES 2221 PIERCE, OWNER
WARNER PROPERTIES, LLC,
CONTRACT PURCHASER
FOR AN AMENDMENT TO THE ZONING ORDINANCE

Notice is hereby given in compliance with the Village of Spring Grove Planning and Zoning Ordinance, that a public hearing will be held before the Village of Spring Grove Planning and Zoning Commission upon the application of LONG SHOT, LLC SERIES 2221 PIERCE, owner, and WARNER PROPERTIES, LLC, contract purchaser, relating to the property located at 2221 Pierce Drive, Spring Grove, IL; 04-25-400-020.
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LONG SHOT, LLC SERIES 2221 PIERCE, OWNER
WARNER PROPERTIES, LLC,
CONTRACT PURCHASER
FOR AN AMENDMENT TO THE ZONING ORDINANCE

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(Published in Northwest Herald October 28, 2023) 2117956

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IN THE MATTER OF THE APPLICATION OF
LONG SHOT, LLC SERIES 2221 PIERCE, OWNER
WARNER PROPERTIES, LLC,
CONTRACT PURCHASER
FOR AN AMENDMENT TO THE ZONING ORDINANCE

Notice is hereby given in compliance with the Village of Spring Grove Planning and Zoning Ordinance, that a public hearing will be held before the Village of Spring Grove Planning and Zoning Commission upon the application of LONG SHOT, LLC SERIES 2221 PIERCE, owner, and WARNER PROPERTIES, LLC, contract purchaser, relating to the property located at 2221 Pierce Drive, Spring Grove, IL; 04-25-400-020.
This application is filed for the purpose of obtaining a special use permit, specifically to operate a building materials retail business with outside storage and an outdoor display area and to utilize outdoor storage of equipment, materials, vehicles and trailers, with a variance to allow the outdoor storage area not to be paved but to be on an impervious surface area, a variance to allow the outdoor storage area not to be screened with an 8' board on board fence but with an existing 6' chain-link fence and a variance to be exempt from vehicles having to be licensed and registered, pursuant to the requirements of Section 1520 and Section 1522 of the Village of Spring Grove Zoning Ordinance, and for such other and further zoning relief as may be required.

(Published in Northwest Herald October 28, 2023) 2117956

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LEGAL NOTICE OF PUBLIC HEARING
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PUBLIC NOTICES

PUBLIC NOTICE
NOTICE OF PUBLIC HEARINGS CONCERNING THE INTENT OF THE REGIONAL TRANSPORTATION AUTHORITY TO ADOPT A PROPOSED 2024 REGIONAL TRANSIT OPERATING BUDGET, 2024-2028 CAPITAL PROGRAM and REGIONAL STRATEGIC PLAN.
PUBLIC NOTICE IS HEREBY GIVEN that the Regional Transportation Authority ("RTA") will hold a public hearing in McHenry County on **November 1, 2023**, immediately following the Transportation Committee meeting, which begins at 8:15 a.m., until 11:00 a.m. at the **McHenry County Administration Building, 667 Ware Rd., County Board Conference Room, Woodstock, IL**. The hearing will be on the region's Proposed 2024 Operating Budget, Two-Year Financial Plan and Five-Year Capital Program, and the RTA will receive public comments on the aforementioned matters, in accordance with the RTA Act, (70 ILCS 3615, et seq.).
In addition, persons wishing to comment on the proposed items before or after November 1 may do so by one of three methods:
1) Email to communications@rtachicago.org
2) Telephone to (312) 913-3200
3) U.S. Mail to RTA ATTN: RTA Budget Comments, 175 West Jackson Blvd., Suite 1550, Chicago, IL 60604
Individuals with disabilities who plan to view the virtual hearing and who require accommodations should contact the RTA at (312) 913-3219, no less than seven (7) business days prior to November 1.
(Published in the Northwest Herald on October 28, 2023) 2119603

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(Published in Northwest Herald October 28, 2023) 2119603



PUBLIC HEARING
CITY OF BRISTOL, VERMONT
PLANNING *Committee*
REQUEST: *Special Use - Office*
DATE: *Nov 15, 2023*
TIME: 7:00 p.m.
LOCATION: 300 WEST WOODSTOCK STREET
CITY HALL COUNCIL CHAMBER
BRISTOL BOARD OF PLANNING AND ZONING COMMISSION



October 31, 2023

BY FIRST-CLASS MAIL

Re: Grid Reliability Enhancement -- ComEd Substation, 400 Knaack Boulevard, Crystal Lake, IL (McHenry County PIN 14-33-202-005)

Dear Neighbor:

ComEd has applied to the City of Crystal Lake (the “City”) for land use approvals to facilitate installation of a thin, unlit 104-foot antenna support structure (which will hold five monitoring antennae) (the “Structure”) at its electrical substation located at 400 Knaack Boulevard.

As part of ComEd’s “Smart Grid” initiative, the Structure will wirelessly monitor electrical distribution circuits throughout the Crystal Lake area, resulting in key benefits including improved reliability of the electrical grid (through a reduction in the number and duration of outages) and increased voltage efficiencies along each distribution line for smoother operations. The functioning of ComEd’s state-of-the-art real-time monitoring system depends on the installation of regularly spaced antennae such as those on the Structure so that the monitoring system is not overloaded and signals are not dropped. The Structure, at 100-feet-tall with a 4-foot lightning rod on top, is for secure ComEd-only communications, not for any commercial telephone service. Please note that ComEd’s monitoring system has been functioning in the Crystal Lake area for multiple years at this point, with the Structure simply meant to improve its performance by adding additional antennae.

The City requires that applicants for City land use approvals provide surrounding property owners with formal notice of the nature of their project and the date, time and place of the public hearing regarding the requested City land use approvals.

We are accordingly providing to you, in addition to this explanation, an official legal notice on the reverse side of this letter. As the notice indicates, a public hearing on our request will take place before the City Planning and Zoning Commission at 7 p.m. on November 15, 2023. The hearing is open to the public and comments from the public on the proposal are invited. Meeting details are contained in the legal notice on the reverse side.

Please feel free to contact me directly with questions at 779-231-1959 or thomas.tumminaro@exeloncorp.com.

Sincerely,

A handwritten signature in black ink, consisting of a series of horizontal and vertical strokes that form the name "Thomas Tumminaro".

Thomas Tumminaro
External Affairs Manager

**BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS**

IN THE MATTER OF THE PETITION OF)
Commonwealth Edison Company)

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by Sidley Austin LLP, representing Commonwealth Edison Company for a Special Use Permit for a new radio transmission/wireless communications tower, relating to the property at 400 Knaack Boulevard, Crystal Lake, Illinois 60014. PIN: 14-33-202-005.

This application is filed for the purpose of seeking a Special Use Permit for a radio transmission/wireless communications tower and any variations as presented at the hearing, pursuant to Article 2 and Article 9. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:00 p.m. on Wednesday November 15, 2023, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Jeff Greenman, Chairperson
Planning and Zoning Commission
City of Crystal Lake

(TO BE PUBLISHED IN THE NORTHWEST HERALD ON OR BEFORE OCTOBER 31, 2023)

City of Crystal Lake – Special Use Request Application Addendum

Introduction and Summary of Approvals Requested

In order to enhance ComEd’s provision of reliable electrical service in the City of Crystal Lake (the “City”) and surrounding areas, ComEd intends to install at its Crystal Lake substation situated at 400 Knaack Boulevard (the “Substation”) a 104-foot Essential Services-Antenna Support Structure (called more formally by ComEd a Smart Grid distribution automation device monitoring support structure, the “Structure”) within the Substation. The Substation property is located in the M zoning district.

ComEd is requesting that a special use (the “Special Use”) be approved under Sections 2-300 and 2-400B of the City of Crystal Lake Unified Development Ordinance (the “Ordinance”) to allow for installation of a 100-foot Structure (which will hold five monitoring antennae) to which will be attached a 4-foot-long lightning rod at the top. The Special Use is requested since, per feedback from City staff, the Structure is considered under the Ordinance to be a “radio transmission tower” which requires special use approval in the M zoning district as per Section 2-300 of the Ordinance.

As a regulated public utility and given that the Structure relates to core aspects of the electrical grid, ComEd respectfully states that the City’s land use authority may not apply to the company’s implementation of the Structure at its Substation. Nonetheless, ComEd is voluntarily submitting this request in an effort to work on its project cooperatively with the City.

Project Narrative

1. Structure’s role in and contribution to ComEd’s Distribution Automation Network

The Structure is part of ComEd’s wide-ranging implementation of its multi-year “smart grid” initiative. The smart grid initiative fulfills regulatory commitments made by ComEd under two Illinois laws, and includes an upgrading of the existing electrical distribution communication system with newer technology and infrastructure, as further explained in the letter attached to this application from one of the project’s key senior managers.

The Structure will be a key aspect of this smart grid infrastructure and technological upgrade. Key resulting community benefits will be improved reliability of the electrical grid (through the reduction of electrical outages and the duration of outages), and increased voltage efficiencies along each distribution line, resulting in smoother electrical grid operations.

