

## ORDINANCE

### **AN ORDINANCE PROVIDING FOR THE REGULATION OF AND APPLICATION FOR SMALL WIRELESS FACILITIES BY AMENDING CHAPTER 22 ("STREET AND SIDEWALKS") OF THE OAK PARK VILLAGE CODE TO ADD A NEW ARTICLE 14 ("SMALL WIRELESS FACILITIES")**

**WHEREAS**, the Illinois General Assembly has recently enacted Public Act 100-0585, codified as 50 Illinois Compiled Statutes 835/1 *et seq.*, known as the Small Wireless Facilities Deployment Act (the "Act"), which became effective on June 1, 2018; and

**WHEREAS**, the Act sets forth the requirements for the collocation of small wireless facilities by local authorities; and

**WHEREAS**, the Village of Oak Park ("Village") is an Illinois home rule municipality in accordance with the Act as provided by Article VII, Section 6 of the Illinois Constitution of 1970; and

**WHEREAS**, the Village is authorized, under existing State and federal law and its home rule authority to the extent not preempted by the Act, to enact appropriate regulations and restrictions relative to small wireless facilities, distributed antenna systems and other personal wireless telecommunication facility installations in the public right-of-way as long as it does not conflict with State and federal law; and

**WHEREAS**, the purpose of this Ordinance is to establish regulations, standards and procedures for the siting and collocation of small wireless facilities on rights-of-way within the Village's jurisdiction, or outside the rights-of-way on property zoned by the Village exclusively for commercial or industrial use, in a manner that is consistent with the Act; and

**WHEREAS**, the Village must adopt the requirements set forth in this Ordinance pursuant to the Act on or before August 1, 2018.

**NOW THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Oak Park, Cook County, Illinois, in the exercise of their home rule powers, as follows:

**Section 1. Recitals Incorporated.** The above recitals are incorporated herein as though fully set forth.

**Section 2. Village Code Amended.** Chapter 22 ("Streets and Sidewalks") of the Oak Park Village Code is amended by adding a new Article 14 ("Small Wireless Facilities") to read as follows:

**ARTICLE 14**  
**SMALL WIRELESS FACILITIES**

<b>22-14-1:</b>	<b>DEFINITIONS</b>
<b>22-14-2:</b>	<b>INTERACTION WITH OTHER CODE PROVISIONS AND LAWS</b>
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<b>22-14-9:</b>	<b>STEALTH, CONCEALMENT AND DESIGN STANDARDS</b>
<b>22-14-10:</b>	<b>RESERVATION OF VILLAGE UTILITY POLE SPACE</b>
<b>22-14-11:</b>	<b>APPLICABILITY OF EXISTING AGREEMENTS</b>
<b>22-14-12:</b>	<b>COLLOCATION ON VILLAGE OWNED INFRASTRUCTURE</b>
<b>22-14-13:</b>	<b>NOTICE OF SALE OR TRANSFER</b>
<b>22-14-14:</b>	<b>ABANDONMENT</b>
<b>22-14-15:</b>	<b>DISPUTE RESOLUTION</b>
<b>22-14-16:</b>	<b>INDEMNIFICATION</b>
<b>22-14-17:</b>	<b>INSURANCE</b>
<b>22-14-18:</b>	<b>MAINTENANCE OF SMALL WIRELESS FACILITIES</b>
<b>22-14-19:</b>	<b>REVOCATION OF PERMIT</b>
<b>22-14-20:</b>	<b>EXCEPTIONS TO APPLICABILITY</b>

**22-14-1:       DEFINITIONS:**

For purposes of this article, the following words and phrases shall have the meanings set forth below, and are hereby defined, as follows:

**ACT:** The Small Wireless Facilities Deployment Act, 50 Illinois Compiled Statutes 835/1 *et seq.*

**ANTENNA:** Communications equipment that transmits or receives electromagnetic radio frequency signals used in the provision of wireless services.

**APPLICABLE CODES:** Uniform building, fire, electrical, plumbing, or mechanical codes adopted by a recognized national code organization or local amendments to those codes, including the National Electric Safety Code.

**APPLICANT:** Any person who submits an application and is a wireless provider.

**APPLICATION:** A request submitted by an applicant to the Village for a permit to collocate small wireless facilities, and a request that includes the installation of a new utility pole for such collocation, as well as any applicable fee for the review of such application.

**COLLOCATE OR COLLOCATION:** To install, mount, maintain, modify, operate, or replace wireless facilities on or adjacent to a wireless support structure or utility pole, whether existing or new.

**COMMUNICATIONS SERVICE:** Cable service, as defined in 47 U.S.C. 522(6), as amended; information service, as defined in 47 U.S.C. 153(24), as amended; telecommunications service, as defined in 47 U.S.C. 153(53), as amended; mobile service, as defined in 47 U.S.C. 153(53), as amended; or wireless service other than mobile service.

**COMMUNICATIONS SERVICE PROVIDER:** A cable operator, as defined in 47 U.S.C. 522(5), as amended; a provider of information service, as defined in 47 U.S.C. 153(24), as amended; a telecommunications carrier, as defined in 47 U.S.C. 153(51), as amended, or a wireless provider.

**FCC:** The Federal Communications Commission of the United States.

**FEE:** A monetary one-time charge unless otherwise provided in this article.

**HISTORIC DISTRICT or HISTORIC LANDMARK:** A building, property, or site, or group of buildings, properties, or sites that are either (i) listed in the National Register of Historic Places or formally determined eligible for listing by the Keeper of the National Register, the individual who has been delegated the authority by the federal agency to list properties and determine their eligibility for the National Register, in accordance with Section VI.D.1.a.i through Section VI.D.1.a.v of the Nationwide Programmatic Agreement codified at 47 CFR Part 1, Appendix C; or (ii) designated as a locally landmarked building, property, site, or historic district by an ordinance adopted by the Village pursuant to a preservation program that meets the requirements of the Certified Local Government Program of the Illinois State Historic Preservation Office or where such certification of the preservation program by the Illinois State Historic Preservation Office is pending.

**LAW:** A federal or State statute, common law, code, rule, regulation, order, or local ordinance or resolution.

**MICRO WIRELESS FACILITY:** A small wireless facility that is not larger in dimension than 24 inches in length, 15 inches in width, and 12 inches in height and that has an exterior antenna, if any, no longer than 11 inches.

**PERMIT:** A written authorization required by the Village to perform an action or initiate, continue, or complete a project.

**PERSON:** An individual, corporation, limited liability company, partnership, association, trust, or other entity or organization.

**PUBLIC SAFETY AGENCY:** The functional division of the federal government, the State, a unit of local government, or a special purpose district located in whole or in part within this State, that provides or has authority to provide firefighting, police, ambulance, medical, or other emergency services to respond to and manage emergency incidents.

**PUBLIC UTILITY:** A “public utility” shall have the same meaning as set forth in Section 3-105 of the Public Utilities Act, 220 Illinois Compiled Statutes 5/3-105.

**RATE:** A recurring charge.

**RIGHT-OF-WAY:** The area on, below, or above a public roadway, highway, street, public sidewalk, alley, or utility easement dedicated for compatible use. Right-of-way does not include Village-owned aerial lines.

**SMALL WIRELESS FACILITY:** A wireless facility that meets both of the following qualifications: (i) each antenna is located inside an enclosure of no more than 6 cubic feet in volume or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements could fit within an imaginary enclosure of no more than 6 cubic feet; and (ii) all other wireless equipment attached directly to a utility pole associated with the facility is cumulatively no more than 25 cubic feet in volume. The following types of associated ancillary equipment are not included in the calculation of equipment volume: electric meter, concealment elements, telecommunications demarcation box, ground-based enclosures, grounding equipment, power transfer switch, cut-off switch, and vertical cable runs for the connection of power and other services.

**STRUCTURAL ENGINEER:** A person licensed under the laws of the State of Illinois to practice structural engineering.

**UTILITY POLE:** A pole or similar structure that is used in whole or in part by a communications service provider or for electric distribution, lighting, traffic control, or a similar function.

**VILLAGE:** The Village of Oak Park.

**VILLAGE UTILITY POLE:** A utility pole owned or operated by the Village in public rights-of-way.

**WIRELESS FACILITY:** Equipment at a fixed location that enables wireless communications between user equipment and a communications network, including: (i) equipment associated with wireless communications; and (ii) radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration. Wireless facility includes small wireless facilities. Wireless facility does not include: (i) the structure or improvements on, under, or within which the equipment is collocated; or (ii) wireline backhaul facilities, coaxial or fiber optic cable that is between wireless support structures or utility poles or coaxial, or fiber optic cable that is otherwise not immediately adjacent to or directly associated with an antenna.

**WIRELESS INFRASTRUCTURE PROVIDER:** Any person authorized to provide telecommunications service in the State that builds or installs wireless communication transmission equipment, wireless facilities, wireless support structures, or utility poles and that is not a wireless services provider but is acting as an agent or a contractor for a wireless services provider for the application submitted to the Village.

**WIRELESS PROVIDER:** A wireless infrastructure provider or a wireless services provider.

**WIRELESS SERVICES:** Any services provided to the general public, including a particular class of customers, and made available on a nondiscriminatory basis using licensed or unlicensed spectrum, whether at a fixed location or mobile, provided using wireless facilities.

**WIRELESS SERVICES PROVIDER:** A person who provides wireless services.

**WIRELESS SUPPORT STRUCTURE:** A freestanding structure, such as a monopole; tower, either guyed or self-supporting; billboard; or other existing or proposed structure designed to support or capable of supporting wireless facilities. Wireless support structure does not include a utility pole.

#### **22-14-2: INTERACTION WITH OTHER CODE PROVISIONS AND LAWS:**

The provisions of this article are intended to supplement general requirements and standards regarding the siting of telecommunication facilities and generally applicable requirements for construction within public rights-of-way set forth elsewhere in this Code. In the event of a conflict between a provision of this article and a provision contained elsewhere in this Code regarding small wireless facilities as defined above, the provision of this article shall control. In the event that applicable federal or State laws or regulations conflict with the requirements of this article, the wireless provider shall comply with the requirements of this article to the maximum extent possible without violating federal or State laws or regulations.

#### **22-14-3: ZONING:**

Small wireless facilities shall be classified as permitted uses and shall not be subject to zoning review if collocated in rights-of-way in any zoning district. Small wireless facilities outside rights-of-way shall be subject to the Village's zoning approval processes and restrictions as required by the Village's Zoning Ordinance.