ComEd’s new technology and infrastructure involves the evolution of a ComEd-only radiofrequency (“RF”) network in which sensors and monitoring devices being installed within distribution circuits and/or on distribution poles communicate in real time with antennae support facilities like the Structure. The sensors and devices control and monitor equipment within the distribution lines such as line reclosures, cap banks and switches which are important for reliability and “voltage optimization” – meaning, promotion as much as possible of a steady voltage through a particular distribution circuit (given that voltage on a distribution line tends to become less strong as the distance on the line increases from a particular substation). The Structure will only

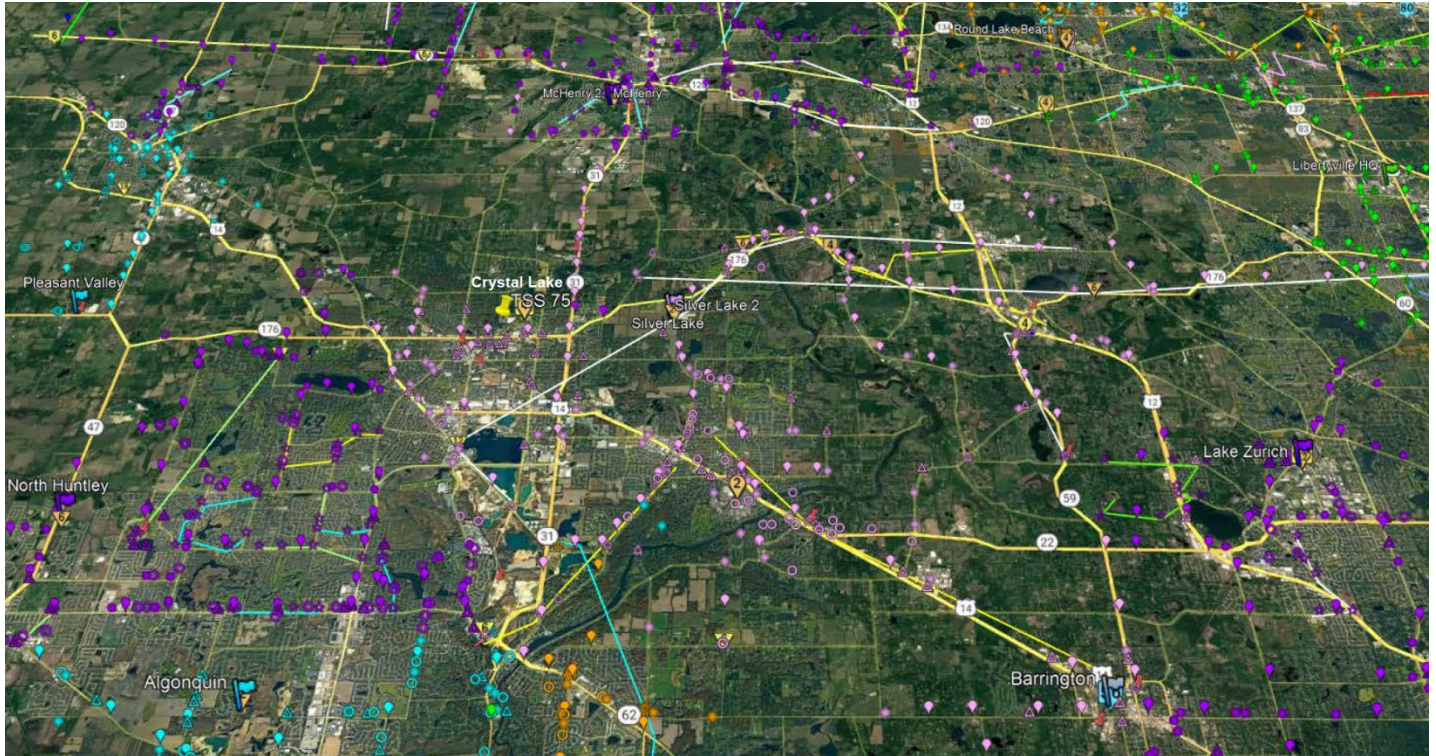
communicate with ComEd's electrical devices/equipment on the electrical grid system. It will not be used for any commercial communication services (e.g., 5G or any other cellular telephone technologies).

The benefit of the new wireless technology can be explained with reference to a lightning strike and its impact on a distribution line. With "legacy" technology, a lightning strike to a distribution line would likely cause removal of a larger portion of a distribution circuit – and the customers served by such circuit – until ComEd crews could determine the precise location of the strike and re-route power around the affected area. By contrast, once the newer wireless technology is deployed in a particular area, the sensors in the distribution circuit – including at the top of a distribution pole – will communicate the fault to receiving antennae on the Structure, which directly links to IT infrastructure tied into ComEd's centralized command and control center. ComEd immediately learns the precise area of the fault and can efficiently dispatch crews to the fault location. Further, the proposed Structure's antennae can direct receiving equipment on the distribution lines how to switch power around the fault.

The efficacy of the new technology depends on clear, clean wireless communication and strong security given the criticality of the electrical grid to the nation's infrastructure system. Existing electrical substations have been selected for locations of the antenna support structures since they offer necessary security, along with the indispensable link to the company's high-speed existing IT backbone network. The necessary IT equipment accompanying the Structure will be housed in an existing substation control building, so no new equipment enclosure is required, thereby minimizing any external "footprint" resulting from the upgraded technology. And electrical substations are already locations which contain pre-existing taller electrical infrastructure (and/or community expectations for such taller infrastructure), mitigating visual concerns.

The request for this Special Use is related to the need for five receiving and transmitting antennae on the Structure (each antenna mount is a very thin two inches in diameter, just under 5 feet long and installed only 3 feet from the Structure) to support existing and to-be-newly-added monitoring and sensing devices in Crystal Lake-area distribution circuits.

On the following page is a computerized graphic which shows an existing "gap" in the ComEd distribution automation device monitoring network. The locations with "flags" (pink in Silver Lake, blue in Pleasant Valley and Algonquin, and purple in multiple locations including Lake Zurich, McHenry and Huntley) indicate existing communication structures and the proposed Structure at the Crystal Lake Substation is represented by a yellow push pin.



The various colored dots are existing sensors and monitoring devices in the Crystal Lake area operating on ComEd’s RF network. The pink-colored devices are communicating wirelessly in particular to antennae located at ComEd’s “Silver Lake” substation, the blue-colored devices are communicating with antennae at the closest substation to each device, whether the Pleasant Valley or Algonquin substations, and the purple-colored devices are also communicating with antennae at the closest substation to each device, whether in Lake Zurich, McHenry or Huntley. The antennae on these structures are reaching capacity limits very quickly and in such circumstances would not provide optimum RF coverage for sensors and monitoring devices within the City already. This condition will only be aggravated as additional devices are installed within Crystal Lake-area distribution circuits over the next two years. The graphic above dramatically illustrates the important role in the network that will be carried out by the proposed Structure at the Crystal Lake Substation.

The five antennae proposed for the Structure are needed for proper RF capacity, since a reduced number of antennae on the Structure installed at lower heights would result in an overburdened and less effective mesh communication system (resulting in numerous “dropped” or “blocked” calls to use cellular telephone analogies) or “garbled” communications related to foliage interference. For proper system functioning, the lowest antenna should be installed at a minimum height of approximately 40 feet, as is proposed in this case, to avoid foliage blockage. Each additional antenna must be installed a minimum of 15 feet away vertically to avoid technological interference. It is this required minimum spacing and the need for five antennae for effective network functioning which forms the basis for the Structure’s 100-foot height. A reduced number of antennae is not enough to allow for seamless functioning of the Crystal Lake-area wireless

technology currently imbedded in (or to be imbedded in) the distribution circuits and on distribution poles.

Delving further into key technical details of the system, ComEd has engineered the Structure and its height in a manner which allows for seamless smart grid coverage of the electrical distribution network. Each antenna on the Structure has a capacity of approximately 40-50 sensing devices per antenna. ComEd considered the impact of installing at the Substation a Structure of less overall height – and by extension fewer antennae – yet has concluded that device communication would become compromised due to overcapacity of the antennae to be installed. This, in turn, leads to a gap in radiofrequency coverage since the support structures and their attached antennae are generally evenly spaced to allow for effective coverage. A height reduced from 100 feet (5 antennae) essentially precludes regional effectiveness of ComEd’s smart grid distribution automation network.

ComEd is careful and judicious in its selection of locations for new support structures. To the greatest extent feasible, ComEd installs its antennae on ComEd existing taller structures (other than transmission towers where such installation is not feasible), such as taller rooftops or existing taller microwave towers. ComEd cannot co-locate its antennae on existing third-party owned towers, nor can it permit third-party users to co-locate antennae on its structures, due to the need for its antennae to be located within secure substations with direct and secure connections to the ComEd IT backbone.¹ New structures are placed at substations which have physical space within the existing footprint (so that a physical expansion of the outer substation footprint can be avoided), space within an existing substation control building (so that development of a new equipment enclosure is obviated) and a secure link to the ComEd IT backbone. The Substation meets all of these criteria.

2. Depiction of similar existing Structures

Please see Technical Appendix for a depiction of similar structures which have been installed in the Chicago metropolitan area by ComEd and for additional detail in particular on how the Structure and antennae will function in accordance with FCC and FAA regulations.

3. Site Plan and renderings

As can be noted on the attached Site Plan, the proposed Structure will be situated within the Substation approximately 55 feet south of the existing substation control building on the western side of the Substation. The Structure’s base will be set back approximately 441 feet south of the northern property line, approximately 365 feet west of the eastern property line, approximately 315 feet east of the western property line and approximately 485 feet north of the

¹ It is important to note that the Structure is structurally designed to support additional antennae consistent with the “collocation” requirement in Section 2-400C.48(d)(xi) of the Ordinance, At the same time, for the security restrictions described, ComEd cannot permit additional *third-party users* to utilize the Structure due to Structure’s location within the secured area of the Substation. ComEd is able to allow additional ComEd-only antennae on the Structure in the future, furthering the policy goals of the Ordinance’s collocation provision set forth in Section 2-400C.48(d)(xi).

southern property line, in each case well outside the minimum required setback of 110% of the height of the Structure for radio transmitting towers.

The proposed Structure has been carefully placed within the Substation so as to maintain the required close distance to the substation control building in which the electronic equipment will be housed so as to minimize signal degradation while also avoiding impacts to either existing substation electrical equipment, drive aisles or areas set aside for future equipment expansion (so that the Substation continues to maintain adequate space to serve growth in the area's electrical demand without the need for additional and new property acquisition for construction of an entirely new and different substation).

The proposed Structure should have limited impact on surrounding property. To start, the Structure is situated far west within the fenced-in area of the Substation away from the other generally manufacturing/industrial uses located along Knaack Boulevard and Beechcraft Lane, yet will blend in with other nearby taller structures used for utility infrastructure. The Substation is located between a ComEd distribution corridor to the south and transmission right-of-way to the north, both of which feature numerous utility poles and transmission towers, including 178-foot, 157-foot and 105-foot utility structures to the Substation's north and 90-foot utility structures to the Substation's east and southeast. The relatively few users of Knaack Boulevard (given the street is not a thoroughfare but rather a closed loop with no access from the north) are presumably accustomed to seeing taller electrical infrastructure in the area of the Substation. The Substation is heavily screened by trees to the north and west, plus the proposed location of the Structure, in a slightly "jutting out" corner of the Substation fence west of the main gate on the southern fence line, is also heavily screened by mature trees which will block views of the Structure's base from most points along Knaack Boulevard and Beechcraft Lane. To the extent it is visible, the Structure should not be any more noticeable than other tall pieces of infrastructure in the area of the Substation, and the fact that it is slim (just two feet in diameter at its base), silent, unlit and unmanned will further alleviate any impact on neighboring properties.

Standards for Special Use

Section 2-400B.1: That the proposed use is necessary or desirable, at the location involved, to provide a service or facility which will further the public convenience and contribute to the general welfare of the neighborhood or community.

In the interests of brevity, ComEd incorporates by reference its explanation of compatibility set forth in detail in Sections 1 and 3 above.

The proposed use will facilitate ComEd's implementation of its smart grid initiative, which will contribute to the general welfare of the City by helping further modernize its electrical grid. This system modernization will result in the key community benefits of improved grid reliability, minimized outages and stabilized distribution line voltage flows.

Installation of the Structure is ultimately necessary for the public convenience and general welfare because the Structure will help ComEd better serve the evolving electric energy needs of the City and surrounding communities. As a public utility, ComEd is obligated to further the public convenience in this manner.

Section 2-400B.2: That the proposed use will not be detrimental to the value of other properties or improvements in the vicinity.

The proposed Structure will not be detrimental to neighboring property values or improvements.

ComEd's Substation has operated in this location for many years, and the surrounding properties are well-accustomed to its existence – adding an unlit, noiseless, thin gray Structure to the Substation should not affect the value of vicinity properties or improvements.

The properties bordering the Substation's southern and eastern lot lines are manufacturing/industrial in nature and located a significant distance from the Structure's proposed location – because of these characteristics, the value of these properties and the improvements on them should not be affected by ComEd's installation of the Structure.

The Structure will be compatible with similar structures in the general vicinity, including the many taller pieces of electrical infrastructure already at the Substation and adjacent ComEd transmission and distribution corridors. The Structure's gray color will match the existing Substation electrical equipment, it will be unlit and noiseless, and all associated electronics equipment will be housed inside an existing building, minimizing any new external facilities within the Substation.

In summary, the Structure should not affect the value of properties and improvements in the vicinity because the Structure will appear similar to any other taller piece of electrical infrastructure already in the area. If anything, by offering an efficient and low-impact, low-power use of radiofrequency to help improve grid reliability, minimize outages and stabilize distribution line voltage flows, the Structure may help to improve the value of

property and improvements both in the neighborhood of the Substation and throughout the City.

Section 2-400B.3: That the proposed use will comply with the regulations of the zoning district in which it is located and this Ordinance generally, including, but not limited to, all applicable yard and bulk regulations, parking and loading regulations, sign control regulations, watershed, wetlands, and floodplain regulations, Building and Fire Codes and all other applicable City Ordinances.

The Structure complies with regulations of the M zoning district and the Ordinance generally, including criteria for radio transmitting towers. ComEd will comply with all applicable City ordinances in permitting and constructing the Structure, including obtaining a building permit for the Structure upon approval of this special use permit.

Section 2-400B.4: That the proposed use will not negatively impact the existing off-site traffic circulation; will adequately address on-site traffic circulation; will provide adequate on-site parking facilities; and, if required, will contribute financially, in proportion to its impact, to upgrading roadway and parking systems.

Given the Structure is unmanned, it will not affect off-site traffic and no additional on-site parking will be required.

Section 2-400B.5: That the proposed use will not negatively impact existing public utilities and municipal service delivery systems and, if required, will contribute financially, in proportion to its impact, to the upgrading of public utility systems and municipal service delivery systems.

The Structure will not require any upgrades to public utility systems or municipal service delivery systems. As explained in this application, installation of the Structure itself is a public utility upgrade.

Section 2-400B.6: That the proposed use will not impact negatively on the environment by creating air, noise, or water pollution; ground contamination; or unsightly views.

The Structure is unlit, noiseless and will be installed using an industry-standard concrete base within the fenced-in area of the Substation. Given existing taller electrical infrastructure both within the Substation and the nearby transmission and distribution corridors, the Structure will blend in with this existing taller electrical infrastructure situated within an area which is generally industrial in character.

Section 2-400B.7: That the proposed use will maintain, where possible, existing mature vegetation; provide adequate screening to residential properties; provide landscaping in forms of ground covers, trees and shrubs; and provide architecture, which is aesthetically appealing, compatible or complementary to surrounding properties and acceptable by community standards, as further detailed in Article 4, Development and Design Standards.

ComEd's Substation is located in a remote corner of a manufacturing/industrial district of the City, with access only via the lightly-trafficked Knaack Boulevard to the south, and screened from properties to the north and west by dense mature landscaping. Views of the

Structure's base from most locations along Knaack Boulevard and Beechcraft Lane are adequately screened by mature trees. The Structure will have a limited visual impact in this area due to both existing landscaping and the numerous other pieces of taller electrical infrastructure in the vicinity, including transmission utility structures which are similar to or exceed the Structure's height.

Section 2-400B.8: That the proposed use will meet standards and requirements established by jurisdictions other than the City such as federal, state or county statutes requiring licensing procedures or health/safety inspections, and submit written evidence thereof.

As detailed in the technical appendix to this application narrative, the Structure complies with federal standards for the use and siting of similar transmitting towers, including FCC, FAA and NEPA requirements.

Section 2-400B.9: That the proposed use shall conform to any stipulations or conditions approved as part of a special use permit issued for such use.

ComEd intends to conform with applicable stipulations or conditions approved as part of its special use permit for the Structure.

Section 2-400B.10: That the proposed use shall conform to the standards established for specific special uses as provided in this section.

As detailed in application narrative (including the technical appendix) and accompanying application materials, the Structure conforms to standards for radio transmission towers set forth in Section 2-400C.48 of the Ordinance.²

² As noted earlier and has been discussed with City staff, the Structure is structurally designed to support additional antennae consistent with the "collocation" requirement in Section 2-400C.48(d)(xi) of the Ordinance. At the same time, for the security restrictions described herein, ComEd cannot permit additional *third-party users* to utilize the Structure due to Structure's location within the secured area of the Substation. ComEd is able to allow additional ComEd-only antennae on the Structure in the future, furthering the policy goals of the Ordinance's collocation provision set forth in Section 2-400C.48(d)(xi).

Structure – Technical Appendix

Depiction of similar existing Structures

Similar 104-foot Smart Grid Distribution Automation Device Monitoring support structures can be found at ComEd’s Willow Springs substation and its substation in Pleasant Hills (near West Chicago).

Willow Springs

The Willow Springs substation carries the common address of 8600 Willow Spring Road in Willow Springs, but it is actually located on the south side of an industrial access road (leading to Valvoline’s Willow Springs facility) across the street from a Speedway gas station and just south of the Tri-State Fire Protection District station which is situated at 8259 Willow Springs Road in Willow Springs.

A picture of the structure as located at the Willow Springs substation is set forth below.



The structure is located to the rear of the substation control building. Note that if one visits the Willow Springs substation, one will see a cellular telephone facility outside the boundaries of the substation but adjacent to it. Know that, as noted earlier, neither ComEd’s proposed Structure nor any portion of the Substation property will be used for personal wireless service (5G or

otherwise) or any other commercial communications function other than the Structure and other ComEd-only grid-related monitoring and functioning communications.