#### **22-14-4: PERMITS; APPLICATION PROCESS:**

Unless otherwise specifically exempted in this article, a permit to collocate a small wireless facility within the Village shall be required. Permits are subject to the following:

A. Permit Applications: Permit applications for the collocation of small wireless facilities shall be made on a form provided by the Village. In addition to any generally applicable information required of other communications service providers or for other installations in the public right-of-way, small wireless facility applications to collocate on a utility pole or wireless support structure shall provide the following information:

1. Site specific structural integrity and, for a municipal utility pole, make-ready analysis prepared by a structural engineer, as that term is defined in Section 4 of the Structural Engineering Practice Act of 1989, 225 Illinois Compiled Statutes 340/4;
2. The location where each proposed small wireless facility or utility pole would be installed and photographs of the location and its immediate surroundings depicting the utility poles or structures on which each proposed small wireless facility would be mounted or location where utility poles or structures would be installed. The photographs shall include a digital photo simulation of the proposed location providing before and after views demonstrating the true visual impact of proposed wireless facilities on the surrounding environment;
3. Specifications and drawings prepared by a structural engineer, as that term is defined in Section 4 of the Structural Engineering Practice Act of 1989, 225 Illinois Compiled Statutes 340/4, for each proposed small wireless facility covered by the application as it is proposed to be installed;
4. The equipment type and model numbers for the antennas and all other wireless equipment associated with the small wireless facility;
5. A proposed schedule for the installation and completion of each small wireless facility covered by the application, if approved;
6. Certification that the collocation complies with the collocation requirements and conditions contained in this article and with the various other requirements set forth in this Code to the best of the applicant's knowledge;
7. Copies of all licenses, permits and approvals required by or from the Village (i.e., zoning approval where required), other agencies and units of government with jurisdiction of the design, construction, location and operation of said small wireless facilities. The applicant shall maintain such licenses, permits and approvals in full force and effect and provide evidence of renewal or extension thereof when granted; and
8. In the event that the proposed small wireless facilities are to be attached to an existing pole owned by an entity other than the Village, the wireless

provider shall provide legally competent evidence of the consent of the owner of such pole to the proposed collocation.

B. Means of submission: Permit applications and all supporting information shall be submitted by personal delivery or by other means approved by the Village.

C. Multiple Applications for Same Location: Multiple applications for collocations on the same utility pole or wireless support structure shall be processed based on a first fully complete application, first-served basis.

D. Permit Application Fees: All applications for collocation of small wireless facilities shall be accompanied by a nonrefundable application as follows:

1. A fee of \$650 for an application to collocate a single small wireless facility on an existing utility pole or wireless support structure;
2. A fee of \$350 for each small wireless facility addressed in a consolidated application to collocate more than one small wireless facility on existing utility poles or wireless support structures; and
3. A fee of \$1,000 for each small wireless facility addressed in an application that includes the installation of a new utility pole for such collocation.

E. Permit Review Timelines:

1. Completeness of Application. Applications for the collocation of small wireless facilities shall be reviewed for conformance with the requirements of this Act, this article and other applicable provisions of this Code. Within thirty (30) days after receiving an application, the Village shall determine whether the application is complete and notify the applicant. If an application is incomplete, the Village must specifically identify the missing information. Processing deadlines are tolled from the time the Village sends a notice of incompleteness to the time the applicant provides the missing information. An application shall be deemed complete if the Village fails to provide notification to the applicant within thirty (30) days after all documents, information and fees specifically enumerated in the Village's permit application form are submitted by the applicant to the Village.

2. Existing Pole or Wireless Support Structure: An application to collocate a small wireless facility on an existing utility pole or wireless support structure, or replacement of an existing utility pole or wireless support structure shall be processed on a nondiscriminatory basis and shall be deemed approved if the Village fails to approve or deny the application within ninety (90) days after the submission of a completed application. A permit application shall be deemed

approved if the Village fails to approve or deny the application within ninety (90) days, subject to the following:

a. If an applicant intends to proceed with the permitted activity on a deemed approved basis, the applicant shall notify the Village in writing of its intention to invoke the deemed approved remedy no sooner than seventy-five (75) days after the submission of a completed application.

b. The permit shall be deemed approved on the latter of the ninetieth (90<sup>th</sup>) day after submission of the complete application or the tenth (10<sup>th</sup>) day after the receipt of the deemed approved notice by the Village. The receipt of the deemed approved notice shall not preclude the Village's denial of the permit request within the allowed time limit.

3. New Utility Pole: An application to collocate a small wireless facility that includes the installation of a new utility pole shall be processed on a nondiscriminatory basis and deemed approved if the Village fails to approve or deny the application within one hundred and twenty (120) days after the submission of a completed application. A permit application shall be deemed approved if the Village fails to approve or deny the application within one hundred and twenty (120) days subject to the following:

a. If an applicant intends to proceed with the permitted activity on a deemed approved basis, the applicant shall notify the Village in writing of its intention to invoke the deemed approved remedy no sooner than one hundred and five (105) days after the submission of a completed application.

b. The permit shall be deemed approved on the latter of the one hundred and twentieth (120<sup>th</sup>) day after submission of the complete application or the tenth (10<sup>th</sup>) day after the receipt of the deemed approved notice by the Village. The receipt of the deemed approved notice shall not preclude the Village's denial of the permit request within the allowed time limit.