Pleasant Hills

The Pleasant Hills substation is located on the east side of Pleasant Hill Road just south of the Great Western Trail and St. Charles Road and a short distance south of North Avenue. The substation is north of Geneva Road, north of the Village of Winfield and south of the Village of Carol Stream. (The address assigned to the substation for property tax purposes is 1N701 Pleasant Hill Road, Winfield. Our experience is that this address does not show up on common mapping applications such as Google Maps. The street address of the business to the north is 26W115 St. Charles Road in Carol Stream to provide a Google-friendly geographic reference point.)

A picture of the structure as located at the Pleasant Hill substation is set forth below.



The structure in the Pleasant Hills substation is located on the north side of the substation just west of the substation control building. Like in Willow Springs, there is a cellular telephone facility outside of the substation itself. Again, by contrast, a cellular telephone facility does not exist at the Substation and is not proposed whatsoever.

Technical, Regulatory and Permitting Information

The antennae proposed for use on the Structure will operate in the frequency range of 902-928 MHz with a center frequency of 915 MHz. These frequencies are a small part of the designated industrial, scientific and medical (“ISM”) radio bands. The FCC opened these ISM frequency bands for wireless communications in 1985. Parties using this frequency range in the manner of ComEd are not generally required to obtain use, structure or antenna licenses from the FCC (and are not so required in ComEd’s specific situation), but must comply with Federal Communications Commission (“FCC”) regulations (47 CFR Part 15) on how the frequencies are used, including the maximum output power of the antennae on the Structure. The output power of the ComEd antennae will be extremely low, at 1 Watt or less. Further, the antennae will only operate intermittently and will not continuously transmit. By observing these two key operating criteria, along with compliance with all of the other applicable federal regulations, ComEd’s Structure will operate in a manner protective of public health and safety, in that RF emissions are highly attenuated.

Other wireless devices operate in the frequency range of 902-928 MHz, with a center frequency of 915 MHz – most notably, ComEd’s smart meters. The Structure will not be used for smart meter functions. Although certain household wireless equipment operates at 915 MHz, most notably certain cordless phones, baby monitors, and wireless home security systems, most household wireless equipment now operates within the 2.4-GHz frequency band.

Like any system which chooses to operate with the ISM radio bands, ComEd’s Smart Grid Distribution Automation Device Monitoring System must tolerate the potential for occasional interference from other wireless devices in use. At the same time, ComEd has engineered its system to minimize any potential interference through incorporation of specific technical features such as signal encryption and security which, like the smart meter system using the same frequency range, have a now-proven record of safe, effective, reliable operation without material impact to existing household wireless devices. In addition to these specific technical features, in accordance with FCC regulations and as a technique to ensure minimal interference, the electronic equipment used in the Distribution Automation Device Monitoring System utilize a protocol called “frequency hopping” within subchannels spread evenly across the frequency range of 902-928 MHz. Such “frequency hopping” allows for efficient use of the full range of the allowable spectrum while minimizing interference risk.

The FCC is not required to review the specific siting of the proposed Structure. Instead, parties such as ComEd may use the frequency range involved in the antennae on the Structure without a specific license granted by the FCC so that as compliance with the detailed ISM radio band regulations (47 CFR Part 15) is maintained. In addition, in terms of compliance with the federal National Environmental Policy Act (to which the FCC is subject), the FCC has delegated to each applicant the responsibility of determining whether a proposed structure is “categorically excluded” from environmental review under the National Environmental Policy Act (“NEPA”) when there is minimal or no impact on the environment, or whether an Environmental Assessment needs to be prepared.

FCC rules categorically exclude all actions – including ComEd’s proposed Structure – from detailed environmental review unless such a structure: (a) is located in a wilderness area or wildlife preserve; (b) might affect threatened or endangered species or their habitat; (c) might

affect properties included in or eligible for inclusion in the National Register of Historic Places or Indian religious or cultural sites; (d) will be located in a floodplain; (e) involve construction involving significant changes in surface features, such as effects on wetlands, water, ground disturbances, deforestations, etc.; (f) structures of over 450 feet potentially affecting migratory birds; or (g) structures involving high-intensity lighting in a residential area or those which would cause RF radiation in excess of FCC-established limits.

ComEd, through its consultant team, determined that the placement of the Structure within an existing developed substation will have none of these impacts and therefore that the proposed Structure is appropriately categorically excluded from NEPA review.

The proposed Structure will not be required to have a beacon and/or designated paint, and complies with all applicable FAA regulations.

ComEd will be applying for a building permit from the City. No additional known governmental permits are necessary. ComEd will secure any additional necessary permits which may be identified during the building permit process.

Radio transmission towers, wireless communication facilities. All radio transmission towers and wireless communication facilities must comply with the following standards:

1. Towers shall be designed to meet the wind loading requirements specified in the American National Standards Institute TIA-222-F Report, as amended.

Meets

Does not meet

The Structure has been designed to meet the wind loading standards of the TIA-222-H Report, a 2017 revision to the TIA standards which, to the best of our technical team's knowledge, has superseded the TIA-222-F protocol (which is no longer current) and modernized the wind loading standards. The Structure conforms to the TIA-222-H standards, passing internal testing including the ability to withstand a 3-second 115 mph wind gust (estimated to have a 1,700 year mean recurrence interval), 40 mph ice wind (500 year mean recurrence interval) and additional extreme inclement weather events.

2. The owner/applicant shall provide documentation to the City demonstrating that the structural integrity of the towers and antenna will continue to comply with state and federal standards, local building codes, and the applicable standards for towers published by the American National Standards Institute (ANSI), as amended. If, upon inspection, it is determined a tower fails to comply with such standards and constitutes a danger to persons or property, the owner shall be notified that he/she has 30 days to bring the tower into compliance. Failure to bring the tower into compliance within 30 days shall constitute grounds for the removal of the tower at the owner's expense.

Meets

Does not meet

As noted above in our response to Standard No. 1, the Structure conforms with the applicable standards in the ANSI TIA-222-H Report.

Regarding local building codes, ComEd intends to comply with all applicable regulations, including applying for a building permit from the City for the Structure.

ComEd has also ensured the Structure complies with applicable federal standards regarding tower placement and antenna frequency. As explained in detail in the Technical Appendix to the ComEd's application narrative, these standards include those promulgated by the Federal Communications Commission ("FCC") (regarding antenna frequency) and Federal Aviation Administration ("FAA") (regarding site placement and markings/lighting) as well as siting requirements under the National Environmental Policy Act ("NEPA").

Finally, ComEd is not aware of any state standards pertaining to the Structure. Note that there are recent state laws requiring ComEd to build out a "smart grid" in which the Structure plays a key role, as explained in the regulatory letter provided in ComEd's application, but these "smart grid" state laws do not spell out specific technical standards for the Structure.

3. Safety. Self supporting and monopole towers shall be designed to collapse at a failure point no more than 50 feet from the top of the tower so that this upper section folds over onto the lower intact section

Meets

Does not meet

From an engineering perspective, the Structure is “overdesigned” in a manner such that it would take a highly rare and completely unforeseen weather event to cause it to collapse (examples of the rarity of “worst case” wind gusts are provided in our response to Standard No. 1). The Structure will be embedded in a 20-foot-deep concrete base and has undergone extensive internal wind loading testing in compliance with TIA-222-H standards. In the extremely unlikely event the Structure were to collapse, the Structure’s significant setbacks (over 300 feet to the nearest lot line) mean any impact would be limited only to ComEd’s property.

4. Freestanding wireless communication or radio transmission towers shall not exceed 200 feet in height as measured from the tower base to the highest point of the tower and any attached receiving or transmitting device.

Meets Does not meet

ComEd’s Structure will have a height of 104’ from ground level to the top of its lightning rod.

5. Franchises and licenses: The operator shall provide documentation to the City to demonstrate that all franchises and licenses required by law for the construction and/or operation of a tower or antenna have been obtained.

Meets Does not meet

The antennas on ComEd’s Structure will operate in a frequency range of 902-928 MHz with a center frequency of 915 MHz. These frequencies are a small part of the designated industrial, scientific and medical (“ISM”) radio bands, and parties using this frequency range in the manner of ComEd are not generally required to obtain use, structure or antenna licenses from the FCC (and are not so required in ComEd’s specific situation). ComEd must, however, comply (and will comply) with FCC regulations (47 CFR Part 15) on how the frequencies are used, including the maximum output power of the antennas on the Structure, which is extremely low, at 1 watt or less.

6. Towers shall either maintain a galvanized steel finish or, subject to any applicable standards of the FAA, be painted a neutral color (i.e. light grey), or be designed to mimic the appearance of a tree in order to reduce visual obtrusiveness or painted a sky-tone above the top of surrounding trees and in an earth-tone below the tree-top level.

Meets Does not meet

The Structure will have a galvanized steel finish similar to that of other electrical infrastructure in and around the Substation. ComEd has received an FAA determination that no additional markings or lighting are required on the Structure for safety.

7. At a tower site, the design of buildings and related structures shall, to the maximum extent practicable, use materials, colors and architectural styles, that blend into the natural setting and surrounding buildings.

Meets Does not meet

To the extent it is visible, the Structure should not be any more noticeable than other tall pieces of infrastructure in the area of the Substation, and the fact that it is slim (just two feet in diameter at its base), silent, unlit and unmanned will further help it to blend in. In addition,

there are no new buildings planned in connection with the Structure as the Structure's associated electronics will be housed in an existing building.

8. Storage: No outside storage shall be allowed on any facility site.

Meets Does not meet

There will be no outside storage specific to the Structure at the Substation – all of the Structure's supporting equipment will be housed within one of the Substation's existing control buildings.