F. Tolling: The time limitations for approval or denial of applications shall be tolled by notice to an applicant that its application is incomplete as set forth above, upon mutual agreement of the parties, or by a local, State or federal disaster declaration or similar emergency that causes a delay.

G. Pole Replacement: Permit approval shall be conditioned on the replacement of a utility pole or wireless support structure at the applicant's sole cost where such replacement is deemed necessary for compliance with the requirements of this article



or this Code regarding the siting of small wireless facilities or other applicable codes or regulations concerning public safety.

H. Denial: The Village shall deny an application which does not meet the requirements of this article. The reasons for any permit denial shall be provided in a written denial notice sent to the application and shall include the specific Code provisions or application conditions on which the denial is based.

I. Resubmittal After Denial: In the case of a permit denial, an applicant may cure the deficiencies identified in the denial notice and resubmit a revised application once within thirty (30) days after the denial notice is sent to the applicant without payment of an additional application fee. The Village shall have thirty (30) days to approve or deny the resubmitted application or it is deemed approved if the applicant has notified the Village in writing of its intention to proceed with the permitted activity on a deemed approved basis, which notification must be provided with the resubmitted application. Review of a resubmitted application is limited to the deficiencies in the original denial notice. This subsection does not apply if a revised application is not resubmitted within thirty (30) days, or curing any deficiencies in the original application requires review of a new location, new or different structure for collocation, new antennas, or other wireless equipment associated with the small wireless facilities. In such cases, a new application and application fee are required.

J. Consolidated Applications: Consolidated applications for the collocation of up to twenty-five (25) small wireless facilities shall be permitted if the collocations each involve substantially the same type of small wireless facility and substantially the same type of structure. Each consolidated application shall provide all the information required by the article for each small wireless facility at each location. If such an application includes incomplete information for one or small wireless facility collocations, or includes requires for small wireless facilities that do not qualify for consolidated treatment, or that are otherwise denied, the Village may remove small wireless facility collocations from the application and treat separately small wireless facility collocations for which incomplete information has been provided or that do not qualify for consolidated treatment or that are denied. The Village may issue separate permits for each collocation that is approved in a consolidated application.

K. Alternate Locations: If an applicant is seeking to install a new utility pole as part of its application, the Village may propose that the small wireless facility be located on an existing pole or existing wireless support structure within one hundred (100) feet of the proposed collocation. The applicant shall accept the proposed alternate location so long as it has the right to use the location on reasonable terms and conditions unless the alternate location imposes technical limits or additional material costs as determined by the applicant. If the applicant refuses an alternate location based on the foregoing, the applicant shall provide legally competent evidence in the form of a written certification

under oath describing the property rights, technical limits or material cost reasons that prevent the alternate location from being utilized.

L. Exemptions: No application, permit approval or fee shall be required from a communications service provider authorized to occupy the right-of-way for the work set forth below, subject to the provider's compliance with Village permit requirements where traffic patterns are affected or lane closures are required:

1. Routine maintenance not requiring replacement of wireless facilities if the wireless provider notifies the Village in writing at least forty-eight (48) hours prior the planned maintenance;

2. The replacement of wireless facilities with wireless facilities that are substantially similar, the same size, or smaller if the wireless provider notifies the Village at least ten (10) days prior to the planned replacement and includes equipment specifications, including the following:

- a. The equipment type and model numbers for the replacement of equipment consistent with the equipment specifications information required for a permit application for original installation;

- b. Information sufficient to establish that the replacement is substantially similar. The wireless provider shall provide all information necessary and requested by the Village to establish that the replacement is substantially similar. The Village has the sole right and responsibility to determine if a proposed small wireless facility is substantially similar to the existing small wireless facility; or

- c. The installation, placement, maintenance, operation or replacement of micro wireless facilities that are suspended on cables that are strung between existing utility poles in compliance with applicable safety codes.

#### **22-14-5: CONSTRUCTION:**

Collocation for which permits are approved shall be completed within one hundred and eighty days (180) days of issuance of the permit, unless the Village agrees to extend the period or delay is caused by make-ready work for a Village utility pole or by the lack of commercial power or backhaul availability at the site, provided the applicant has made a timely request within sixty (60) days after the issuance of the permit for commercial power or backhaul services, and the additional time to complete installation does not exceed three hundred and sixty (360) days after issuance of the permit. Permits that are not completed within applicable timelines shall be void absent an extension granted in writing by the Village.

**22-14-6: DURATION OF PERMITS:**

Permits issued for small wireless facilities pursuant to this article shall be for a period of not less than five (5) years. Permits are subjected to renewal at the end of the five (5) year permit period for a successive five (5) year term so long as the installation complies with the applicable Code provision in force at the time of renewal. A finding by the Village at the time of a request for renewal that an installation does not comply with the applicable Code provisions in force at the time of the renewal request shall be in writing. If the Act is repealed or found unconstitutional by a court of competent jurisdiction, all permits granted by the Village under this article shall terminate at the end of their current term.

**22-14-7: HEIGHT LIMITATIONS:**

A. Antenna Installations: The maximum permitted height of a small wireless facility is ten (10) feet above the utility pole or wireless support structure on which the small wireless facility is collocated.

B. New Poles: The maximum permitted height of new or replacement utility pole or wireless-support structure on which a small wireless facility is collocated is the higher of:

1. Ten (10) feet in height above the tallest existing utility pole, other than a utility pole supporting only wireless facilities, that is in place on the date the application is submitted, and that is located within three hundred (300) feet of the new or replacement utility pole or wireless support structure and that is in the same right-of-way within the Village. The Village may designate which intersecting right-of-way within three hundred (300) feet of the proposed utility pole or wireless support structures shall control the height limitation for such facility; or

2. Forty-five (45) feet above ground level.

C. Waiver Process: A wireless provider may receive a waiver from the Village Manager or the Manager's designee from the maximum permitted height of a new pole set forth in this section, if the wireless provider can establish that:

1. Because of a particular unusual condition, a particular hardship or practical difficulty to the wireless provider would result, as distinguished from a mere inconvenience, and such hardship or difficulty has not been created by the wireless provider; and

2. Existing utility poles or wireless support structures, or a new utility pole at the maximum permitted height for a new pole allowed by this section cannot

accommodate the wireless facility at a height necessary to function effectively, under reasonable terms and conditions; and

3. The use of existing utility poles or other wireless support structures, or a new utility pole at the maximum permitted height for a new pole allowed by this section, is not technically feasible.

**22-14-8: GENERAL REQUIREMENTS:**

A. Public Safety Technology: A wireless provider's operation of a small wireless facility may not interfere with the frequencies used by a public safety agency for public safety communications. A wireless provider must install small wireless facilities of the type and frequency that will not cause unacceptable interference with a public safety agency's communications equipment. Unacceptable interference is determined by and measured in accordance with industry standards and the FCC's regulations addressing unacceptable interference to public safety spectrum or any other spectrum licenses by a public safety agency. If a small wireless facility causes such interference, and the wireless provider has been given written notice of the interference by the public safety agency, the wireless provider, at its own expense, shall take all reasonable steps necessary to correct and eliminate the interference, including, but not limited to, powering down the small wireless facility and later powering up the small wireless facility for intermittent testing, if necessary. The Village may terminate a permit for a small wireless facility based on such interference if the wireless provider is not making a good faith effort to remedy the problem in a manner consistent with the abatement and resolution procedures for interference with public safety spectrum established by the FCC, including 47 C.F.R. 22.970 through 47 C.F.R. 22.973 and 47 C.F.R. 90.672 through 47 C.F.R. 90.675. The burden to establish the good faith effort shall be on the wireless provider, which shall timely deliver to the Village all information necessary to demonstrate its efforts to resolve the interference consistent with the Code of Federal Regulations sections cited above. Failure to remedy the interference as required herein shall constitute a public nuisance and the small wireless facility may be abated through the procedures for abatement of such nuisances set forth in this Code.

B. A wireless provider shall not construct or maintain any wireless facility that:

1. Obstructs, impedes or hinders the usual travel or public safety on a right-of-way;
2. Obstructs the legal use of right-of-way by utility users;
3. Violates nondiscriminatory applicable codes;
4. Violates or conflicts with any provision of this Code or other applicable ordinance or regulation adopted by the Village, except to the extent such

provision, ordinance or regulation may be modified by the provisions of this article; or

5. Violates the federal Americans with Disabilities Act of 1990, 42 U.S.C. § 12101 *et seq.*

C. Contractual Requirements: Wireless providers shall comply with all requirements imposed by a contract between the Village and any private property owner that concern design or construction standards applicable to utility poles and ground-mounted equipment located in the right-of-way.

D. Ground-Mounted Equipment: Ground-mounted equipment may be installed by a wireless provider in the rights-of-way pursuant to a license agreement with the Village as required by this article with regard to spacing and other requirements.

E. Undergrounding: The wireless provider shall comply with Village Code provisions, ordinances or regulations concerning undergrounding requirements, if any, that prohibit the installation of new or the modification of existing utility poles or equipment in the right-of-way.

1. A wireless provider may receive a waiver from the Village Manager or the Manager's designee to allow wireless facilities to be located above ground in an area where this Code, Village ordinances or regulations prohibit or restrict above ground facilities if the wireless provider can establish that:

a. Underground equipment is not technically feasible and there is no reasonable alternative or location that is more aesthetically favorable to adjacent property owners and to effective use and management of the right-of-way;

b. An above ground wireless facility at the proposed location is necessary at the proposed location to provide coverage in a specified area;

c. An above ground wireless facility at the proposed location will not disrupt traffic or pedestrian circulation or constitute a safety hazard;

d. An above ground wireless facility at the proposed location will not interfere with public safety uses or frequencies;

e. Space exists within the public right-of-way to accommodate the above ground wireless facility at the proposed location;

f. An above ground wireless facility at the proposed location will not create a safety hazard;

g. The above ground wireless facility is located and designed in such a way so as to minimize its visual impact on adjacent properties; and

h. In any historical area, that the above ground wireless facility will not detrimentally affect the historical nature of the area.

3. Screening for Ground Mounted Facilities: Where a ground-mounted facility is allowed, such equipment shall be screened around the perimeter in accordance with a landscape plan sealed by a professional landscape engineer and approved by the Village Manager or the Manager's designee. The owner or wireless provider shall be responsible for maintenance of all landscaping as provided in the approved landscape plan.