9. Lighting: Towers shall not be artificially lighted, unless required by the FAA or other applicable authority.

Meets Does not meet

The Structure will be unlit. As noted above in our response to Standard No. 6, ComEd has received an FAA determination that no additional markings or lighting are required on the Structure for safety.

10. A single sign measuring no more than two square feet in size shall be located on or near the tower, and shall identify the tower owner, the street address of the tower, the owner's identification code for the tower, and a twenty-four-hour emergency contact telephone number.

Meets Does not meet

Each ComEd substation, including the Substation, has a sign posted on or near the substation gate which indicates ComEd's ownership of the substation, its internal name and address for the substation, and a 24 hour emergency contact telephone number. The Structure is proposed to be situated within a highly secure Substation, so the sign at the Substation's gate with the emergency contact information serves the purpose contemplated by this standard (there is no ComEd "identification code" for the Structure).

11. No commercial advertising shall be allowed on the tower or its related facilities.

Meets Does not meet

There will be no commercial advertising on the Structure or its related facilities.

12. Single lot: Towers, guy anchors, equipment buildings, and any other appurtenances related to the tower shall be considered as being located on one zoning lot.

Meets Does not meet

The Structure and its supporting equipment located in the control building will all be located on the Substation's existing single zoning lot.

13. Setbacks: Wireless communications facilities shall comply with the following setback standards. Self supporting and monopole towers shall be setback a minimum of 50 feet from all property lines.

Meets Does not meet

As shown on the site plan included in ComEd's application, the Structure will be located over 50 feet from all property lines.

14. Equipment buildings associated with a wireless communication facility shall meet the minimum setback requirements for the zoning district where located.

Meets

Does not meet

As shown on the site plan included in ComEd's application, the control building containing the Structure's supporting equipment is located over 300 feet from the nearest lot line, well in compliance with all applicable minimum setback requirements.

15. Separation: If an applicant proposes a new wireless communications tower or radio transmission tower within 1,200 feet of an existing tower, the applicant shall submit a statement indicating the reasons why the existing tower(s) was inadequate or unavailable. The Zoning Administrator shall allow the owner of such existing tower an opportunity to comment prior to making a decision.

Meets

Does not meet

ComEd has not identified any existing radio transmission towers within 1,200 feet of the Structure's proposed location.

16. Collocation: New wireless communication or radio transmission towers shall provide evidence that the tower is structurally designed to support at least three additional users, and provide a written statement that the owner of the tower is willing to permit other user(s) to attach communication facilities, on a commercially reasonable basis, which do not interfere with the primary purpose of the tower. The site plan shall indicate a location for at least one equipment building in addition to that proposed for use by the applicant. A tower which is modified or reconstructed to accommodate the collocation of an additional antenna shall be of the same tower type as the existing tower, unless a monopole is determined more appropriate at the specific location. If an existing tower is increased in height or reconstructed to accommodate the collocation of additional antenna it shall meet the height restrictions outlined within this section of the Ordinance.

Meets

Does not meet

The Structure is structurally designed to support collocation of additional antennas if needed in the future. However, as noted in the application addendum, for security reasons (ie, the Structure's necessary location within the fenced-in area of a highly secure Substation), ComEd cannot permit additional third-party users to utilize the Structure for collocation. However, the Structure may be able to support in the future additional Exelon-related antennas, which would not pose a substation security concern.

17. Landscaping: Unless existing vegetation provides a buffer strip, all property lines along roadways or visible to existing abutting or nearby buildings (within 1/4 mile radius), for all facilities shall be landscaped as follows:
- a. With six-foot to eight-foot evergreen shrubs planted in an alternate pattern, five feet on center and within 15 feet of the site boundary; or

- b. With at least one row of deciduous trees, not less than 2 1/2 inch to three inches caliper measured three feet above grade, and spaced not more than 30 feet apart and within 25 feet of the site boundary; or
- c. With at least one row of evergreen trees at least four to five feet in height when planted, and spaced not more than 15 feet apart within 40 feet of the site boundary.
- d. In lieu of the foregoing, the Planning and Zoning Commission may determine that the existing vegetation must be supplemented to meet an equivalent means of achieving the desired goal of minimizing the visual impact.

Meets

Does not meet

Existing Substation landscaping provides a buffer strip between the Structure's proposed location and most view points along Knaack Boulevard and Beechcraft Lane. The proposed location of the Structure, in a slightly "jutting out" corner of the Substation fence west of the main gate on the southern fence line, is heavily screened by mature trees.

18. Security fencing: Towers, guy anchor supports, and ground-based equipment buildings shall be enclosed by security fencing not less than eight feet in height and equipped with an appropriate anti-climbing device.

Meets

Does not meet

The Structure will be located within the fenced-in area of the Substation, which is surrounded by an 11-foot-tall expanded metal fence plus 1-foot of "Y"-shaped barbed wire.

19. Radiation reporting: It shall be demonstrated that the proposed tower, antenna, and supporting equipment complies with FCC nonionizing radiation requirements for individual and combined facilities.

Meets

Does not meet

The Structure's antennas must and do operate in an extremely low-power manner (1 watt or less) on the open ISM radio band, while utilizing intermittent transmission and frequency hopping techniques, which together allow the Structure to operate in a manner protective of public health and safety, in that any RF emissions are highly attenuated.

20. Interference: No wireless communications tower, antenna, or supporting equipment shall interfere with equipment operated by the City of Crystal Lake.

Meets

Does not meet

The Structure will support and enhance ComEd's Mesh network, which has existed in the City of Crystal Lake for multiple years (the Structure's antennas will help improve this existing network's functioning, rather than create any new network). ComEd is not aware of any interference to date from its network on the City's equipment. ComEd also would not expect any such interference to occur, given the network's low-power radios each (i) only communicate with other radios with the same ComEd private "network id" and (ii) utilize techniques such as frequency hopping and signal encryption to find suitable channels on the ISM radio band and avoid signal interference.



October 20, 2023

BY ELECTRONIC DELIVERY

Ms. Kathryn Cowlin
City of Crystal Lake
Community Development Director
100 W. Woodstock Street
Crystal Lake, IL 60014

Dear Ms. Cowlin:

This letter concerns ComEd's need to build a special type of utility pole used for electrical grid communication and monitoring purposes (the "Pole") at the TSS 75 Crystal Lake substation, which is located in the City of Crystal Lake (the "City") at 400 Knaack Boulevard (the "Substation"). The Pole is part of our company's wide-ranging implementation of a multi-year "Smart Grid" initiative. We are required to install it per our Franchise Agreement and by regulatory commitments to the State of Illinois (the "State").

The Pole will be 100 feet tall (plus a 4-foot lightning rod on top) and hold five antennae which will communicate with sensors on distribution lines and circuits throughout the Crystal Lake area in order to increase network reliability, improve responsiveness of the electric grid and even out voltage flows through these circuits, as well as to provide opportunity for implementation over time of additional distribution intelligence applications while minimizing need for additional structures of a similar type. The Pole and its antennae will be used exclusively by ComEd (with no third-party commercial users such as by cell phone companies, etc.) to aid in the functioning of our distribution system. The Pole is unlit, grey in color, and will blend in with similarly colored existing vertical poles in and around the Substation.

As explained more fully below, our company is building the Pole in order to fulfill our obligations under both (i) ComEd's Franchise Agreement with the City to construct, operate and maintain an electric system within the City (the "Franchise Agreement")¹ and (ii) recent State laws requiring ComEd to make "Smart Grid electric system upgrades" to help modernize and expand Illinois' electric grid.

ComEd's Obligations under the Franchise Agreement

The Franchise Agreement grants ComEd "the right, permission and authority to construct, operate and maintain in and through the City its Electric System."²

Further, the Franchise Agreement states that "...[ComEd] shall investigate, develop and incorporate technological advances into its equipment and service in its sole discretion and

¹ City of Crystal Lake, McHenry County, Illinois. Ordinance No. 3594, "An Ordinance Authorizing Commonwealth Edison Company to Use the Public Ways and Other Public Property in Conjunction with its Construction, Operation and Maintenance of an Electric System in and through the City of Crystal Lake, McHenry County, Illinois", August 3, 1993.

² Franchise Agreement, 3.1.

subject to order of [any governmental body or forum vested by law with authority to do the act or make the order, rule or regulation involved].”³ Section 2.2 of the Franchise Agreement explains that the word “shall”, as used in the Franchise Agreement, signifies a “mandatory” instruction. Further, the Illinois General Assembly (the “General Assembly”) arguably constitutes a “competent authority” within the meaning of the Franchise Agreement.

ComEd’s installation of the Pole is a critical infrastructure investment necessary to support ComEd’s continued investment in Illinois’ Smart Grid system pursuant to State law and its obligations to serve customers, including those in the City of Crystal Lake, using technological advances incorporated into its equipment and service. In developing and incorporating Smart Grid electric system upgrades such as the Pole and the sensors in the distribution lines it supports, ComEd is leveraging new technology in order to improve the electric grid in numerous aspects, as directed by the Franchise Agreement. These improvements, including installation of the Pole, will give ComEd the ability to “operate and maintain” the electric system in a more reliable, responsive manner which will benefit the City and surrounding communities. The specific benefits for the City arising from these technological advances are explained in the section below.