4. Future Undergrounding: The Village may determine to eliminate above-ground utility poles of a particular type generally. In the event that such a utility pole has a collocated small wireless facility in place at the time of such a determination, the Village shall either:

a. Continue to maintain the utility pole, or install and maintain a reasonable utility pole or wireless support structure for the collocation of the small wireless facility; or

b. Offer to sell the utility pole to the wireless provider at a reasonable cost, or allow the wireless provider to install its own utility pole so it can maintain service from that location.

F. Collocation Limits: Wireless providers shall not collocate small wireless facilities on Village utility poles that are part of an electric distribution or transmission system within the communication worker safety zone of the pole or the electric supply zone of the pole. However, the antenna and support equipment of the small wireless facility may be located in the communications space on the Village utility pole and on the top of the pole, if not otherwise unavailable, if the wireless provider complies with applicable codes for work involving the top of the pole. For purposes of this subsection, the terms "communications space", "communication worker safety zone", and "electric supply zone" have the meanings given to those terms in the National Electric Safety Code as published by the Institute of Electrical and Electronics Engineers.

G. Code Compliance: Wireless providers shall comply with applicable codes and local code provisions or regulations that concern public safety.

#### **22-14-9: CONCEALMENT AND DESIGN STANDARDS:**

Every wireless facility installation shall comply with the following standards:

A. General Stealth, Concealment and Design Standards: Installations shall comply with any stealth, concealment, design and aesthetic standards applicable to utility installations in the public rights-of-way as determined by the Village Manager or the Manager's designee, as well as any written design standards that are generally applicable for decorative utility poles, or reasonable stealth, concealment, design and aesthetic requirements as adopted by the Village.

B. Historic Districts and Landmarks: For areas designated as historic districts, or on buildings or structures designated as historic landmarks pursuant to Chapter 7 (Buildings), Article 9 (Historic Preservation) of this Code, in addition to the stealth, concealment and design requirements referenced above, the following additional restrictions/conditions apply to the installation of small wireless facilities:

1. Small wireless facilities shall be comprised of, materials that are consistent with the surrounding elements so as to blend architecturally with any buildings or structures designated as historic landmarks or located within a designated historic district, and shall be designed to blend with the surrounding historical landmarks and/or district in design and color.

2. Small wireless facilities shall be approved by the Village Manager or the Manager's designee.

C. Limitations:

1. Any stealth, concealment and design standards, including restrictions on a specific category of utility poles, may not have the effect of prohibiting any provider's technology. Such stealth, concealment and design measures shall not be considered a part of the small wireless facility for purposes of the size restrictions of a small wireless facility.

2. This subsection shall not be construed to limit the Village's enforcement of historic preservation in conformance with the requirements adopted pursuant to the Illinois State Agency Historic Resources Preservation Act, 20 Illinois Compiled Statutes 3420/1 *et seq.*, or the National Historic Preservation Act of 1966, 54 U.S.C. § 300101 *et seq.*, and the regulations adopted to implement those laws.

D. Signage: Other than signs required by federal or State laws or regulations or identification and locating markings, installation of signs on a small wireless facility is prohibited.

E. Color: A small wireless facility, including all related equipment and appurtenances, must be a color that blends with the surroundings of the pole, structure tower or infrastructure on which it is mounted and use non-reflective materials which

blend with the materials and colors of the surrounding area and structures. Any wiring must be covered with an appropriate cover.

F. Antenna Panel Covering: A small wireless facility antenna may include a cap or other antenna panel covering or shield to the extent such covering would not result in a larger or more noticeable facility. Such covering must be of a color that blends with the color of the pole, structure, tower or infrastructure on which it is mounted.

**22-4-10: RESERVATION OF VILLAGE UTILITY POLE SPACE:**

The Village may reserve space on Village-owned utility poles for future public safety uses or for Village electric utility uses. Such reservation may preclude collocation of small wireless facilities if the Village reasonably determines that the Village's utility pole cannot accommodate both uses.

**22-14-11: APPLICABILITY OF EXISTING AGREEMENTS:**

A. Existing Installations: Subject to any applicable termination provisions, where an existing agreement is in place between the Village and a wireless provider relating to the collocation of small wireless facilities on Village utility poles on June 1, 2018, such agreement shall remain in effect for all small wireless facilities collocated on the Village's utility poles pursuant to applications submitted prior to June 1, 2018.

B. Applications Received Between June 1, 2018 and June 1, 2020: Subject to any applicable termination provisions, where an existing agreement is in place between the Village and a wireless provider relating to the collocation of small wireless facilities on Village utility poles on June 1, 2018, such agreement shall remain in effect for all small wireless facilities collocated on the Village's utility poles pursuant to applications submitted after June 1, 2018, but prior to June 1, 2020, until June 1, 2020 or receipt by the Village from the wireless provider of a notice that it is opting to accept the rates, fees and terms of this article and the Act received after June 1, 2020, whichever is later.

C. Applications Received After June 1, 2020: Subject to any applicable termination provisions, where an existing agreement is in place between the Village and a wireless provider relating to the collocation of small wireless facilities on Village utility poles on June 1, 2018, such agreement shall remain in effect for all small wireless facilities collocated on the Village's utility poles pursuant to applications submitted after June 1, 2020, until receipt by the Village of a notice from the wireless provider that it is accepting the rates, fees, terms and conditions of this article.

**22-14-12: COLLOCATION OF VILLAGE OWNED INFRASTRUCTURE:**

A. Fee: The annual fee to collocate a small wireless facility on a Village-owned utility pole located in a right-of-way shall be the higher of:



1. \$200/year per small wireless facility; or

2. The actual, direct, and reasonable costs related to the wireless providers use of space on the pole.

B. Exception: Small wireless facilities collocated on Village-owned utility poles located outside of public right-of-way are not subject to the rate limitations in this section.

C. License Agreement: Within 30 days after an approved permit to collocate a small wireless facility on a Village utility pole, the Village and the applicant shall enter into a license agreement in a form provided by the Village for the initial collocation on a Village utility pole by the application. For subsequent approved permits to collocate on a small wireless facility on a Village utility pole, the Village and the applicant shall enter into a supplement to the license agreement.

**22-14-3: NOTICE OF SALE OR TRANSFER:**

A wireless provider shall, prior to any sale or transfer of ownership or control of a small wireless facility located within the jurisdiction of the Village, provide written notice to the Village of such sale or transfer of control. Such notice shall include the name and contact information of the new wireless provider.

**22-14-14: ABANDONMENT:**

A. A small wireless facility that is not operated for a continuous period of twelve (12) months shall be considered abandoned and the owner of the facility shall remove the small wireless facility within ninety (90) days after receipt of written notice from the Village notifying it of the abandonment. The notice shall be sent by certified or registered mail, return receipt requested, by the Village to the owner at its last known address. If the small wireless facility is not removed within ninety (90) days after receipt of such notice, such wireless facility shall be deemed to be a nuisance and the Village may remove or cause the removal of such facility and recover or place a lien for its costs, pursuant to the terms of its pole attachment or other agreement for Village utility poles or through the procedures for abatement of nuisances set forth in this Code.

B. In the event the Village suspects that the wireless provider is no longer using the small wireless facilities to provide wireless service, it may send the wireless provider written notice that requires the wireless provider to remove the small wireless facility or provide proof that the small wireless facility is operational and still being used within thirty (30) days, and informs the wireless provider that failure to provide proof or to remove the small wireless facility will result in the Village removing the small wireless facility at the wireless provider's cost.

**22-14-15: DISPUTE RESOLUTION:**

The Circuit Court of Cook County shall have exclusive jurisdiction to resolve all disputes arising under the Act. Pending resolution of a dispute concerning rates for collocation of small wireless facilities on Village utility poles within the right-of-way, the Village shall allow the collocating person to collocate on its poles at annual rates of no more than \$200 per year per pole, with rates to be determined upon final resolution of the dispute.

**22-14-16: INDEMNIFICATION:**

Other than for liabilities and losses due to or caused by the sole negligence of the Village or its officers, officials, employees, agents or volunteers, a wireless provider shall indemnify and hold the Village and its officers, officials, employees, agents or volunteers harmless against any and all liability or loss from personal injury or property damage resulting from or arising out of, in whole or in part, the use or occupancy of the Village infrastructure or improvements, or right-of-way associated with such infrastructure or improvements by the wireless provider or its employees, agents, or contractors arising out of the rights and privileges granted under this article and the Act. A wireless provider proceeding under this article waives any claims it may have against the Village or its officers, officials, employees, agents or volunteers with respect to consequential, incidental, or special damages, however caused, based on the theory of liability.

**22-14-17: INSURANCE:**

At all times during the period in which a wireless provider's facilities are located on Village infrastructure, improvements or in right-of-way, the wireless provider shall, at its own sole cost and expense, carry the following insurance coverages:

- A Property insurance for its property's replacement cost against all risks;
- B Workers' Compensation insurance within statutory limits as required by law; and
- C Commercial general liability insurance with respect to its activities on the Village infrastructure, improvements or rights-of-way, including coverage for bodily injury and property damage, with limits not less than:
  - 1. Five million dollars (\$5,000,000) for bodily injury or death to each person;
  - 2. Five million dollars (\$5,000,000) for property damage resulting from any one accident;
  - 3. Five million dollars (\$5,000,000) for all other types of liability; and
  - 4. Workers' compensation insurance as required by law.

D. The wireless provider shall include the Village and its officers, officials, employees, agents or volunteers as additional insureds on the commercial general liability policy and shall provide certificates of insurance and proof of inclusion of the Village and its officers, officials, employees, agents or volunteers in a commercial general liability policy to the Village prior to the collocation of any wireless facility, and shall keep updated certificates and proof of inclusion on file with the Village at all times that the provider maintains small wireless facilities within the Village.

E. A wireless provider may self-insure all or a portion of the insurance coverage and limits required by the Village. A wireless provider that self-insures is not required, to the extent of the self-insurance, to comply with the requirement that the Village and its officers, officials, employees, agents or volunteers be named additional Insureds. A wireless provider that self-insures shall provide to the Village evidence sufficient to demonstrate its financial ability to self-insure the insurance limits required by the Village.