ComEd’s Obligations under State Law

In addition to fulfilling obligations under the Franchise Agreement, our company is building the Pole to comply with our obligations under two recent State laws: the 2011 Energy Infrastructure Modernization Act (“EIMA”)⁴ and the 2016 Future Energy Jobs Act (“FEJA”).⁵ Both laws require ComEd to make ongoing Smart Grid investments to “build the grid of the future,”⁶ relying on infrastructure such as the Pole for network and grid support.

Through passage of EIMA, the General Assembly encouraged and enabled the State’s largest electric utility companies, including ComEd, to invest in modernizing and expanding Illinois’ century-old electric grid.⁷ As a “participating utility” pursuant to EIMA⁸, ComEd has formally committed in filings with the Illinois Commerce Commission (“ICC”) -- ComEd’s State regulating entity -- to modernize Illinois’ electricity transmission and distribution infrastructure by investing in continued Smart Grid electric system upgrades through, at minimum, the end of 2022.⁹

Consistent with its State law obligations, ComEd’s Smart Grid upgrade investment obligations have included installing “monitoring and communications devices that enable Smart

³ Franchise Agreement, 6.1.

⁴ Energy Infrastructure Modernization Act, Public Acts 97-0616 & 97-0646.

⁵ Future Energy Jobs Act, Public Act 99-0906.

⁶ Future Energy Jobs Act, Public Act 99-0906, Sec. 1(a).

⁷ See, Future Energy Jobs Act, *supra* note 7 (discussing the legislative purpose and effect of EIMA).

⁸ “Participating utility” means an electric utility or a combination utility serving more than 1,000,000 customers in Illinois that voluntarily commits to undertake the infrastructure investment program obligations described in section (b)(1)(B) of EIMA (quoted in footnote 10 below). See 220 ILCS 5/16-108.5(b).

⁹ See 220 ILCS 5/16-108.5(b)(1)(B). (“[B]eginning no later than January 1, 2012... the participating utility shall...over a 10-year period, invest an estimated \$1,300,000,000 to upgrade and modernize its transmission and distribution infrastructure and in Smart Grid electric system upgrades, **including, but not limited to...(ii) distribution automation...**”).

Grid functions, ***including, but not limited to, distribution automation.***¹⁰ (emphasis added). When issues arise on distribution lines (for example, a lightning strike), distribution automation technology utilizes wireless sensors and monitoring devices on the lines to detect the issue's precise location. This precision cuts down on response time, while also automatically re-routing power to minimize the number of customers impacted.

The Pole provides support for ComEd's distribution automation technology by strengthening a ComEd-only highly secure wireless communication system (called by ComEd the "DA Mesh Network"). The DA Mesh Network facilitates radio communication between the Pole and others like it situated throughout ComEd's service territory at secure locations such as the Substation (which are linked to ComEd's IT backbone), and thousands of wireless sensing devices located throughout the electric grid on distribution lines and poles.

During the time that our company worked to build out the DA Mesh Network in the years following the enactment of EIMA in 2011, the General Assembly passed FEJA in 2016, which reiterated and expanded the State legislature's requirement that ComEd invest in Smart Grid technology. In the preamble to FEJA, the General Assembly declared that "...Illinois should continue in its efforts to build the grid of the future using the smart grid..."¹¹ and went on to declare that the State's "...existing energy efficiency standard should be updated to ensure that customers continue to realize increased value, [and] to incorporate and optimize measures enabled by the smart grid, ***including voltage optimization measures...***"¹² (emphasis added).

ComEd is now leveraging the DA Mesh Network in order to support voltage optimization measures, which help ComEd achieve statutorily-required energy efficiency savings benchmarks through the end of 2030.¹³ Voltage optimization technology also uses wireless devices on distribution poles linked to the same Pole (and others like it) to control capacitor banks along the distribution circuits. These capacitor banks are a type of electrical infrastructure that promote steady voltage flow through ComEd's lines. Communication between the Pole, wireless devices, and capacitor banks ultimately reduces electricity consumption by devices at the customer end through "right-sizing" voltage as it flows through the distribution lines from a substation.

The dramatic increase in the number of wireless monitoring and sensing devices installed within the distribution circuits to support our company's voltage optimization obligations are placing an increased strain on the capacity of the DA Mesh Network. So too are the growing number of new distribution automation devices which use the same DA Mesh Network (such as

¹⁰ 220 ILCS 5/16-108.6(a). ("Smart Grid electric system upgrades' means any of the following: (1) metering devices, sensors, control devices, and other devices integrated with and attached to an electric utility system that are capable of engaging in Smart Grid functions; (2) other monitoring and communications devices that enable Smart Grid functions, including, but not limited to, distribution automation...").

¹¹ Future Energy Jobs Act, Public Act 99-0906, Sec. 1(a).

¹² Future Energy Jobs Act, Public Act 99-0906, Sec. 1(a)(2); *see also*, 20 ILCS 3855/1-10 ("Energy efficiency' includes voltage optimization measures that optimize the voltage at points on the electric distribution voltage system and thereby reduce electricity consumption by electric customers' end use devices.").

¹³ 220 ILCS 5/8-103B(b-20).

the more-precise fault indicator radio sensors which ComEd began installing in 2019, described earlier in this section).

By installing the Pole in the Substation and identical poles in similar substations and other secure locations throughout the ComEd service territory, ComEd is creating a seamless “mesh” radio network. This investment will enhance grid reliability by improving fault identification and response capabilities, and will boost grid efficiency by promoting a steadier flow of electricity through the regional grid. In this way, our company is meeting current network demand and preparing for the future demands of ever-evolving Smart Grid technology. Installing the Pole to enhance the DA Mesh Network reflects ComEd’s commitment to the use of updated technology, consistent with the EIMA and FEJA laws, with the ultimate goal of bringing more reliable and resilient electric service to our customers in the City.

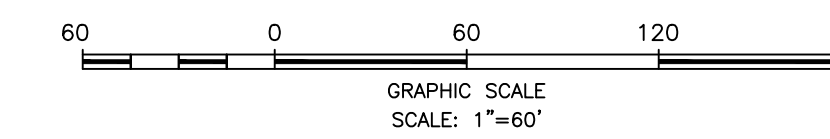
If you have any questions, please contact me at (443) 979-0630 or Jeremiah.Newman@exeloncorp.com.

Respectfully,

A handwritten signature in black ink that reads "Jeremiah Newman". The signature is written in a cursive style and is placed on a light gray rectangular background.

Jeremiah Newman

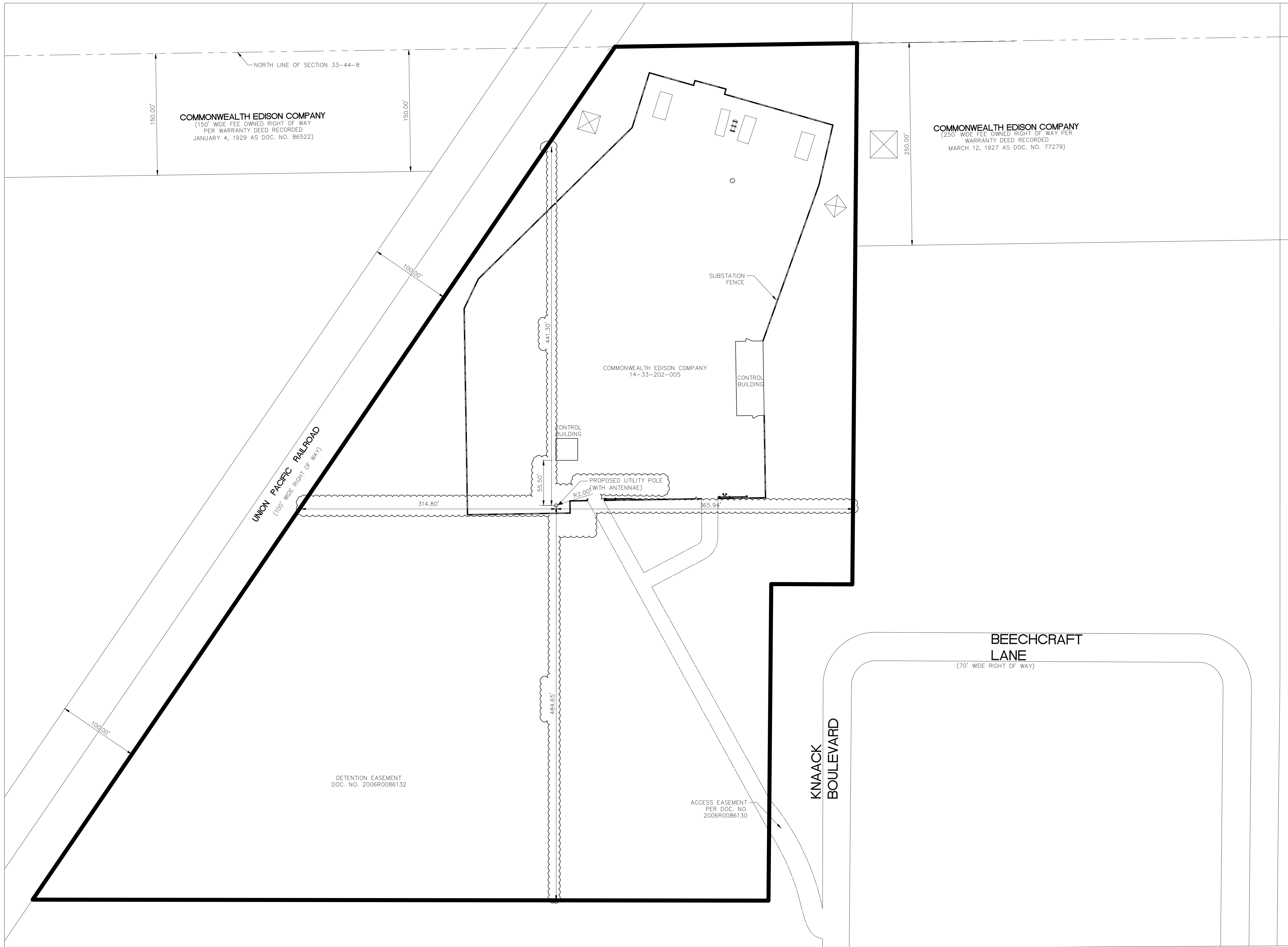
TSS 75 CRYSTAL LAKE SITE PLAN



BASIS OF BEARING:
ILLINOIS STATE PLANE
EAST ZONE (NAD83)