**22-14-18: MAINTENANCE OF SMALL WIRELESS FACILITIES:**

A. A wireless provider shall maintain all small wireless facilities installed within the Village in a condition that maintains the safety, integrity and aesthetics of such facilities. Small wireless facilities shall not appear to be unkempt. In the event of a failure to properly maintain such facilities, the Village shall notify the wireless provider, in writing, who shall have thirty (30) days to correct the identified maintenance violation. If not corrected within such period, the Village reserves the right to take such action as it deems necessary, including revocation of the permit. Maintenance and replacement of small wireless facilities shall be performed by the wireless provider at the wireless provider's sole cost and expense.

B. In the event of an emergency involving an imminent threat to life or property, the Village may take corrective action to eliminate such emergency at the wireless provider's expense.

**22-14-19: REVOCATION OF PERMIT:**

A. A permit to collocate a wireless facility may be revoked for one or more of the following reasons:

1. The wireless provider obtained approval by means of fraud or made a misrepresentation of a material fact with respect to the permit application, or any required documentation or submittal.
2. The wireless provider failed to construct the small wireless facility in accordance with the approved plans.

3. The wireless provider failed to comply within any material condition of a permit issued.
4. The wireless provider substantially expanded or altered the use or the structure of the small wireless facility beyond what was requested in the permit application or approved, without the approval of the Village.
5. The wireless provider failed to notify the Village of the replacement of small wireless facilities as required by this article.
6. A substantial change of law has occurred affecting the wireless provider's authority to occupy or use the property upon which the small wireless facility is located.
7. The small wireless facility interferes with vehicular or pedestrian use of the public right of way.
8. The wireless provider has failed to make a safe and timely restoration of the right-of-way or the property upon which the small wireless facility is located.
9. The wireless provider has failed to properly maintain the wireless facility as required by this article.
10. The wireless provider has failed to abate interference with public safety communications in a manner consistent with the abatement and resolution procedures for interference with public safety spectrum established by the FCC including 47 C.F.R. 22.970 through 47 C.F.R. 22.973 and 47 C.F.R. 90.672 through 47 C.F.R. 90.675.
11. The small wireless facility has been abandoned and the wireless provider has failed to remove the wireless facilities as provided in this article.

B. Written notification of the permit revocation shall be sent by certified mail or shall be personally delivered to the wireless provider setting forth the basis for the revocation. The wireless provider shall within fourteen days of the notice of revocation file a written response with the Village Manager or the Manager's designee setting forth the reasons why the permit should not be revoked along with such evidence in opposition to the revocation as the wireless provider determines necessary. Failure to file a response with the Village Manager or the Manager's designee shall be deemed an admission of the facts set forth in the notification of written notification and shall result in automatic revocation of the permit. The Village Manager or the Manager's designee shall render findings and a decision within twenty-one days of the date of receipt of the wireless provider's response, if any.

C. If the Village Manager or the Manager's designee revokes the permit, the wireless provider may file a written notice of appeal with the Village Manager within twenty-one (21) days of notification of the permit revocation. Such notice shall contain a response to the decision of the Village Manager or the Manager's designee. The Zoning Board of Appeals shall hear the revocation appeal and render a decision on such appeal.

**22-14-10: EXCEPTIONS TO APPLICABILITY:**

This article does not apply to the collocation of small wireless facilities on:

- A Property owned by a private party;
- B. Property owned or controlled by a unit of local government that is not located within rights-of-way (local governments are, however, required to authorize the collocation of small wireless facilities on utility poles owned or controlled by the local government or located within rights-of-way to the same extent the local government permits access to utility poles for other commercial projects or uses);
- C. A privately-owned utility pole or wireless support structure, without the consent of the property owner;
- D. Property owned, leased or controlled by a park district, forest preserve district, or conservation district for public park, recreation or conservation purposes, without the consent of the affected district, excluding the placement of facilities on rights-of-way located in an affected district that are under the jurisdiction and control of a different unit of local government as provided by the Illinois Highway Code, 605 Illinois Compiled Statutes 5/1-101 *et seq.*;
- E. Property owned by a rail carrier registered under Section 18c-7201 of the Illinois Vehicle Code, 625 Illinois Compiled Statutes 5/18c-7201, Metra Commuter Rail or any other public commuter rail service, or an electric utility as defined in Section 16-102 of the Public Utilities Act, 220 Illinois Compiled Statutes, 5/16-102, without the consent of the rail carrier, public commuter rail service, or electric utility;
- F. Facilities of an electric or gas public utility or such utility's wireless facilities if the facilities are being used, developed and maintained consistent with the provisions of subsection (i) of Section 16-108.5 of the Public Utilities Act, 220 Illinois Compiled Statutes, 5/16-108.5; or
- G. Small wireless facilities owned by the Village.

**Section 3. Severability and Repeal of Inconsistent Ordinances.** If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance. All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**Section 4. Effective Date.** This Ordinance shall be in full force and effect after its approval, passage and publication as provided by law.

**ADOPTED** this 23<sup>rd</sup> day of July, 2018, pursuant to a roll call vote at follows:

Voting	Aye	Nay	Abstain	Absent
President Abu-Taleb				
Trustee Andrews				
Trustee Boutet				
Trustee Button				
Trustee Moroney				
Trustee Taglia				
Trustee Tucker				

**APPROVED** this 23<sup>rd</sup> day of July, 2018.

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Anan Abu-Taleb, Village President

**ATTEST**

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Vicki Scaman, Village Clerk

Published in pamphlet form this 23<sup>rd</sup> day of July, 2018.

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Vicki Scaman, Village Clerk