LEGEND

	EXISTING ELECTRIC TRANSMISSION TOWER
	EXISTING LOT LINE
	EXISTING FENCE LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING SUBSTATION BASELINE

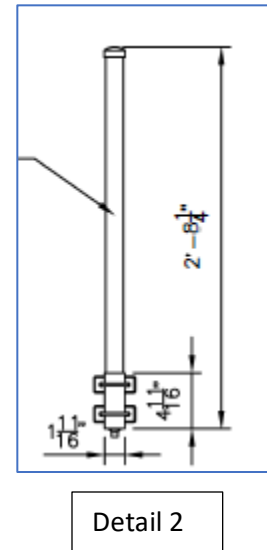
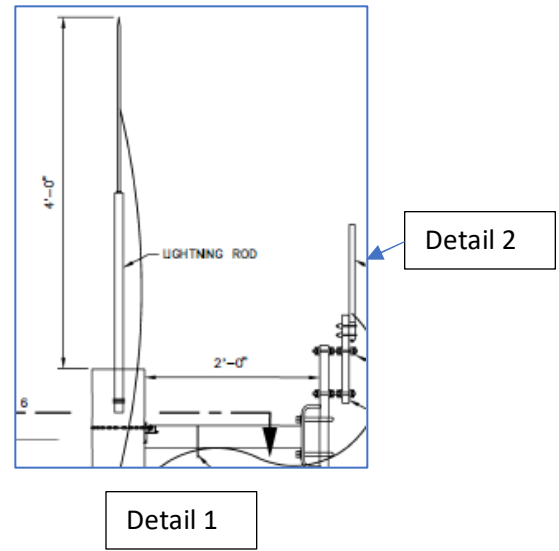
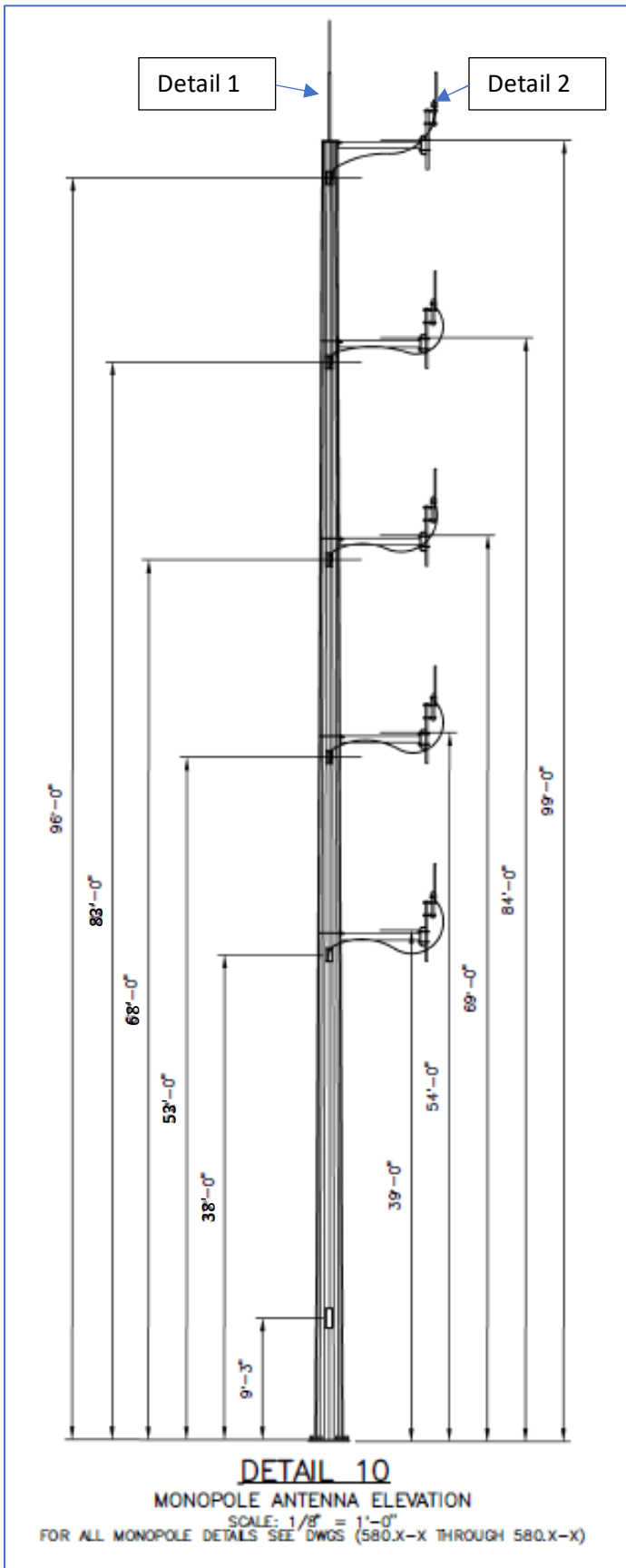


<p style="font-size: small;">An Exelon Company</p>	PREPARED BY:	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="font-size: xx-small;">REVISIONS</th> </tr> <tr> <th style="font-size: xx-small;">NO.</th> <th style="font-size: xx-small;">DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	REVISIONS		NO.	DATE					<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="font-size: xx-small;">REVISIONS</th> </tr> <tr> <th style="font-size: xx-small;">NO.</th> <th style="font-size: xx-small;">DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	REVISIONS		NO.	DATE					APPROVED BY:	_____ EWS
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OFFICE: NAPERVILLE, IL FIELD: NP/MW CAD: JER CONTRACTOR NO.: 01050309 COMED ORDER NO.: 13-045 SHEET NO.: 1 OF 1		DWG. NO.: 13000384 ELECTRONIC DWG. FILE: 13000394TP-001 DATE: 07/17/2023 SCALE: 1" = 60'		CRISTAL LAKE TSS 75 SUBSTATION COMED #13-045, CONTRACTOR #01050309																	

TSS75 Crystal Lake - Height Exhibit of Existing Structures at Substation



ComEd TSS 75 Crystal Lake, 400 Knaack Blvd, Crystal Lake - Structure Exhibit

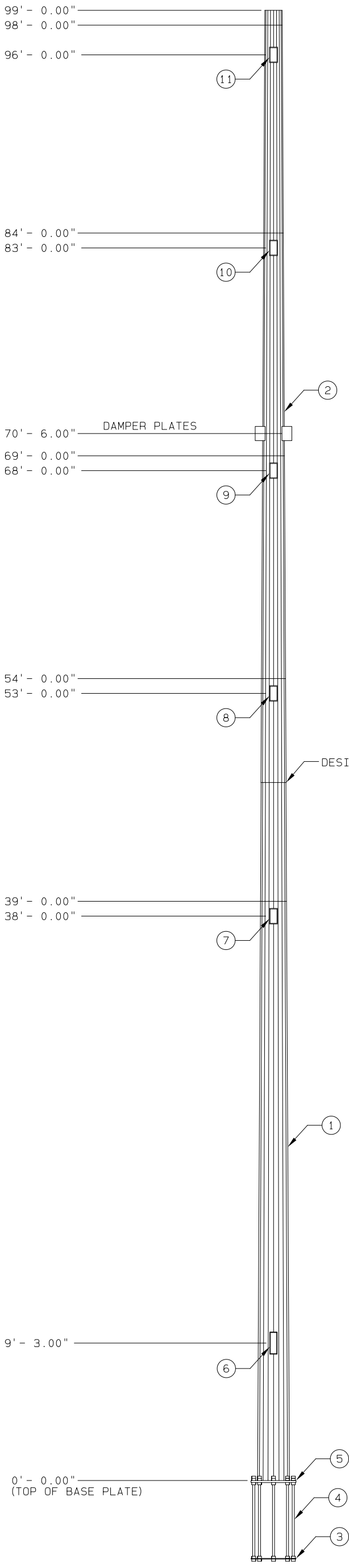


Note: elevations are measured from top of base plate (approx. 1 ft AGL)

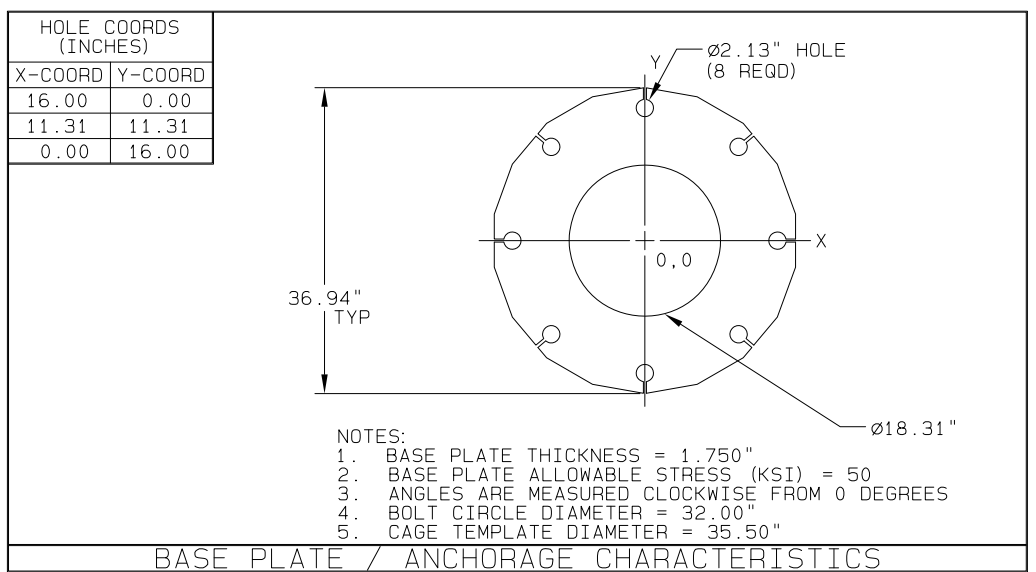


Commonwealth Edison Co.
 Chicago, Illinois
 Transmission and Distribution Operations

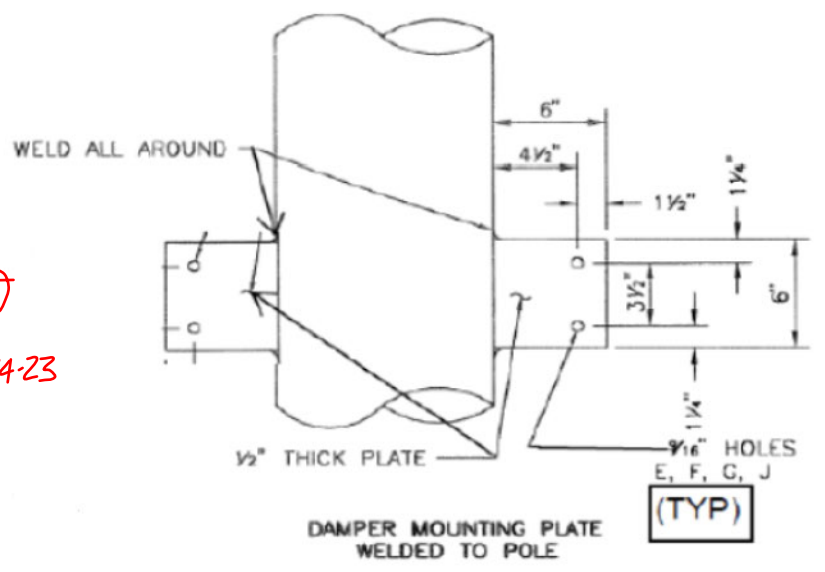




ITEM ID	NO. REQD	FEATURES	UNIT WEIGHT (LBS)	WEIGHT (LBS)
1	1	SECTION A VALMONT S-22 0.219" THK (A572 GR65)	2,684	2,684
2	1	SECTION B VALMONT S-22 0.188" THK (A572 GR65)	1,777	1,777
3	1	BOTTOM CAGE PLATE	65	65
4	8	1.75" ANCHOR BOLT, LENGTH=5.50' A615 GR75	62	492
5	1	BASE PLATE VALMONT S-56 1.750" THK (A572 GR50)	376	376
	1	TOP CAGE PLATE (REMOVE BEFORE SETTING POLE)	86	86
	1	SAFETY CLIMBING CABLE (LENGTH = 89.00')	83	83
	3	GROUNDING LUG	2	6
		GALVANIZING	155	155
	105	STEP AND CLIP (VALMONT STANDARD)	1	105
6	2	HAND HOLE STD (6" x 18")	18	36
7	1	HAND HOLE STD (6" x 12")	22	22
8	1	HAND HOLE STD (6" x 12")	22	22
9	1	HAND HOLE STD (6" x 12")	22	22
10	1	HAND HOLE STD (6" x 12")	22	22
11	1	HAND HOLE STD (6" x 12")	22	22
	1	POLE CAP	12	12



- NOTES:
- FACTORED BASE REACTIONS
 MOMENT = 3,114 IN-KIPS
 SHEAR = 4,529 #
 VERTICAL = 8,399 #
 - GALVANIZED PER ASTM A-123.
 - DESIGN CRITERIA: TIA-222-H
 - THIS STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING LOADING:
 EXPOSURE CATEGORY = C
 TOPOGRAPHY CATEGORY = 1
 RISK CATEGORY = III
 SITE ELEVATION = 0 FT
 EARTHQUAKE SPECTRAL RESPONSE ACCELERATION AT SHORT PERIODS $S_S = 0.50$
 EARTHQUAKE SPECTRAL RESPONSE ACCELERATION AT ONE SECOND $S_1 = 0.50$
 EARTHQUAKE SITE CLASS = D
 WIND LOAD CASES ARE BASED ON 3 SECOND GUST AND 1700 YEAR MRI
 A. CASE 1: WIND = 115 MPH WIND SPEED
 B. CASE 2: WIND = 40 MPH ICE AND WIND SPEED
 DESIGN ICE THICKNESS = 1.50 IN
 C. CASE 3: WIND = 90 MPH WIND SPEED
 D. CASE 4: SEISMIC
 E. CASE 5: SEISMIC
 F. EQUIPMENT
- | DESCRIPTION | ABP MTG HT (FT) | ABP CENTROID HT (FT) | WITHOUT ICE EPA (FT**2) | WT (LBS) | WITH ICE EPA (FT**2) | WT (LBS) |
|--------------------------------------|-----------------|----------------------|-------------------------|----------|----------------------|----------|
| 1-5/8" X 10" 50' WING ROD LIG | 99.00 | 103.00 | 0.63 | 23 | 4.49 | 86 |
- FEEDLINES ARE PLACED INTERIOR TO THE POLE SHAFT (UNLESS NOTED OTHERWISE)
 - TOTAL POLE HEIGHT IS 100 FT AGL
 - ELEVATIONS ARE MEASURED FROM TOP OF BASE PLATE (APPROX. 1 FT AGL)
 - 18 SIDED SHAFT
 - VALMONT ACCEPTS NO RESPONSIBILITY FOR THE AFFECTS OF DAMPERS ON STRUCTURE
 - DAMPER ATTACHMENT PLATE DESIGNED BY OTHERS
 - SITES UNKNOWN AND DESIGN CRITERIA PER COMED DRAWING STR-SSN1-C JAM 7-11-22. A LICENSED STRUCTURAL ENGINEER IN THE STATE OF IL SHALL REVIEW SITE SPECIFIC CRITERIA PRIOR TO ACCEPTANCE
 - POINT LOADS CONSERVATIVELY ASSUMED TO ACT AT 3.5' ECCENTRICITY TO APPROXIMATE SPECIFIED MOMENTS
 - REVIEW FULL CALCULATIONS FOR POINT LOADS AND LOCATIONS
 - FUTURE LOADING APPLIED ORTHOGONAL (90 DEG) TO PRESENT LOADS PER NOTE 5 OF COMED DRAWING
 - ASCE 113 AND NESC LOAD CASES DO NOT CONTROL THE POLE DESIGN AND ARE NOT INCLUDED ON PERMIT DRAWING OR CALCULATIONS
 - ELEVATION CONSERVATIVELY ASSUME AS 0'
 - L/50 DEFLECTION LIMIT (CLASS C SUBSTATION STRUCTURE) IS MET FOR ASCE 113 90 MPH SERVICE LOAD CASE
 - ALTHOUGH RARE, VIBRATIONS SEVERE ENOUGH TO CAUSE DAMAGE CAN OCCASIONALLY OCCUR IN STRUCTURES OF ALL TYPES. BECAUSE THEY ARE INFLUENCED BY MANY INTERACTING VARIABLES, VIBRATIONS ARE GENERALLY UNPREDICTABLE. THE USER'S MAINTENANCE PROGRAM SHOULD INCLUDE OBSERVATION FOR EXCESSIVE VIBRATION AND EXAMINATION FOR ANY STRUCTURAL DAMAGE OR BOLT LOOSENING. THE VALMONT WARRANTY SPECIFICALLY EXCLUDES FATIGUE FAILURE OR SIMILAR PHENOMENA RESULTING FROM INDUCED VIBRATION, HARMONIC OSCILLATION OR RESONANCE ASSOCIATED WITH MOVEMENT OF AIR CURRENTS AROUND THE PRODUCT.



SECTION INFORMATION						ORDER	PROJECT	FILE ID	SCALE	DATE	ENGR
ITEM ID	LENGTH	BASE OD	TOP OD	THK	MATL	540959		540959-P1	NONE	09/13/23	NAR1
1	51' - 0.00"	25.75"	19.50"	0.219"	A572 65 KSI	DESCRIPTION					
2	52' - 0.00"	20.37"	14.00"	0.188"	A572 65 KSI	COMED 99.0' POLE, SITE:					

